

ONE
EAST PARADE
LEEDS

THE DIFFERENT ONE

ONE EAST PARADE COMPRISES 52,990 SQ FT OF NEWLY REMODELLED GRADE A OFFICE SPACE OVER GROUND AND 7 UPPER FLOORS.

FOLLOWING SEVERAL RECENT NEW LETTINGS ONLY 2 FLOORS REMAIN, PART 4TH FLOOR (1,442 SQ.FT) AND THE 6TH FLOOR (6,513 SQ.FT).

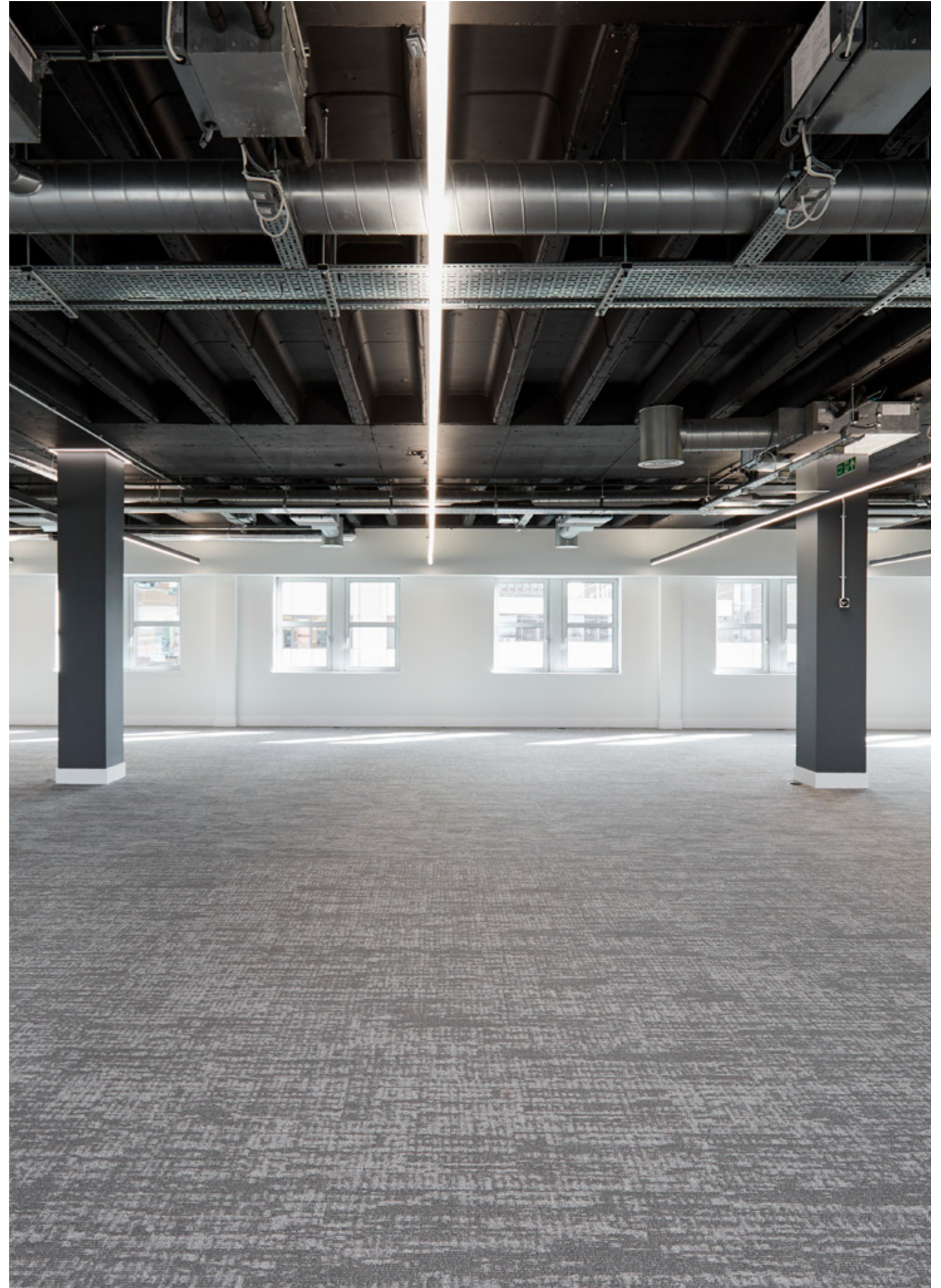
ONE EAST PARADE IS AN IMPOSING LANDMARK BUILDING IN A PRIME LOCATION IN LEEDS CITY CENTRE WHICH HAS BEEN SUBSTANTIALLY REFURBISHED TO PROVIDE MODERN EXPOSED-SERVICES ACCOMMODATION OF THE HIGHEST QUALITY.





THE UPGRADED ONE

A STRIKING NEW RECEPTION AREA LEADS TO INSPIRATIONAL OFFICES ON ALL FLOORS WITH INDUSTRIAL TEXTURES AND CLEAN LINEAR DETAILING COMBINING TO CREATE STRIPPED-BACK ACCOMMODATION EMBRACING BOTH RAWNESS AND REFINEMENT.

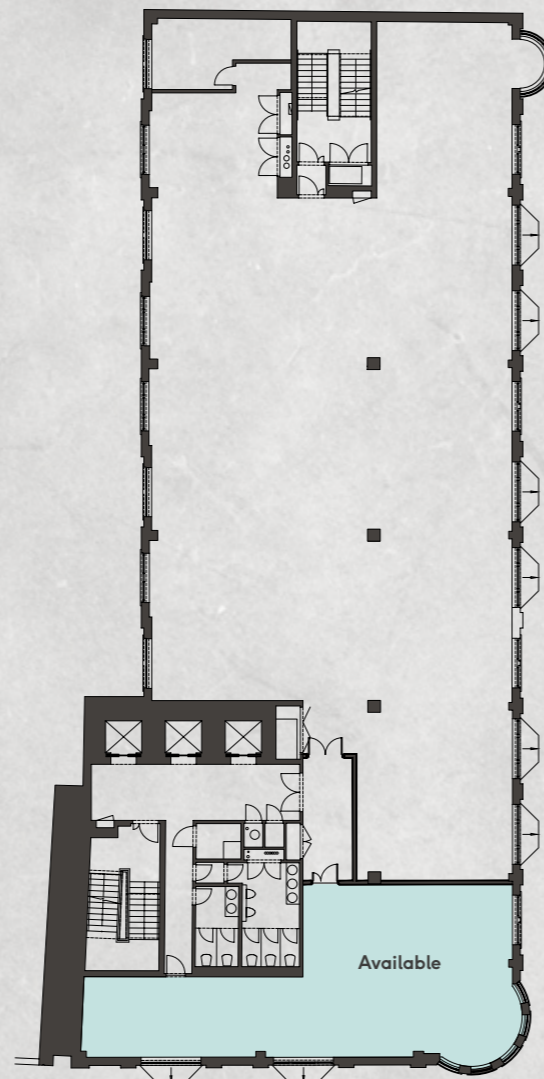


THE FLEXIBLE ONE



	SQ FT	SQ M
GROUND		LET TO GOODALL BRAZIER
FIRST		LET TO GOODALL BRAZIER
SECOND		LET TO Q-PARK
THIRD		LET TO APPELYARD LEES
FOURTH		LET TO GILBERT MEHER
PART FOURTH	1,442	134
FIFTH		LET TO XALIENT
SIXTH	6,513	605.1
SEVENTH		LET TO OAKLAND CONSULTING
EIGHTH		LET TO CLEARWATER INTERNATIONAL

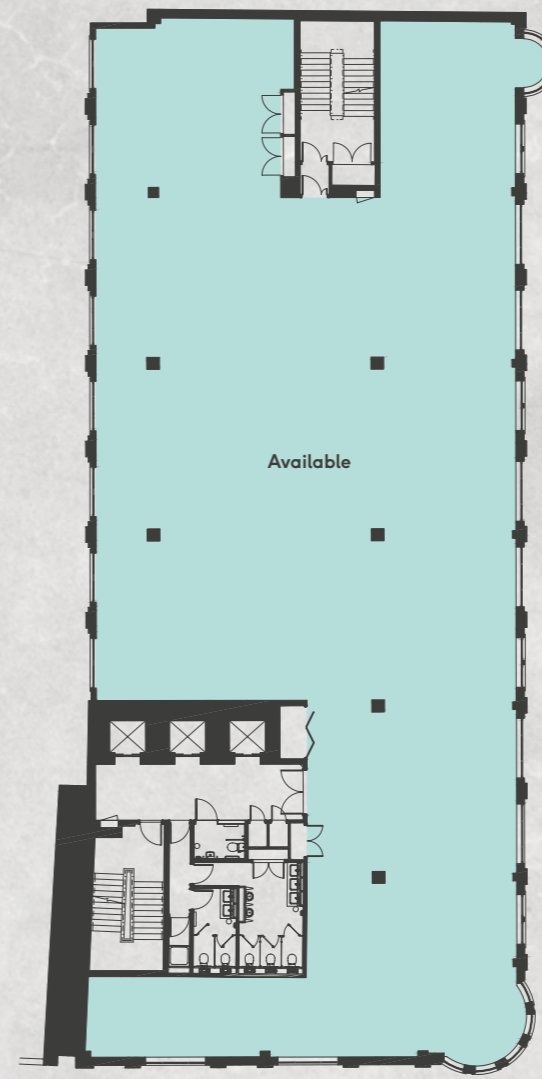
FOURTH FLOOR



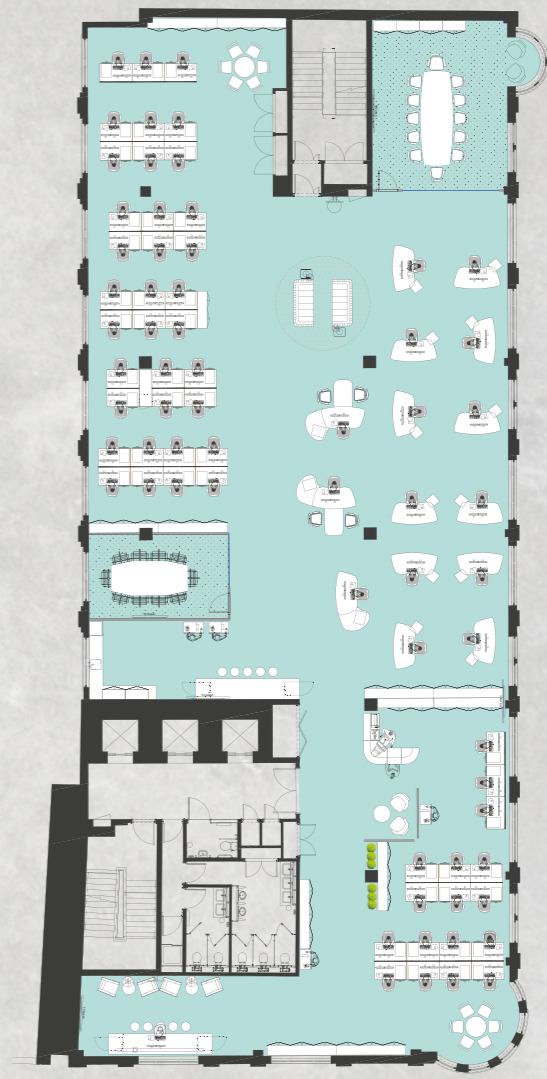
St Paul's Street

East Parade

SIXTH FLOOR



INDICATIVE SPACE PLAN





Air Conditioning



High Quality Flooring



Great Natural Light



Exposed Services



LED Lighting



Raised Floors



Fully DDA Compliant



3 Passenger Lifts



Cycle Racks



EV Car Parking



Building Commissionaire



Showers & Changing Facilities



THE REFURBISHMENT INCLUDES NEW FLOOR BY FLOOR VRF AIR CONDITIONING WITH A NEW AIR HANDLING SYSTEM FOR OPTIMUM PERFORMANCE. EXPOSED SERVICES MAXIMISE THE FLOOR TO CEILING HEIGHT.



THE
STRIKING
ONE



THE SUSTAINABLE ONE

Internally the accommodation provides a mix of exposed and traditional services appropriate to the modern day occupier.

Parking - secure basement car parking spaces are available if required, including electric vehicle charging facilities.

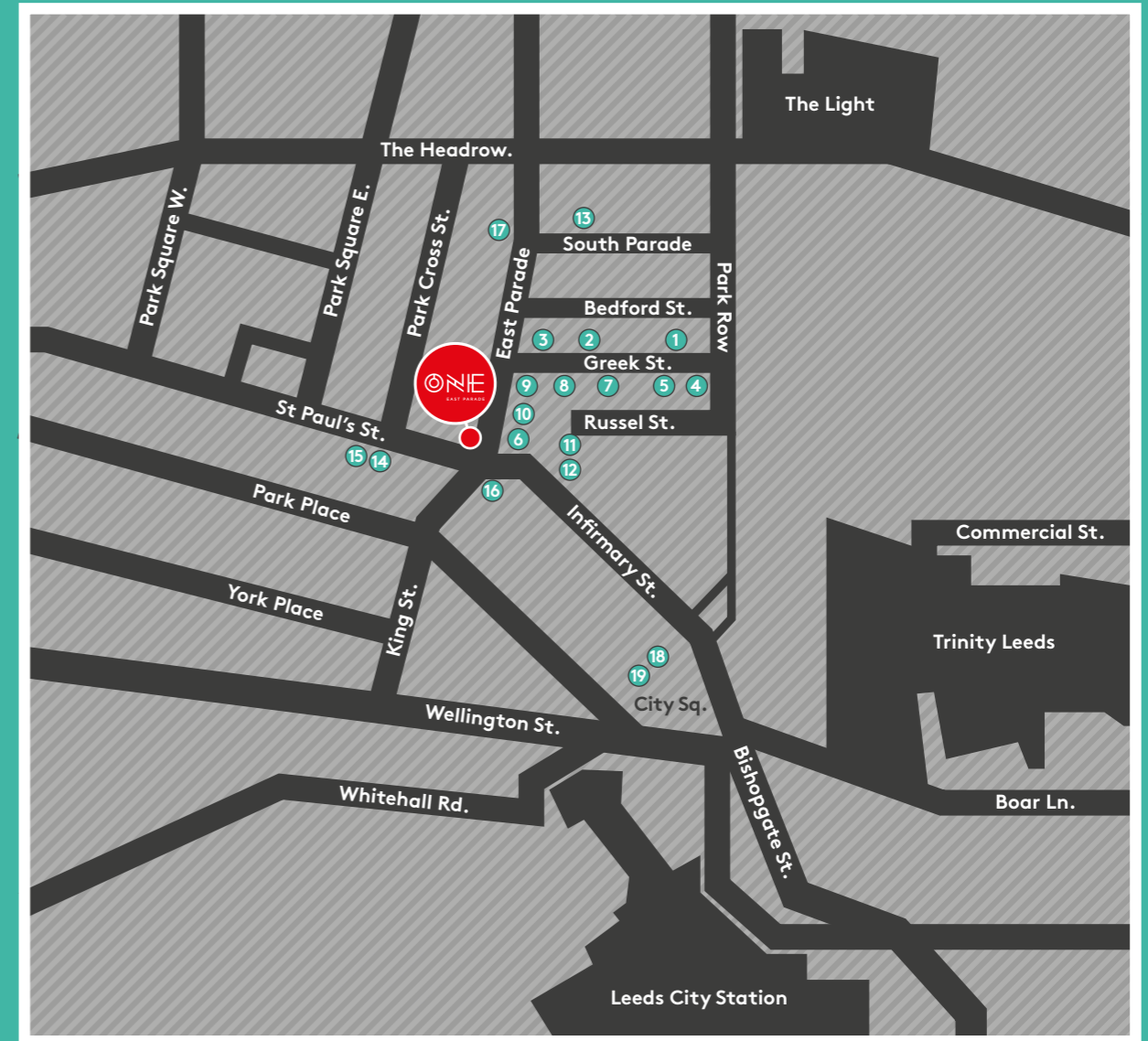
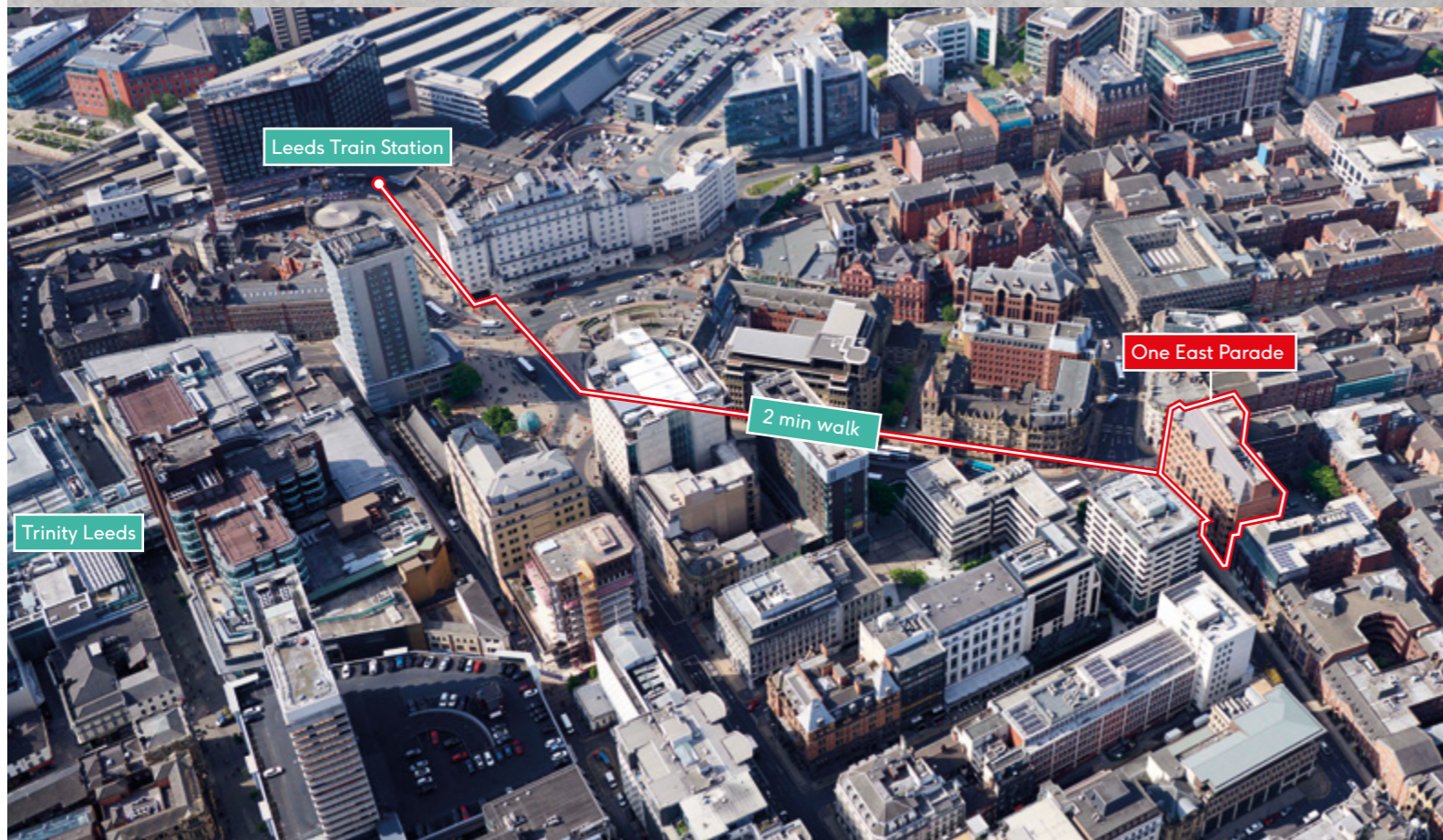
Terms - Suites are available by way of a new full repairing and insuring lease on terms to be negotiated and agreed. Details of the quoting rent are available on request.

EPC - B50



THE CONVENIENT ONE

- IN THE HEART OF LEEDS CITY CENTRE
- 2 MINUTES WALK FROM LEEDS TRAIN STATION
- 1 MINUTE WALK FROM THE GREEN OASIS OF PARK SQUARE
- 3 MINUTES WALK FROM TRINITY LEEDS
- SURROUNDED BY RESTAURANTS, BARS AND COFFEE SHOPS
- NUMBER ONE LOCATION



- | | | |
|---------------------------|-------------------------|----------------------------|
| 1_ Be At One | 8_ Dakota Hotel | 15_ Tesco Express |
| 2_ The Alchemist | 9_ Manhatta | 16_ The Box |
| 3_ All Bar One | 10_ Tattu | 17_ Ibérica |
| 4_ Indian Tiffin Room | 11_ La Bottega Milanese | 18_ Banyan |
| 5_ Moose Coffee | 12_ Pret a Manger | 19_ Restaurant Bar & Grill |
| 6_ Blackhouse | 13_ San Carlo | |
| 7_ Gusto Restaurant & Bar | 14_ Starbucks | |



NE

EAST PARADE

LEEDS

Viewing and further information:



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A development by:

Schroders

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