



PARK PLACE
LEEDS LS1 2RY

TO LET
4,468 SQFT
HALF-FLOOR OFFICE SUITE
LAST REMAINING SPACE

STYLISH GRADE A OFFICES IN THE HEART OF LEEDS CITY CENTRE



At the heart of Leeds prime commercial core and located within a few minutes walk of Leeds train station and city centre amenities, 33 Park Place has undergone a substantial refurbishment to provide Grade A workspace with highly desirable communal facilities, including a tenant-only gym.

Multi-let to successful occupiers from a number of sectors including professional, legal, digital and tech, 33 Park Place's remaining office space provides flexible options on floorplates and sizes to suit an incoming organisation's needs.

Highlights and features include:

Remodelled Reception

On-site, tenant-only gym and showers

Secure cycle storage

Secure on-site car parking

Commissionaire and 24/7 access

Shops, restaurants and cafés on the doorstep



YOUR SPACE, YOUR WAY

Floor	Availability	Floor Area sq M / sq ft
4th Floor East Suite	Vacant	421.8m2 (4,468 sqft)

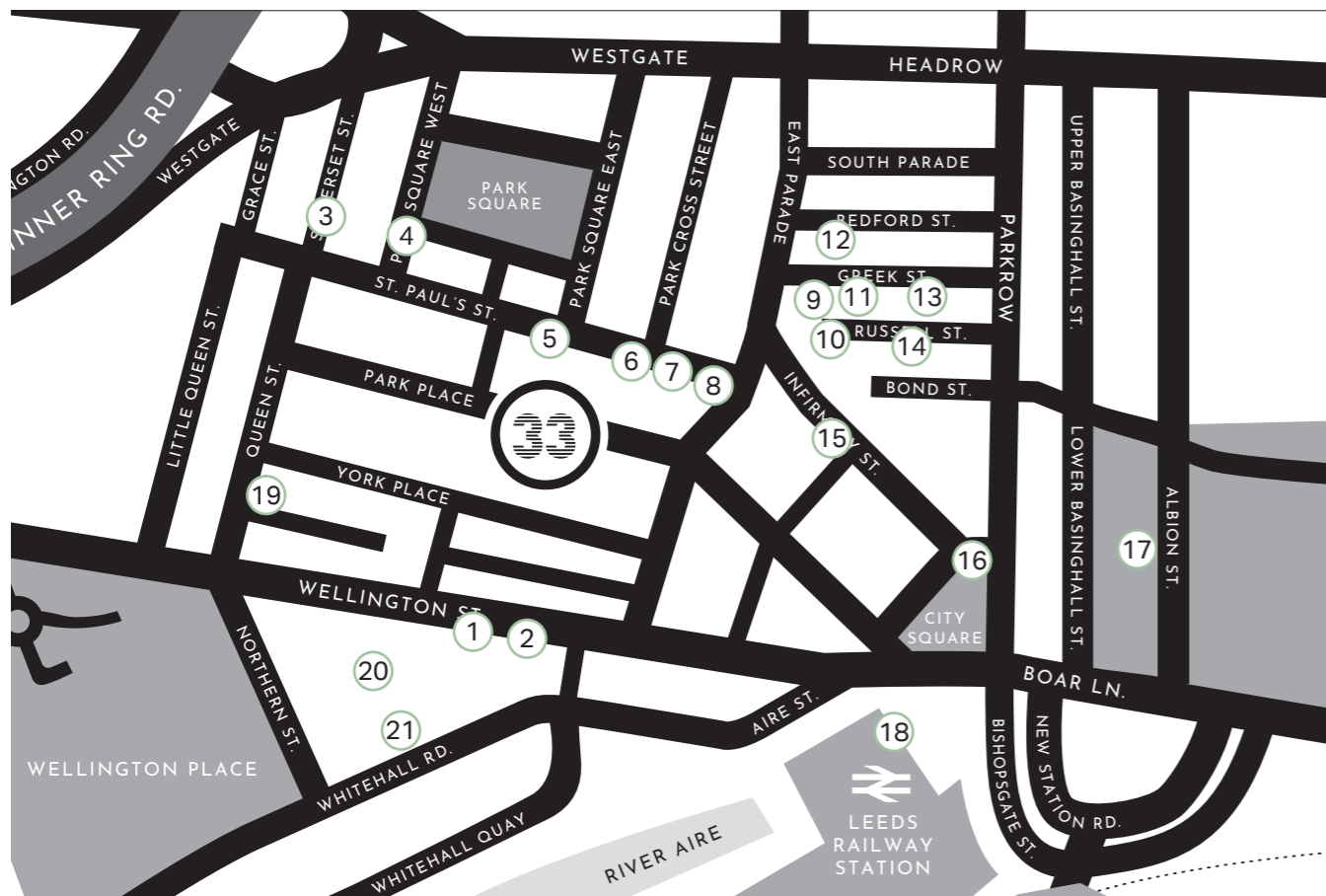
- Total 4,540 sq ft
- WCs, lift and stairwell access on 4th floor
- 10 person board room
- 3 x small meeting rooms
- 2 x zoom booths
- Reception area
- Kitchen / Break out space

**indicative space plan*





LOCATION



- | | |
|-------------------------|---------------------------|
| 1. Caffè Nero | 12. All Bar One |
| 2. M&S Foodhall | 13. The Lost & Found |
| 3. Bagel Nash | 14. La Bottega Milanese |
| 4. La Bottega Milanese | 15. The Box |
| 5. Philpotts | 16. Banyan |
| 6. Tesco Express | 17. Trinity Leeds |
| 7. Starbucks | 18. Leeds Railway Station |
| 8. Dirty Martini | 19. My Thai |
| 9. Tattu | 20. Greggs |
| 10. Blackhouse | 21. Co-op |
| 11. Dakota Deluxe Hotel | |

From cafés to popular restaurants to shopping, there is 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.

5 MINUTE WALK TO LEEDS TRAIN STATION

8 MINUTES WALK TO TRINITY SHOPPING CENTRE

Leeds offers a desirable city working and living lifestyle as one of the North of England's best-connected cities, with a wealth of retail, leisure and commerce offerings, including the iconic shopping centres of Trinity and Victoria Quarter. City centre restaurants, cafes and bars offer a variety of cuisine and thrive from the business and leisure custom.

33 Park Place is prominently situated within the heart of the prime Central Business District of Leeds city centre, fronting Park Place, and surrounded by the city buzz.

Historically centred around Park Square, the financial quarter has been pulled westward over recent years by the success of MEPC's Wellington Place development, resulting in Park Place being right at the centre of the newly expanded district.

The property benefits from its proximity to excellent public transport links. Leeds city railway station is a five-minute walk to the south-east, and convenient access to the bus network is available within a two-minute walk to Wellington Street, a primary arterial route of the city.



GRADE A SPECIFICATION

The refurbishment of 33 Park Place is extensive, and includes both the communal and office accommodation. All aspects of the property have been upgraded to create a contemporary environment which is more than simply a place of work, and will help your business to thrive.

Works include:

Remodelled entrance and reception area

Refurbished office suite including meeting rooms

Tenant-only gym and shower facilities

New suspended ceiling with recessed LED lighting

Fitted kitchen and breakout area

On-site car parking

On-site bike storage

Two 8-person passenger lifts

New Male/Female/Disabled WCs

EPC Rating of C73

VRF Heating and Cooling



PROPERTY ALLIANCE GROUP

Alliance has a highly successful track record based over three decades of development and investment in the North of England, which is reflected in our exciting office, industrial, hotel, residential and student accommodation development pipeline, with a GDV of £560M.

Alliance's core strength is its brand which the market recognises as one of trust, partnership and professional excellence. The brand has been forged through our unrivalled network of lasting relationships with occupiers, investors, agents, financiers, architects and planners. Alliance engages closely with public sector partners and has an excellent working relationship with Local Authorities and councils.

Our track record in the offices sector has been proven many times over and is second to none. We have a well-earned reputation for providing first class offices which are sustainable, flexible and managed for the benefit of the occupier. By providing everything that you need to succeed, we have developed longstanding relationships with companies across our portfolio of office buildings.



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0113 244 0100
savills.co.uk



0113 234 1444
wsbproperty.co.uk



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