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To Let

2 Park Lane, Leeds, LS3 1ES

- Fully refurbished office building situated in Leeds' professional core
- Office space available from 5,246 – 16,236 sq ft
- **11,000 sq ft pre-let to ICS**
- **1st & 2nd floors let to NHS**
- Raised floors, suspended ceilings and air conditioning
- 45 on-site car parking spaces
- Rent from £21.00 psf pa exclusive

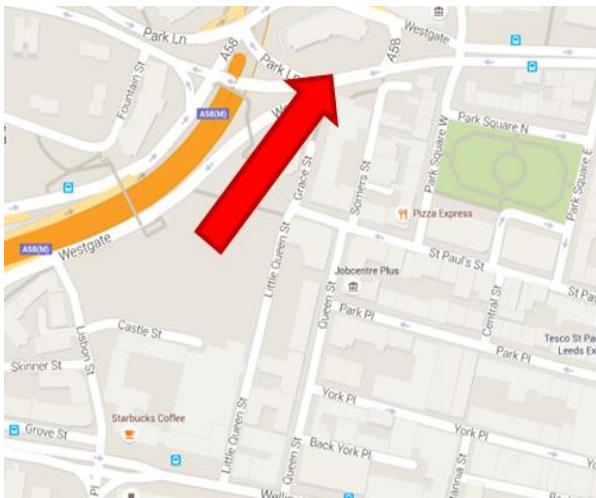
0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com

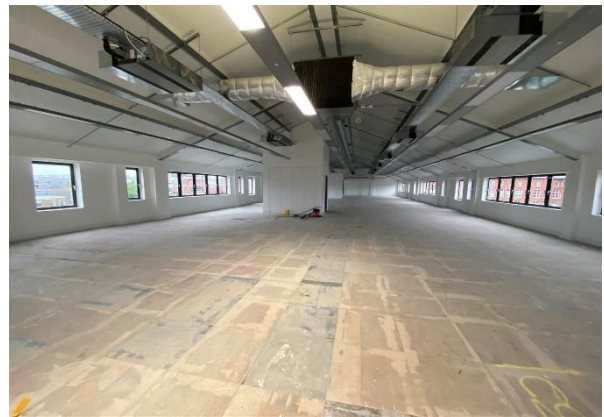
Location

Occupying a highly prominent position on the inner ring road, 2 Park Lane is located within easy walking distance of Leeds City Railway Station, City Square and Trinity Shopping Centre.

Situated on the northwest corner of Leeds' traditional commercial core, there are significant professional and corporate occupiers within the immediate vicinity to increase for Trans Union and Interactive investors.



- LED lighting with energy efficient PIR detection
- 2 x 8 person passenger lifts and 1x service lift
- Generous male, female and accessible toilet facilities
- 4 x showers and locker facilities
- Drying room facilities
- 24hr monitored CCTV
- 24hr access via access card



Description

The property comprises a modern office building arranged on ground and 5 upper floors, providing high quality open plan accommodation which is in the process of being refurbished to provide:-

- Double height feature glass atrium
- Lounge and informal meeting space to ground floor
- Shared use of 12 person board room to ground floor
- Planned 10GB internet ready to plug-and-play through master comms rooms
- Wifi throughout shared spaces
- New VRF comfort cooling and heating conditioning with mechanical fresh air designed to 1:8 sq m density
- 100% raised access flooring to all first-fifth floors
- Mineral tile suspended ceiling (1st, 2nd 3rd and half of 4th floor) offering circa 2.9m floor to ceiling height
- Exposed ceiling and M&E (half of 4th floor and 5th floor) offering maximum circa 4.5m floor to ceiling height

Accommodation

The accommodation has been measured to have the following approximate net internal floor area:-

FLOOR	SIZE (sq ft)
First	Let to NHS
Second	
Third – East Wing	5,246
Third – North Wing	5,322
Fourth	Let to ICS
Fifth	5,668
TOTAL	16,236





Car Parking

Up to 45 on site barrier-entry car parking spaces, to be allocated on an ad-hoc basis are available with the office by way of an additional rent. Rent upon application.

Terms

The accommodation is available to let on a suite by suite basis by way of new effective FRI leases for a term to be agreed. Rent on application.

Rateable Value

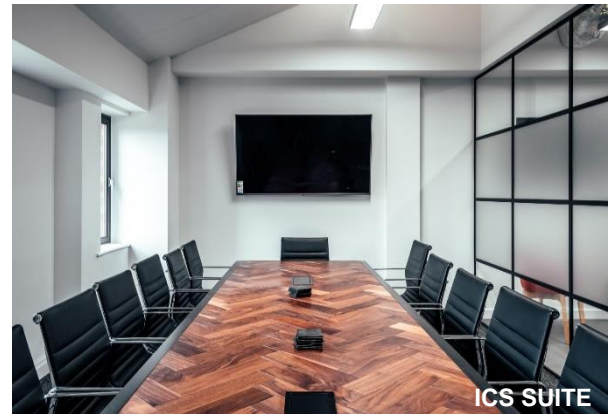
We advise all interested parties to make their own enquiries of the Local Rating Authority.

EPC

The offices have been assessed to have an EPC Rating of D (83). A copy of the full certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.



Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank LLP

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 246 1533

WSB Property Consultants LLP

Contact: Robin Beagley / Duncan Senior

Email: rbeagley@wsbproperty.co.uk / dsenior@wsbproperty.co.uk

Tel: 0113 234 1444

Carter Towler

Contact: Philip Shopland-Reed / Richard Fraser

Email: philipsreed@cartertowler.co.uk / richardfraser@cartertowler.co.uk

Tel: 0113 245 1447

Subject to Contract

Particulars: November 2020

Photographs: June 2019

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- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [November 2020]. Photographs and videos dated [June 2019].]

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