

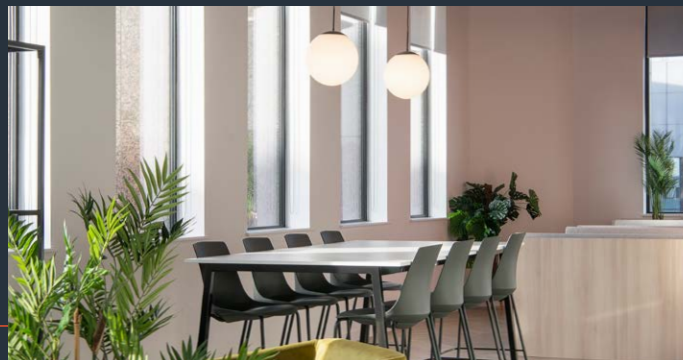
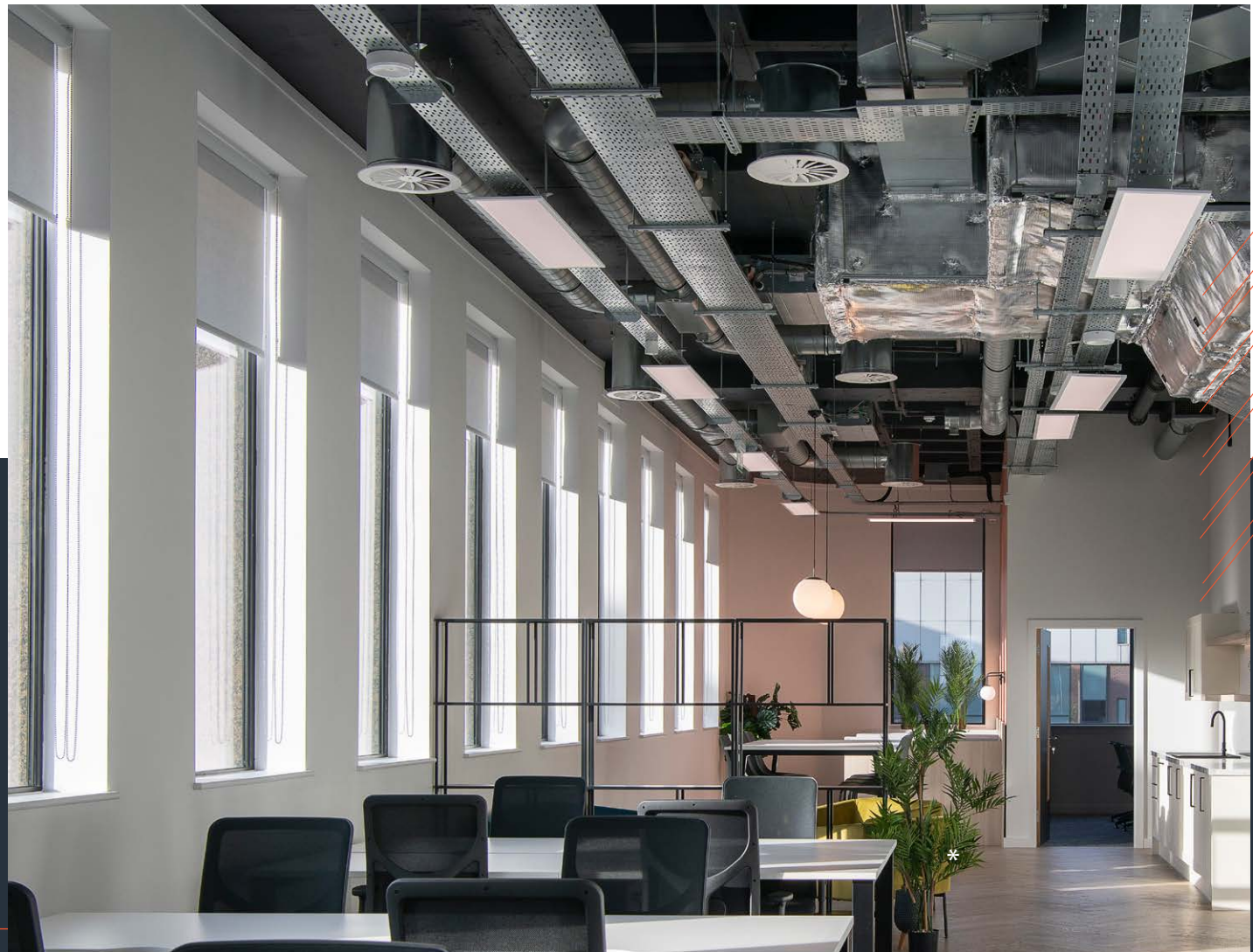
# FIT FOR YOUR BUSINESS

HIGH QUALITY  
FULLY-FITTED  
OFFICE SUITES  
1,646 & 3,077 SQ FT



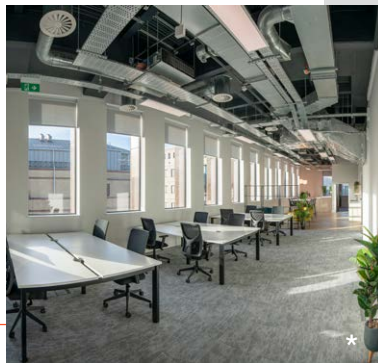
7 PARK ROW  
LEEDS ONE

TAKE A TOUR NOW



# TAILORED TO PERFECTION

Sitting prominently in Leeds City Centre, Park Row is the city's most sought after business location, benefiting from being situated conveniently between Leeds' Central Business District and Retail Core. You and your staff will have all that you need to enjoy a work-life balance in these Grade A+ fully fitted modern office suites.



## FEATURES



FULLY  
REFURBISHED



BREEAM  
'VERY GOOD'



4 EV  
CHARGING POINTS



SECURE BASEMENT  
CAR PARKING



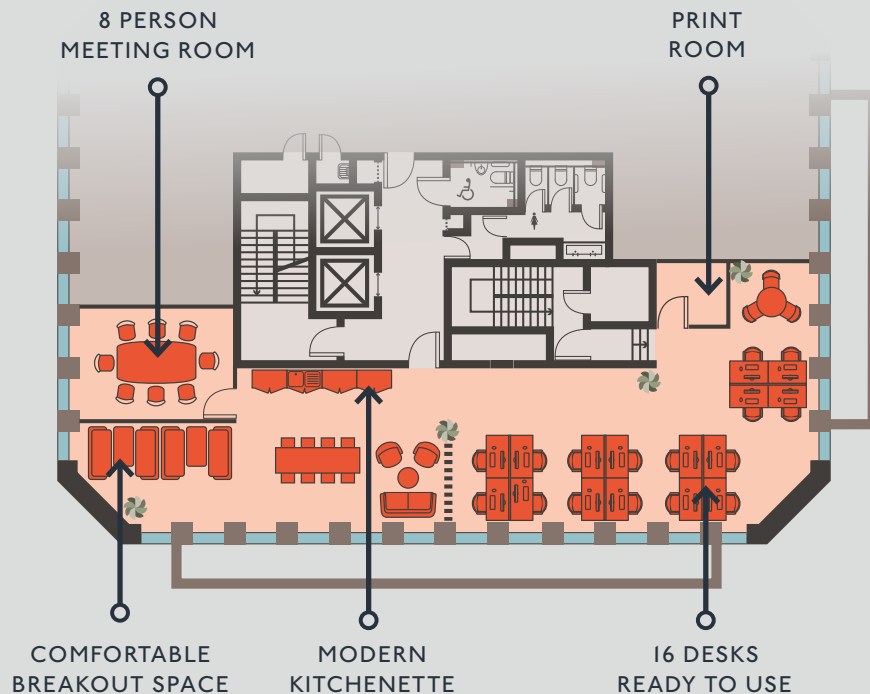
ON-SITE GYM FOR  
OCCUPIERS

# CURATED WITH YOU IN MIND

7 Park Row has undergone a state-of-the-art refurbishment throughout, and the 9th floor split is no exception. Finished to an exceptionally high standard with 1,646 sq ft available for immediate occupation, this is an opportunity not to be missed.

## NINTH 1,646 sq ft (153 sq m)

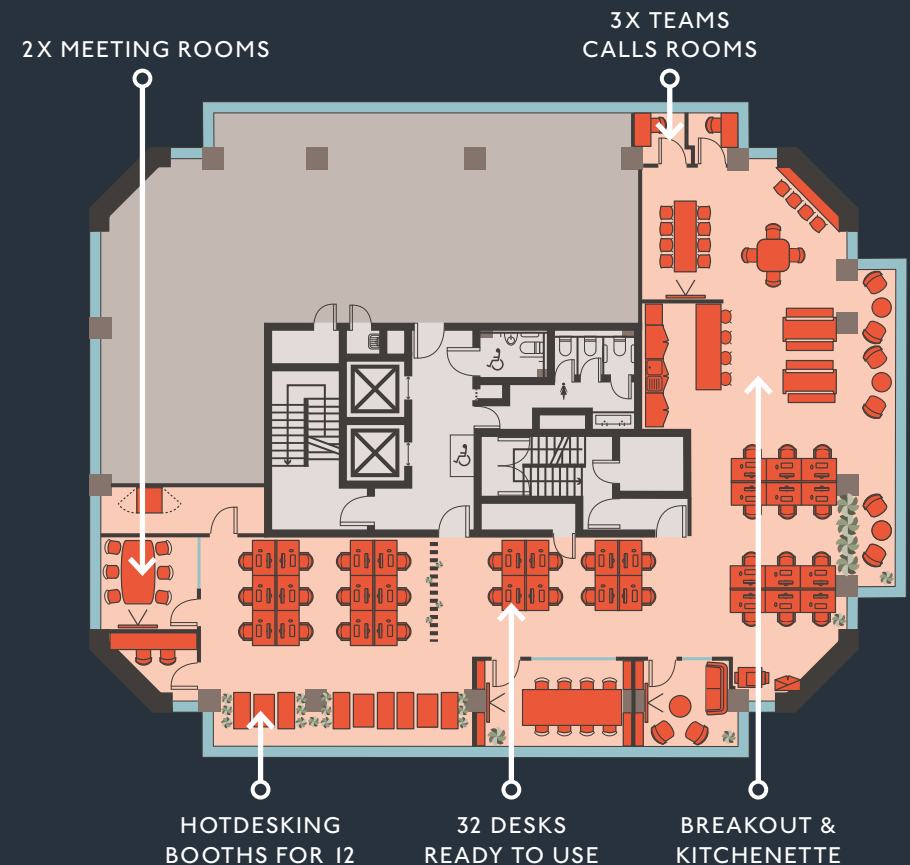
COMPLETED FIT-OUT SPACEPLAN



The 7th floor suite of 3,077 sq ft will boast the same quality with modern elegant furnishings and facilities, making these floors an ideal space for the modern-day occupier.

## SEVENTH 3,077 sq ft (286 sq m)

PROPOSED FIT-OUT SPACEPLAN





# AMENITIES ON YOUR DOORSTEP

7 Park Row benefits from immediate access to a wide range of shopping and dining amenities providing staff with a perfect work-life balance.

- **CAFÉS / CONVENIENCE**  
Costa, 200 Degrees Coffee, Tesco Express
- **LEISURE**  
Dakota Hotel, Roxy Lanes
- **BARS / RESTAURANTS**  
Head Of Steam, Slug & Lettuce, Gino D'Acampo, The Lost & Found



## FURTHER INFORMATION

### TENURE

The offices are available to let by way of Full Repairing and Insuring leases for a term of years to be agreed.

### VAT

The premises are registered for VAT. Further information is available on request.

### ENERGY PERFORMANCE CERTIFICATE

The offices have been assessed as having an EPC Rating of C53.

### VIEWING

For further information or to arrange a viewing please contact the letting agents CBRE and/or Savills.

\* Floor 9, fully refurbished suite

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