

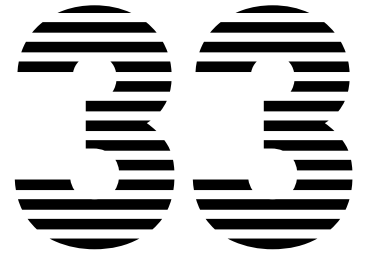


# SOPHISTICATION IN THE CITY

33 Park Place is situated in the heart of Leeds' prime commercial core and has recently undergone a state-of-the-art refurbishment which includes the installation of an on-site gym.

**STYLISH GRADE A OFFICE SUITE  
CENTRALLY LOCATED IN LEEDS**

Second Floor 4,634 sq ft (430 sq m)



**PARK PLACE**  
LEEDS - LS1 2RY



# ELEGANCE IN THE ESSENTIALS

- Remodelled Reception
- VRF Heating and Cooling
- Full Access Raised Floors
- LED Lighting
- Two 8 Person Passenger Lifts
- New Male/Female/Disabled WCs
- DDA Compliant
- On-site Car Parking
- Commissionaire and 24/7 Access
- Shower Facilities
- On-Site Gym
- Secure Cycle Storage
- EPC Rating of C73





## STYLISH SUITE TO SUIT ALL



2nd Floor

# CITY SLICKERS

Situated on Park Place, a prime business address, 33 Park Place is easily accessible by car via Leeds Inner Loop Road which in turn provides excellent links to the M621, M62 and M1/A1(M) via the Inner Ring Road.

Leeds Railway Station and City Square are within a two minute walk whilst the main retail core is just around the corner.



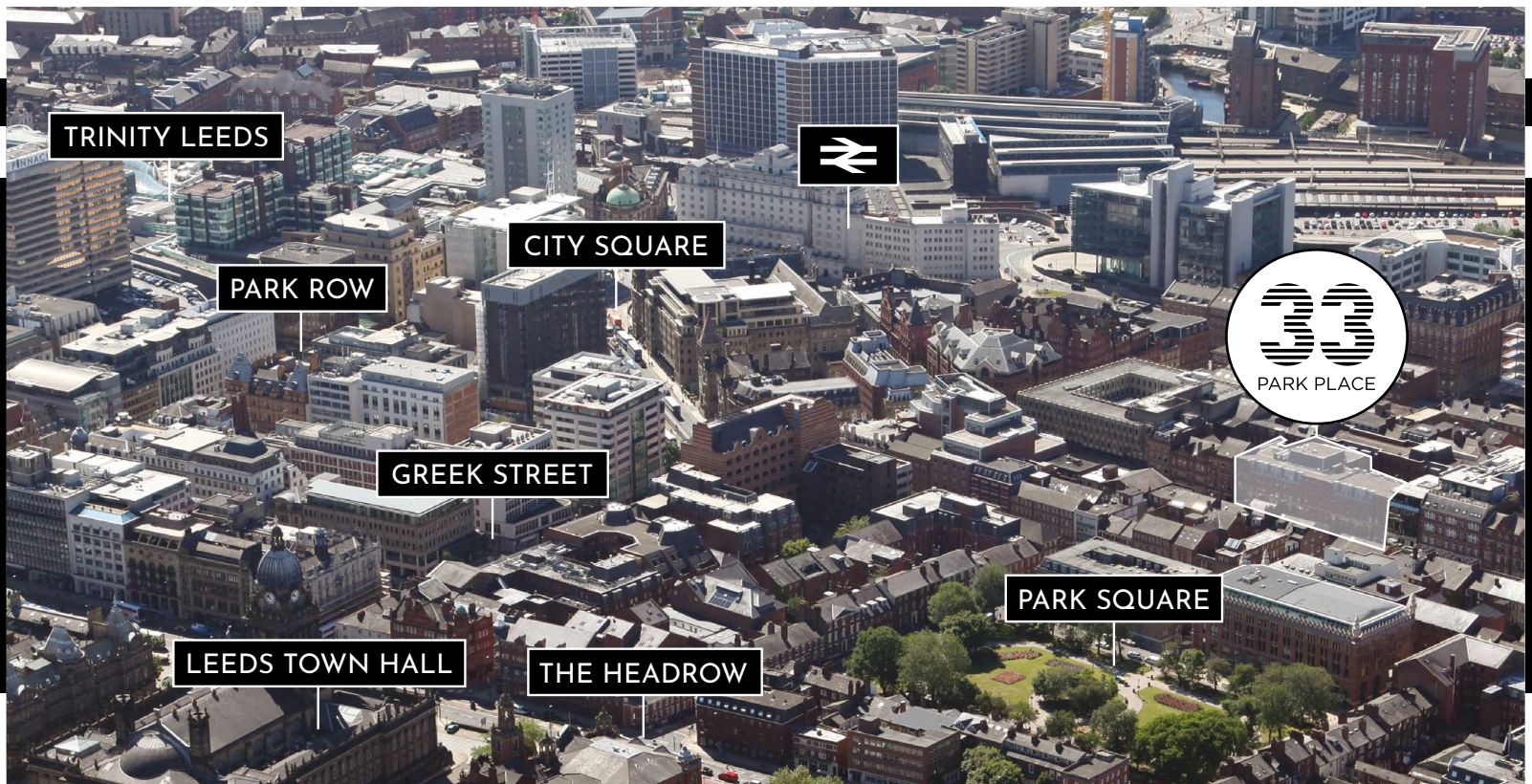
Leeds Railway Station:

York (23 mins)

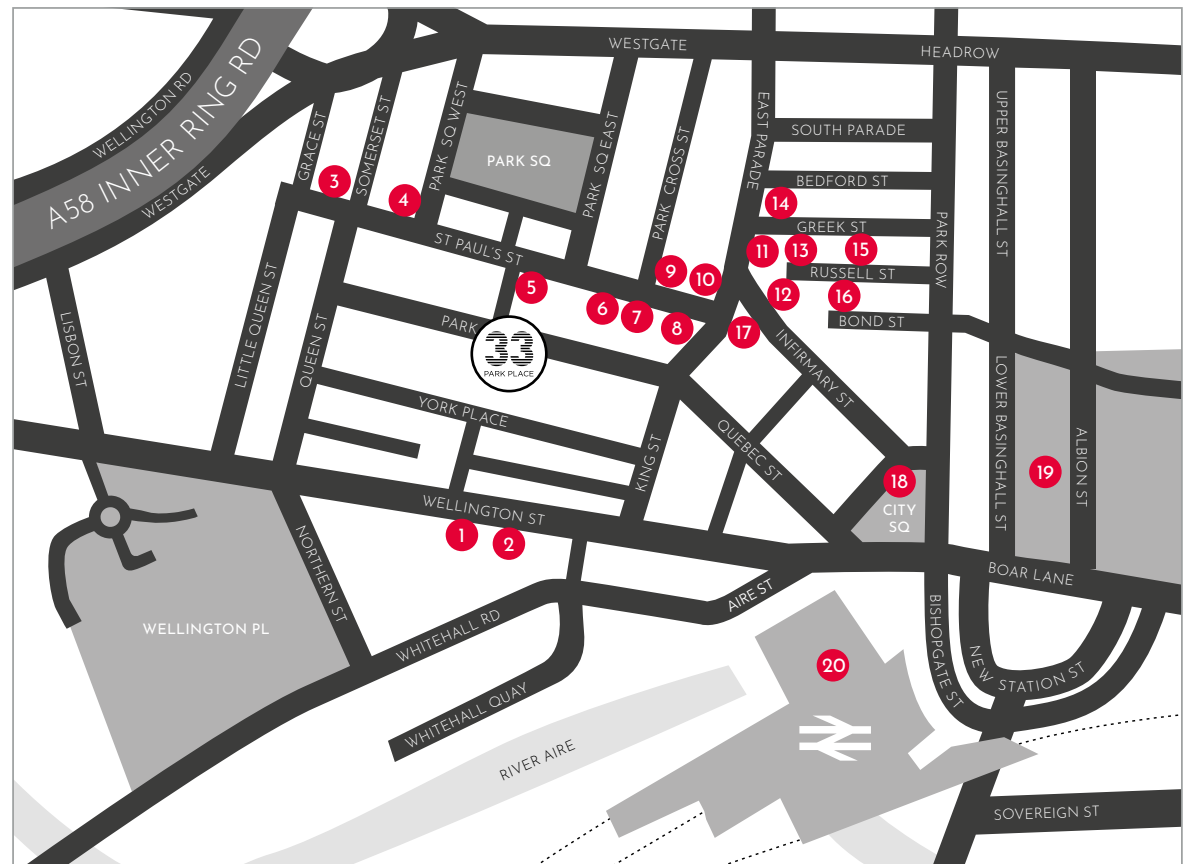
Harrogate (35 mins)

Manchester Victoria (49 mins)

London Kings Cross (1hr 47 mins)



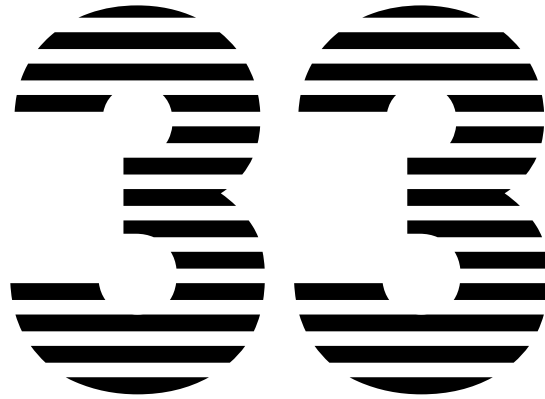
- 1 Caffè Nero
- 2 M&S Foodhall
- 3 Bagel Nash
- 4 Pizza Express
- 5 Philpotts
- 6 Tesco Express
- 7 Starbucks
- 8 Dirty Martini
- 9 Patisserie Valerie
- 10 Wolf Italian Street Food
- 11 Tattu
- 12 Blackhouse
- 13 Dakota Deluxe Hotel
- 14 All Bar One
- 15 The Lost & Found
- 16 La Bottega Milanese
- 17 The Box
- 18 Banyan
- 19 Trinity Leeds
- 20 Leeds Railway Station



## STREET SMARTS

From shopping, to cafés and popular restaurants, there are an abundance of amenities on the doorstep. Whether it be a quick sandwich at lunch, a relaxing restaurant to entertain clients or simply a stroll around Leeds Retail Quarter, the location of 33 Park Place has all your needs covered.





# PARK PLACE

LEEDS - LS1 2RY

Another Development By



ALLIANCE

For Further Information

[savills.co.uk](http://savills.co.uk) 

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