

ONLY 9,454 SQ FT REMAINING



7 PARK ROW

LEEDS ONE

GRADE A+ OFFICE ACCOMMODATION DESIGNED
FOR THE 'FORWARD THINKING' OCCUPIER



NEW CORPORATE ATTITUDE

7 Park Row benefits from a state-of-the-art refurbishment and totals 40,861 sq ft of luxury Grade A+ accommodation for the forward thinking, modern day business.

Sitting in a prominent Leeds City Centre location, only 9,454 sq ft remains available to let, a whole floor of 4,731 sq ft and split floors available at 1,646 sq ft and 3,077 sq ft.

Park Row is the city's most sought after business location, benefiting from being perfectly placed centrally between Leeds' Central Business District and Retail Core. You and your staff will have all that you need to enjoy a work-life balance.





FULLY REFURBISHED THROUGHOUT



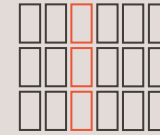
BREEAM 'VERY GOOD'



LED LIGHTING



VRF AIR CONDITIONING



GLAZED CURTAIN WALLING TO ALL FLOORS



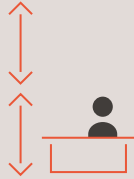
BIKE STORAGE FACILITIES



4 ELECTRIC CAR CHARGING POINTS



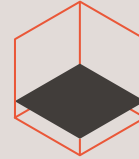
USE OF THE FLEXIBLE WORKING PROVIDERS CAFÉ, BUSINESS LOUNGE AND MEETING ROOMS



DOUBLE HEIGHT FEATURE RECEPTION



BOTH EXPOSED SERVICES AND FULLY FINISHED CEILING OPTIONS AVAILABLE



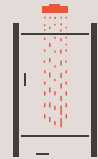
PERIMETER TRUNKING/ RAISED ACCESS FLOORING (1ST FLOOR)



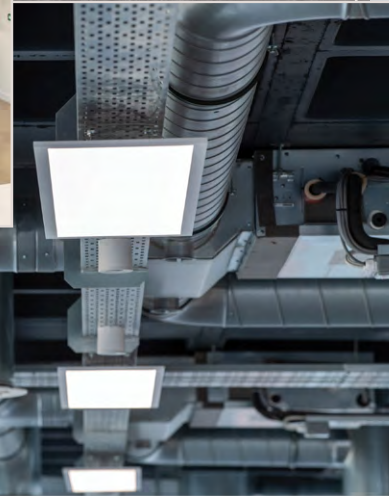
II SECURE BASEMENT CAR PARKING SPACES



ON-SITE GYM FOR OCCUPIERS



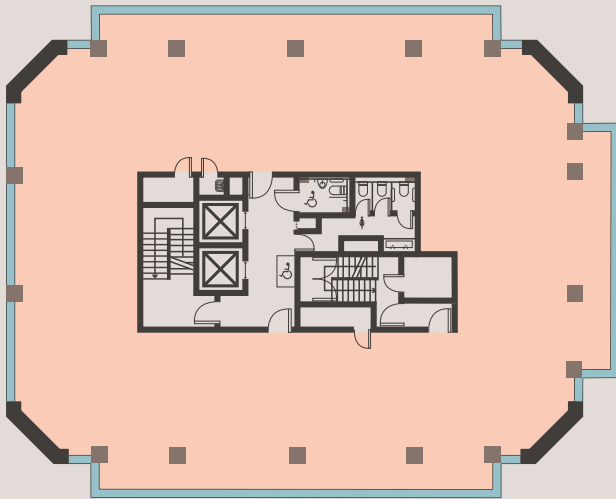
SHOWER FACILITIES



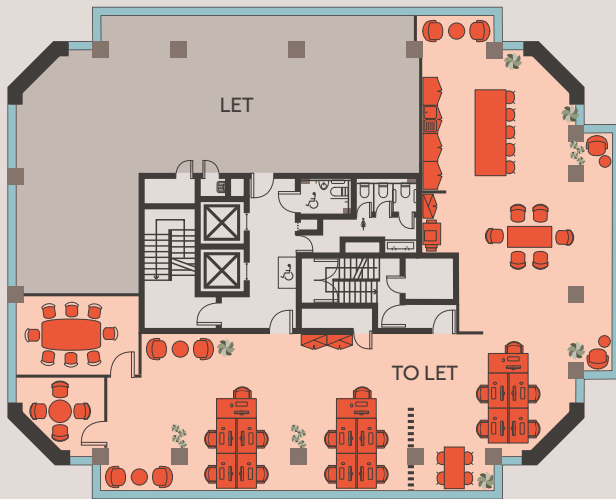
MADE FOR NOW & THE FUTURE

As one would expect, 7 Park Row benefits from the highest of specifications with all occupiers tastes in mind.

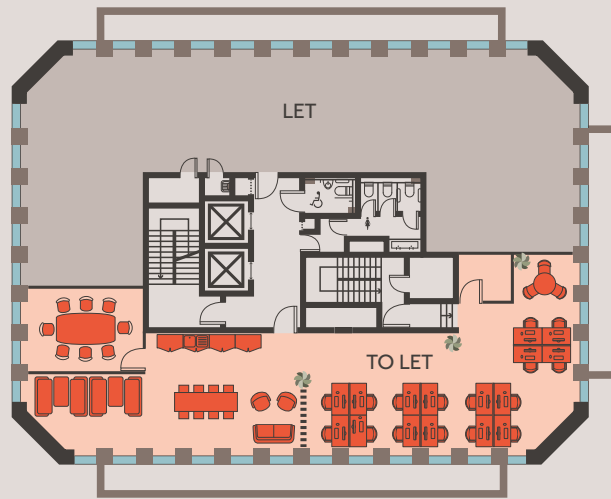
TYPICAL FLOORPLAN



SEVENTH FLOOR INDICATIVE SPACE PLAN

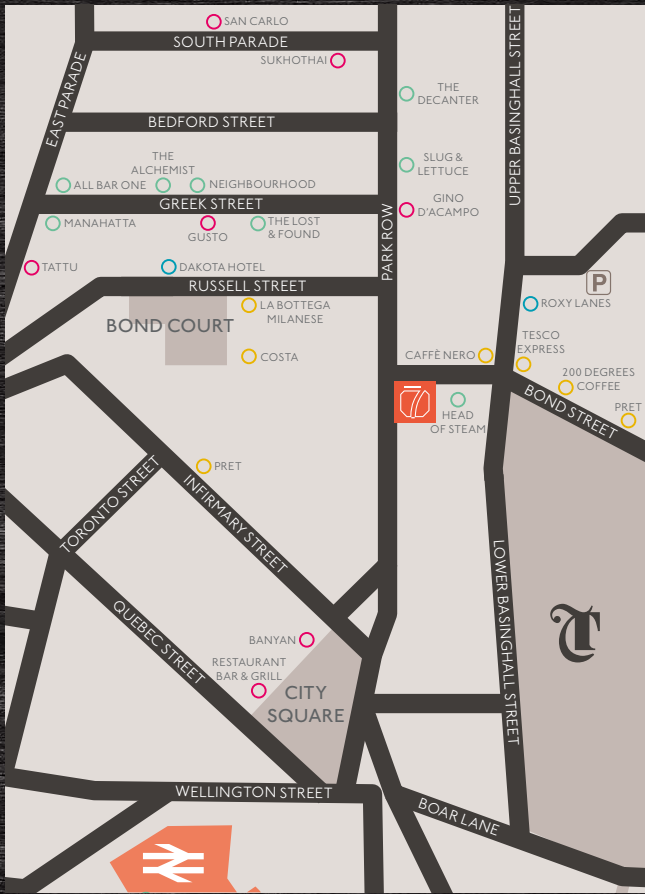


NINTH FLOOR SPACE PLAN



FLEXIBILITY OF A FULL OR PART FLOOR

Floor	sq ft	sq m
Sixth	4,731	439.5
Part Seventh	3,077	285.8
Part Ninth	1,646	153
Total	9,454	878.3



A DIVERSE LOCATION

- BARS
- RESTAURANTS
- CAFÉS / CONVENIENCE
- LEISURE



BY TRAIN

YORK 23 mins	HARROGATE 35 mins	MANCHESTER VICTORIA 49 mins	LONDON KINGS CROSS 1 hr 47 mins	EDINBURGH 2 hrs 50 mins
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BY CAR

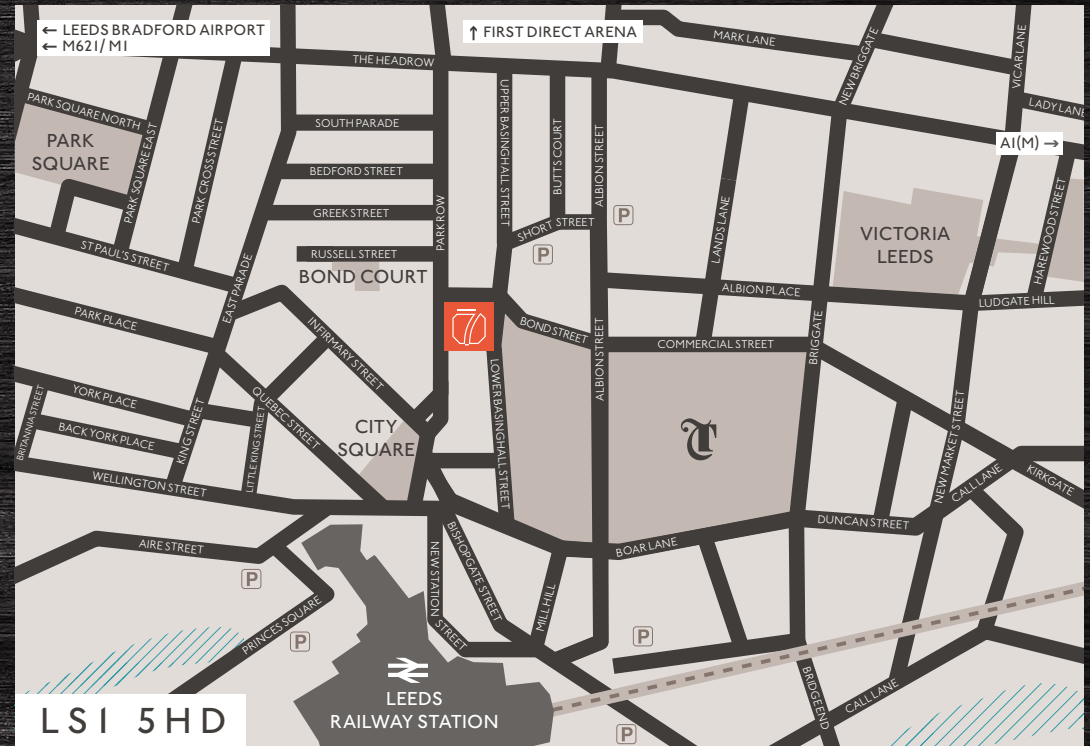
J43, M1 (VIA M621) 5 miles	LEEDS BRADFORD AIRPORT 8 miles	MANCHESTER 44 miles	BIRMINGHAM 119 miles	LONDON 192 miles
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BY AIR
(VIA LBA)

LONDON HEATHROW 1 hr 5 mins	GLASGOW 1 hr 5 mins	AMSTERDAM 1 hr 15 mins	PARIS 1 hr 30 mins	NEW YORK 8 hrs 15 mins
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SUPERB
TRANSPORT LINKS



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.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

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

VIEWING

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

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