

# ONE

## LEEDS CITY OFFICE PARK

1 MEADOW LN, LEEDS LS11 5BD | ONELEEDSCITYOFFICEPARK.COM



**HIGHLY EFFICIENT GRADE A OFFICE BUILDING  
PROVIDING ONE OF THE LARGEST FLEXIBLE FLOOR PLATES IN LEEDS**





**ROOM TO GROW**

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SET IN A MATURE LANDSCAPED & SECURE ENVIRONMENT.  
ALL THE BENEFITS OF A CITY CENTRE LOCATION WITH  
183 CAR PARKING SPACES REFLECTING AN UNRIVALLED  
CITY CENTRE RATIO OF 1:331 SQ FT.

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**MAKE AN IMPRESSION**



ONE LEEDS CITY OFFICE PARK PROVIDES CONTEMPORARY OFFICE ACCOMMODATION ARRANGED OVER THREE FLOORS WITH A FULL HEIGHT ATRIUM. IDEAL FOR INFORMAL MEETINGS, ADDITIONAL BREAKOUT AND SPACE FOR COLLABORATION.

A HIGHLY SPECIFIED MODERN OFFICE BUILDING WITH FULLY GLAZED ELEVATIONS PROVIDING LIGHT, OPEN PLAN OFFICE SPACE.









  
**LEEDS STATION**

CITY SQUARE

THE HEADROW

TRINITY

HARVEY NICHOLS

VICTORIA GATE

LEEDS CITY BUS STATION

CORN EXCHANGE

KPMG

8 MINS WALK

MALMAISON

ASDA HOUSE

8 MINS WALK

AIRE PARK

3 MINS WALK

CLAYTON HOTEL

**ONE**  
LEEDS CITY OFFICE PARK

A653

**GRANARY WHARF**

- 8 MINS WALK**
- Edo Sushi
  - La Casita
  - Archies
  - The Lock
  - The Hop
  - Livin Italy
  - Out of the Woods
  - Sky Lounge
  - Fazenda
  - Double Tree by Hilton
  - Pastille
  - Leeds Water Taxi

**BRIDGEWATER PLACE**

- 5 MINS WALK**
- Tesco
  - Starbucks
  - Panini Shack
  - Philpotts

**CROWN POINT RETAIL PARK**

- 3 MINS WALK**
- Tk Maxx
  - Superdrug
  - M&S Foodhall
  - Nike
  - Asda Living
  - Next
  - Specsavers
  - Currys
  - Dreams
  - Sports Direct
  - And others...

**BREWERY WHARF**

- 5 MINS WALK**
- Sainsbury's
  - 212 Cafe & Bar
  - Cafe Yum Yum
  - Ciao Bella
  - Leonardo Hotel
  - The Adelphi
  - Classic Cleaners
  - Cha Lounge

M621 & M62

M621 & M1



# THE HEART OF THE SOUTHBANK

SOUTHBANK IS HOME TO ONE OF EUROPE'S BIGGEST REGENERATION PROGRAMMES, AIMING TO DOUBLE THE SIZE OF LEEDS CITY CENTRE BY TRANSFORMING THE EX-INDUSTRIAL AREA SOUTH OF THE RIVER AIRE. THIS 253-HECTARE SPACE IS THE SIZE OF 350 FOOTBALL PITCHES AND WILL BE TRANSFORMED INTO A 'GLOBALLY DISTINCTIVE' DESTINATION FOR LIVING, LEARNING, CREATIVITY, LEISURE AND INVESTMENT. AT THE CORE OF THIS STANDS THE NEW £3.25M CITY CENTRE GREENSPACE, AIRE PARK,



BREWERY WHARF



BRIDGEWATER PLACE



GRANARY WHARF



CROWN POINT RETAIL PARK



BRIDGEWATER PLACE



**GREAT AMENITY ON YOUR DOORSTEP**

CROWN POINT RETAIL PARK

THE BUILDING BENEFITS FROM EASY ACCESS TO A VARIETY OF SHOPS PROVIDING A RANGE OF RETAIL, FOOD & BEVERAGE AND LEISURE AMENITY, ALL WITHIN AN 8 MINUTE WALK.





# ONE GREEN BUILDING



SHOWER & LOCKER ROOM

- RAISED ACCESS FLOOR
- BRISE SOLEIL
- AUTOMATIC SOLAR CONTROLLED BLINDS IN THE ATRIUM
- CHILLED CEIL AIR CONDITION
- FLOOR TO CEILING HEIGHT 2.8M
- METAL TILE SUSPENDED CEILING
- LED LIGHTING
- 183 SECURE PARKING SPACES
- OCCUPATIONAL DENSITY 1-8SQM
- CYCLE STORAGE
- STRUCTURAL GRID 7.5M
- 2X13 PERSON GLAZED PASSENGER LI
- EPC RATING OF C
- SHOWERS
- BREEAM GOOD
- ACCESS CONTROLLED SPEED GATES

A FUTURE-PROOFED BUILDING FULL OF GREEN TECHNOLOGIES





## JOIN THE LCOP COMMUNITY

**CONDUENT**  **KnowBe4**

CONDUENT AND KNOWBE4 HAVE CHOSEN LCOP GIVEN THE VERY FLEXIBLE AND DIVISIBLE FLOORPLATES. THE LARGE FLOOR PLATES ARE IDEALLY SUITED TO AN OPEN PLAN ENVIRONMENT BUT WHICH ALSO CAN BE DIVIDED UP TO PROVIDE A RANGE OF PRIVATE OFFICES, MEETING ROOMS, COLLABORATION AND BREAK OUT AREAS THE FLOORS HAVING EXCELLENT NATURAL DAYLIGHT.



# HIGHLY FLEXIBLE WORKSPACE

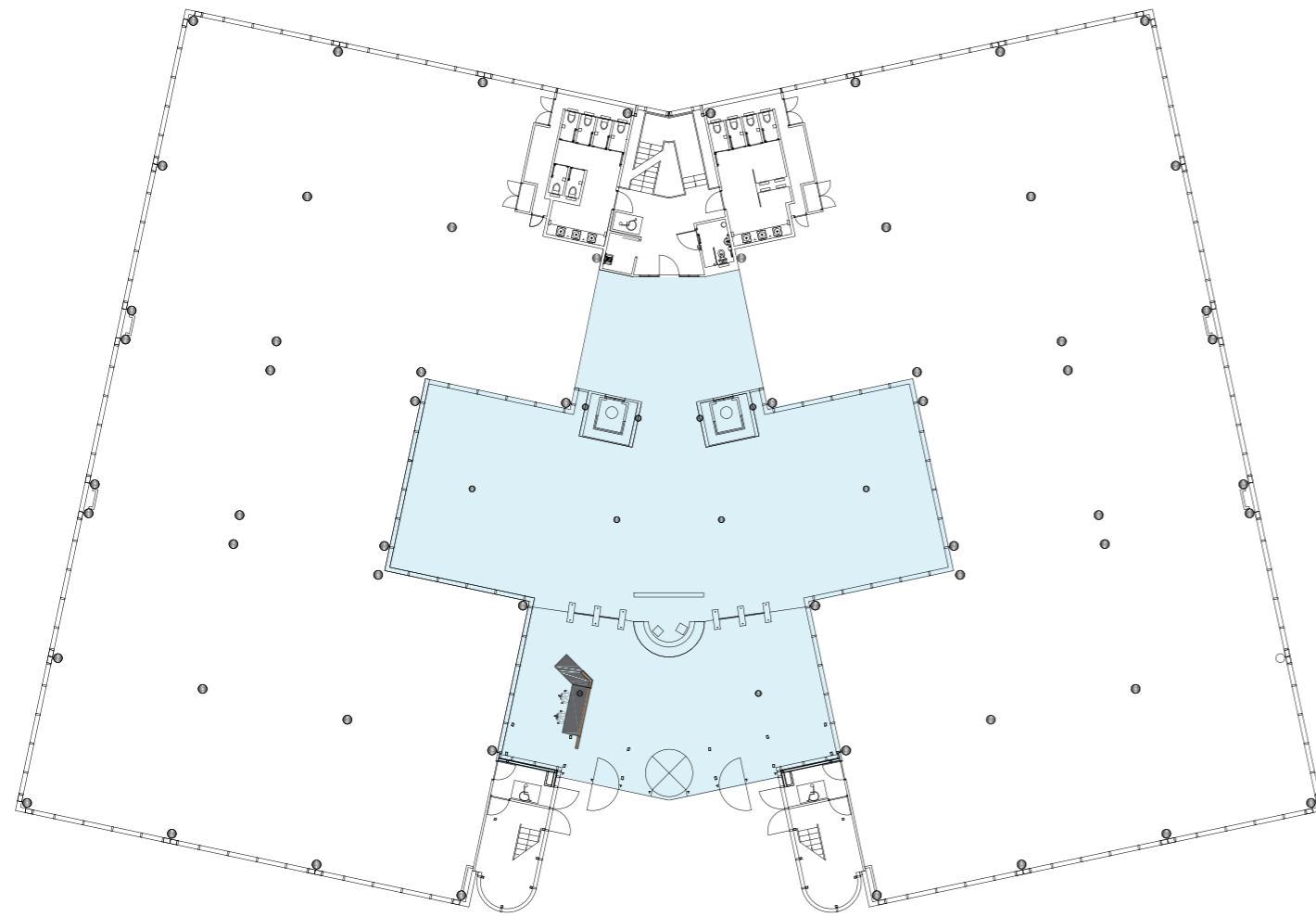
## WHOLE & HALF FLOORS AVAILABLE FROM 9,000 SQ FT

The available space provides the following Net Internal Areas:

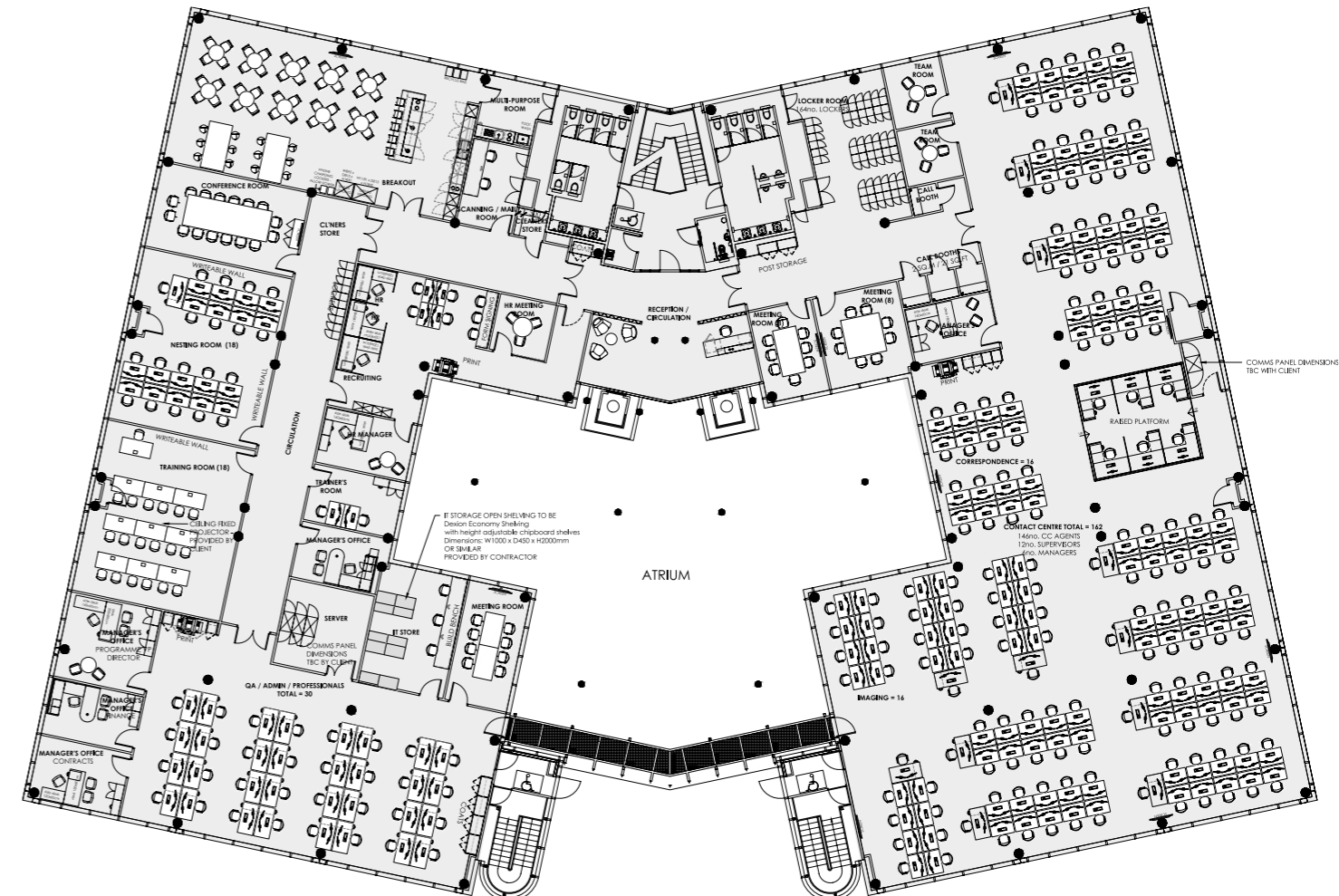
FLOOR	WHOLE SQ FT	HALF SQ FT	WHOLE SQ M	HALF SQ M
GROUND	17,944	9,016	1,667	838
FIRST	9,000 REMAINING	KNOWBE4	836 REMAINING	KNOWBE4
SECOND	CONDUENT		CONDUENT	
THIRD	CONDUENT		CONDUENT	
<b>TOTAL</b>	<b>26,960</b>		<b>3,387</b>	

## EACH FLOOR PROVIDES MODERN OPEN PLAN OFFICE SPACE WHICH CAN SATISFY A FULL RANGE OF OCCUPIER REQUIREMENTS & WILL SUBDIVIDE EASILY

The large open plan floor plates offer the opportunity for an occupier to deliver a unique office design to transform the workplace and enhance the employee experience.



GROUND FLOOR - 17,944 SQ FT (1,667 SQ M)



INDICATIVE SPACE PLANNING TYPICAL FLOOR



#### LEASE TERMS

THE PROPERTY IS CURRENTLY  
AVAILABLE TO LET ON A NEW LEASE  
DIRECT FROM THE LANDLORD.

#### VAT

THE PROPERTY IS ELECTED FOR VAT.

#### FURTHER INFORMATION

FOR FURTHER INFORMATION OR  
TO ARRANGE A VIEWING PLEASE  
CONTACT...

**Lambert  
Smith  
Hampton**

Richard Corby

T +44 (0)113 245 9393

M +44 (0)7774 652413

E RCorby@lsh.co.uk



Richard Thornton

T +44 (0)113 235 5269

M +44 (0)7966 532251

E richard.thornton@eu.jll.com

[oneleedscityofficepark.com](http://oneleedscityofficepark.com)

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FURTHER INFORMATION:

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