



# Elite Positioning

[www.6EP.co.uk](http://www.6EP.co.uk)

Leeds, LS1 2AD

**6EP\***  
East Parade



# 6 East Parade\*

31,752 sq.ft  
of Grade A  
Office Space  
available

**6EP\*** offers occupiers an unrivalled address and a enviable working environment. It is located in the heart of the commercial and financial district of Leeds City Centre fronting East Parade, which forms part of the City's loop road network. Situated only a 3 minute walk from Leeds Train Station and a 5 minute stroll from the Trinity Shopping Centre, **6EP\*** provides the perfect staff and customer experience. The property has undergone a £3.5m redevelopment programme to provide stunning Grade A office accommodation, over 7 floors, with secure basement parking and external courtyard.

# \* Elevated Profile



Stunning facade with **spectacular skyline views of Leeds.**

The redevelopment has enhanced the East Parade environment with a state-of-the-art cladding system and two newly glazed floors, providing stunning views over the City's skyline and Park Square.



An extended ground floor entrance provides staff and visitors with a high quality professional environment where meetings can take place.

The current pedestrian archway between No.1 East Parade and **6EP\*** has been reconfigured to provide a bespoke occupier amenity space, with outdoor seating and lighting, ideal for informal meetings.



# \* Every Particular

A stunning finish throughout, because **first impressions** count

The newly extended reception sets the benchmark for the remainder of the property, which has been transformed as part of extensive redevelopment works.

Each of the 7 floors now benefits from a Grade A specification.

## Specifications:

- Exposed VRF air-conditioning system
- LED lighting throughout
- EPC Rating B (50)
- Glazed curtain walling and new external cladding system
- Secure basement parking spaces
- Manned reception
- Ability to retrofit metal suspended ceiling tiles
- External lighting scheme
- Secure private courtyard
- Cycle storage and lockers / Drying room
- High quality toilet and shower facilities



Walkway through to Reception



Cycle storage and lockers



WC's with LED locking system display



High quality sanitary ware



Upper balcony with views over Greek Street and East Parade

Bespoke occupier **amenity space**

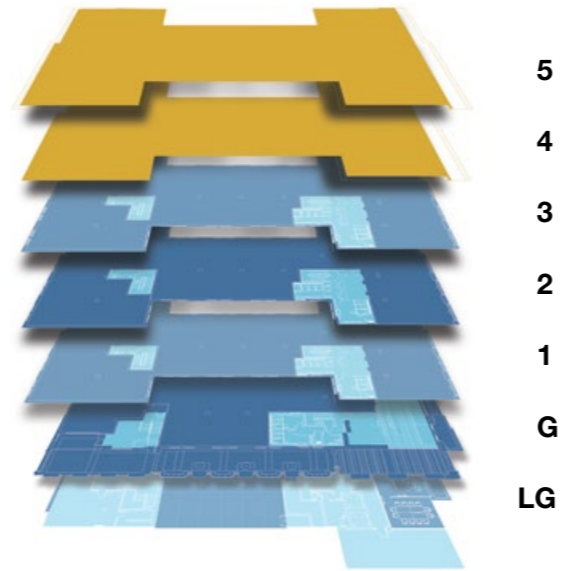


Walkway through to courtyard

# \* Exclusively Planned

Flexible floor plates that can be sub-divided

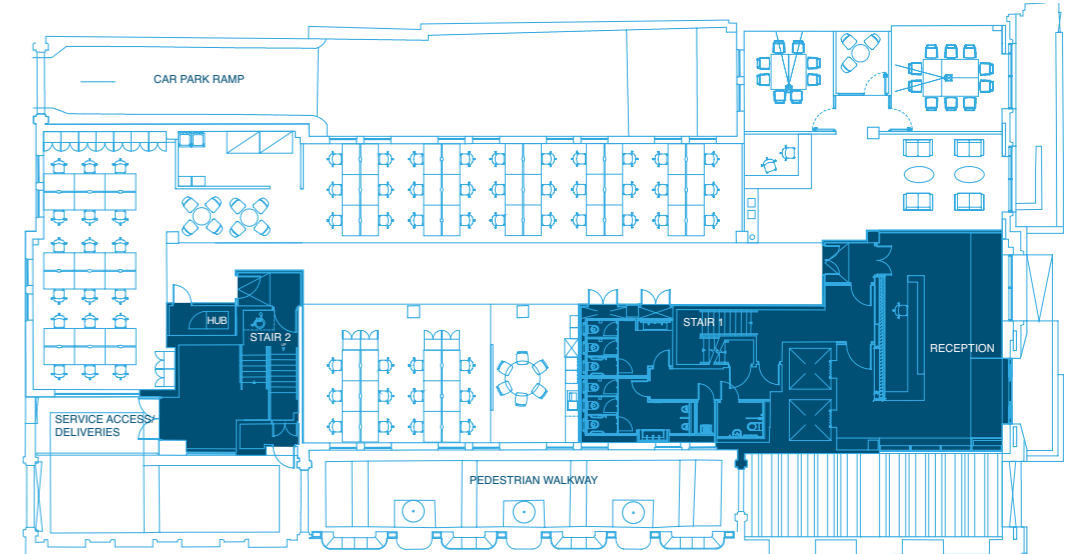
Proposed	NIA (sq.m)	NIA (sq.ft)
Fifth	Let to Dentsu Aegis	
Fourth	Let to Dentsu Aegis	
Third	744	8,008
Second	744	8,008
First	744	8,008
Ground	477	5,134
Lower Ground	241	2,594
<b>Total available</b>	<b>2,950</b>	<b>31,752</b>



NB - Please note that floors can be sub-divided to accommodate an occupier's exact size requirements.

**Car Parking**  
We have **8** parking spaces remaining

Ground  
5,134 sq.ft

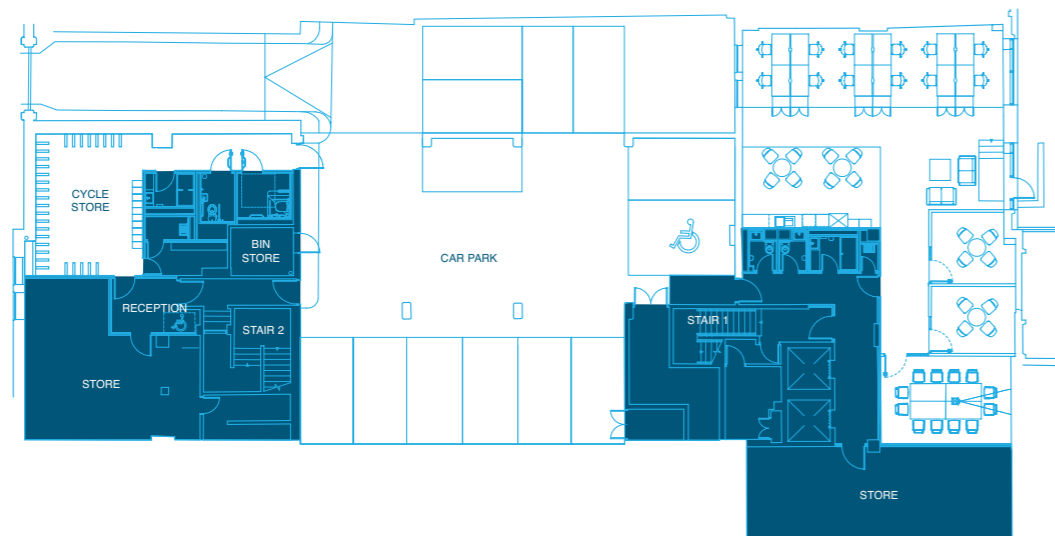


**High Density Layout**  
NB - Please note that floors can be sub-divided to accommodate an occupier's exact size requirements.

**60 Workstations**  
**3 Meeting Rooms**

**3 Collaborating Zones**  
**1:8 sq.m Occupational Density**

Lower Ground  
2,594 sq.ft

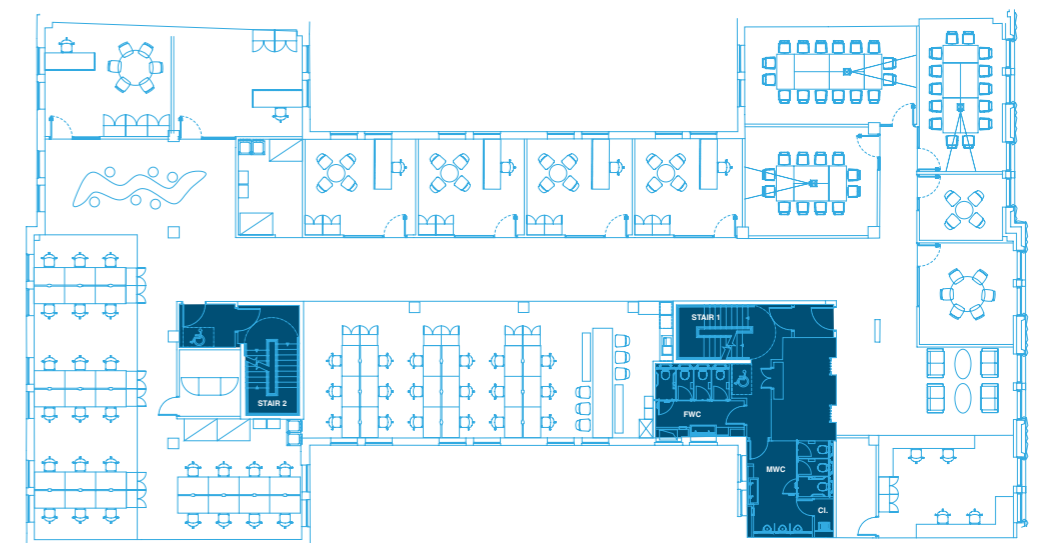


**Low Density Layout**  
NB - Please note that floors can be sub-divided to accommodate an occupier's exact size requirements.

**12 Workstations**  
**1 Meeting Room**

**2 Collaborating Zones**  
**1:20 sq.m Occupational Density**

Typical Upper  
8,008 sq.ft

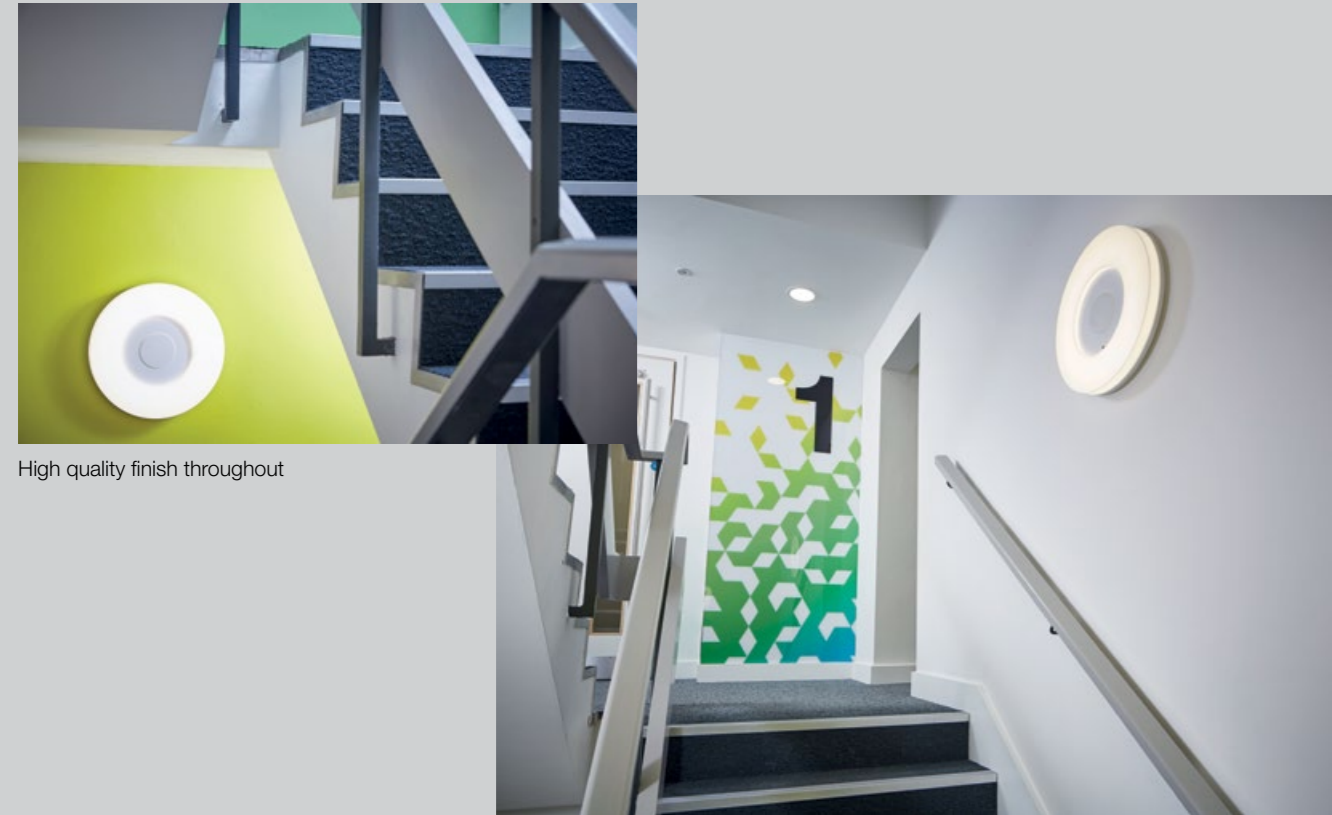


**Medium Density Layout**  
NB - Please note that floors can be sub-divided to accommodate an occupier's exact size requirements.

**50 Workstations**  
**5 Meeting Rooms**

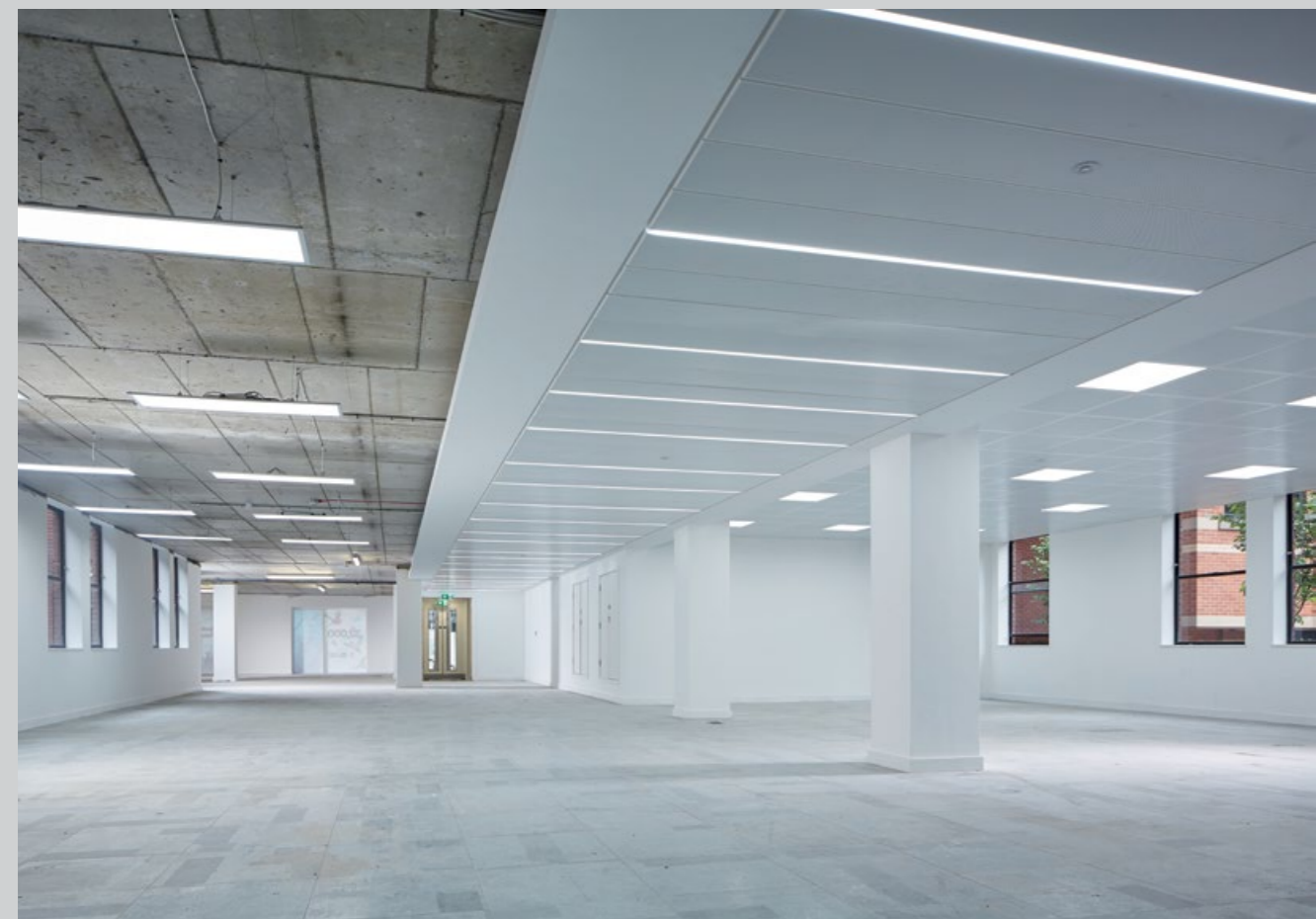
**6 Private Offices**  
**1:15 sq.m Occupational Density**





High quality finish throughout

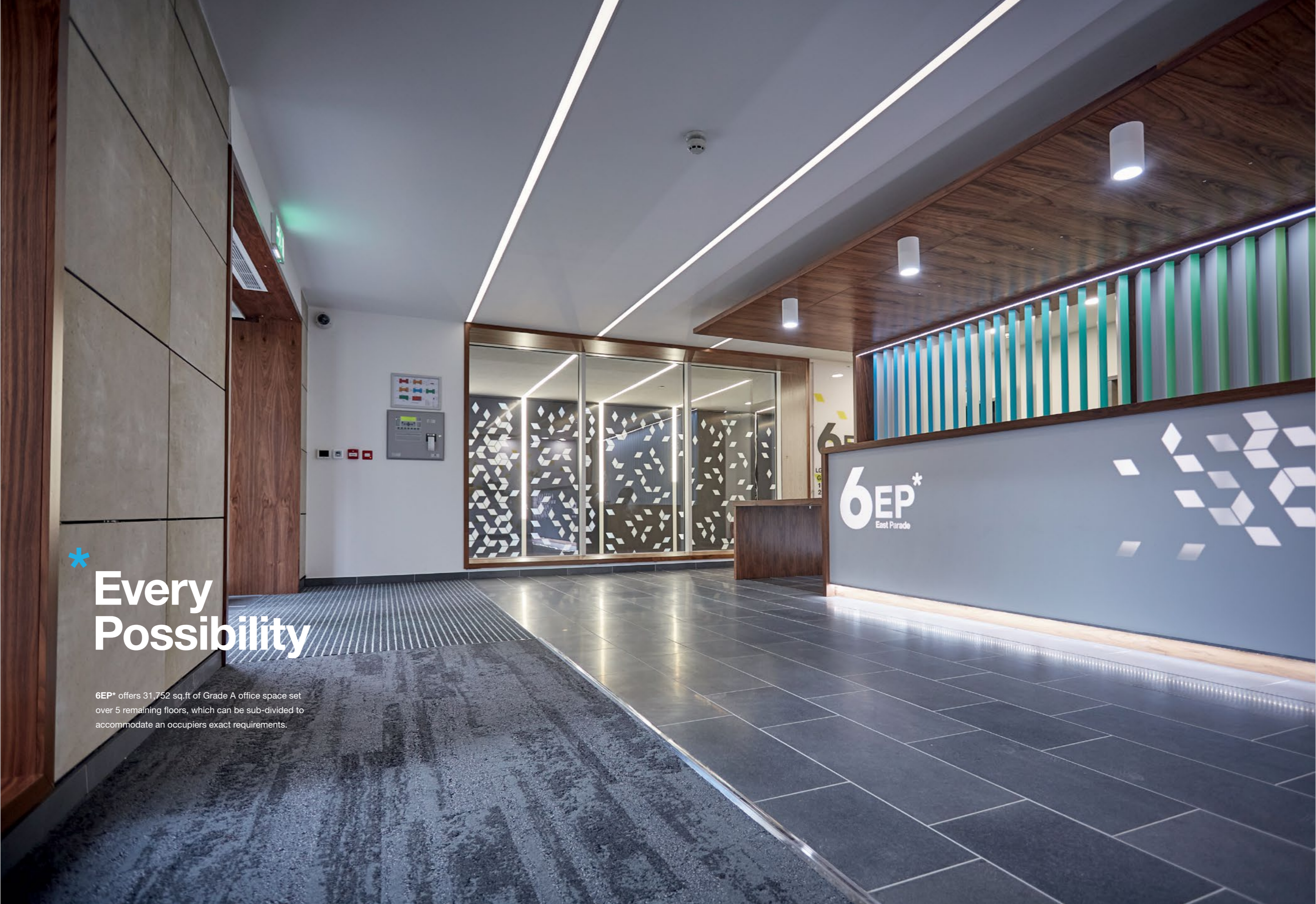
Stair Core detail



Typical floor plate with exposed soffit ceilings

# \* Every Possibility

6EP\* offers 31,752 sq.ft of Grade A office space set over 5 remaining floors, which can be sub-divided to accommodate an occupiers exact requirements.



Exposed VRF air-conditioning system

Lift Core



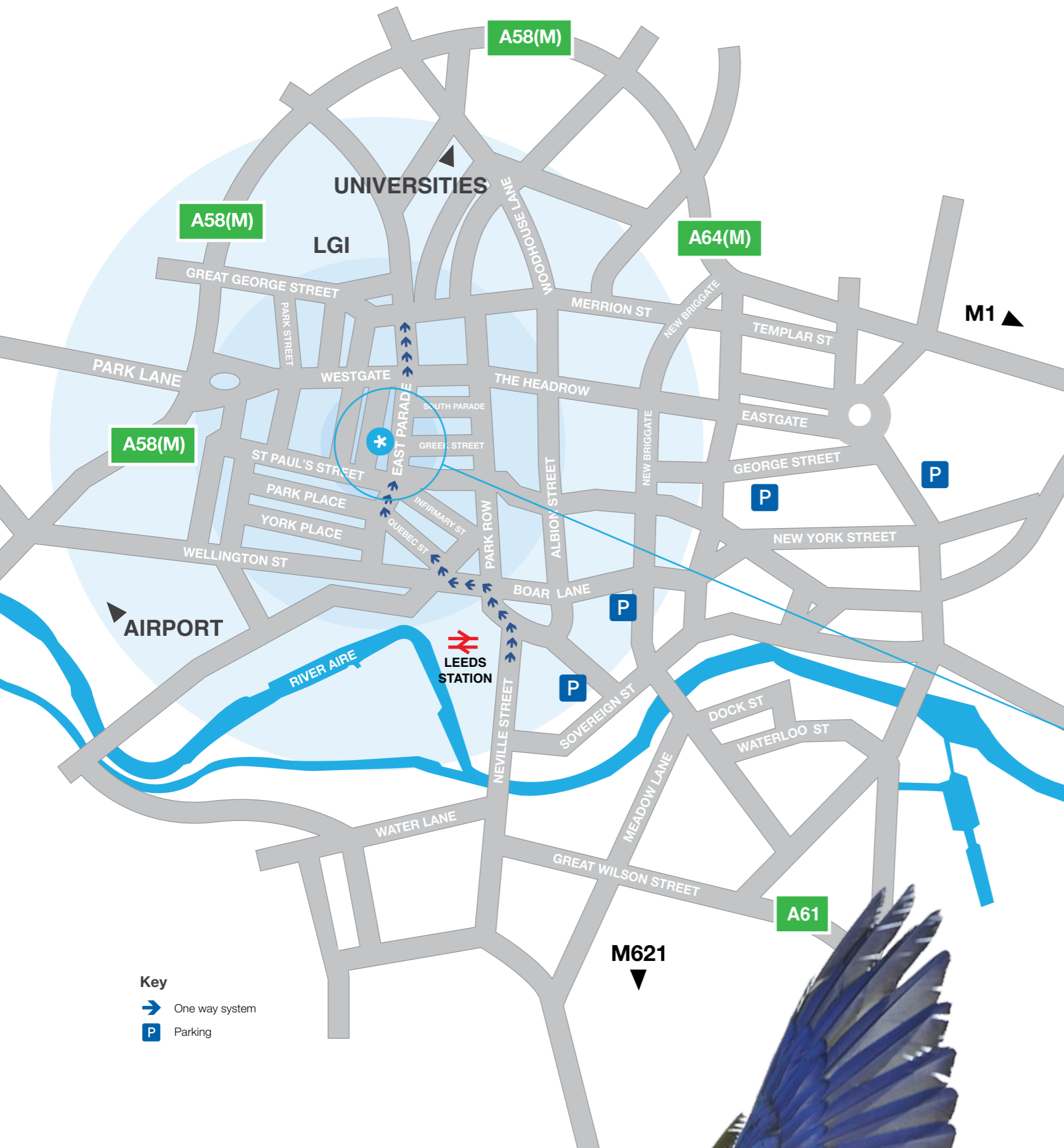
Drying room



Autonomous air-conditioning



On-site shower facilities



# \* Elite Positioning

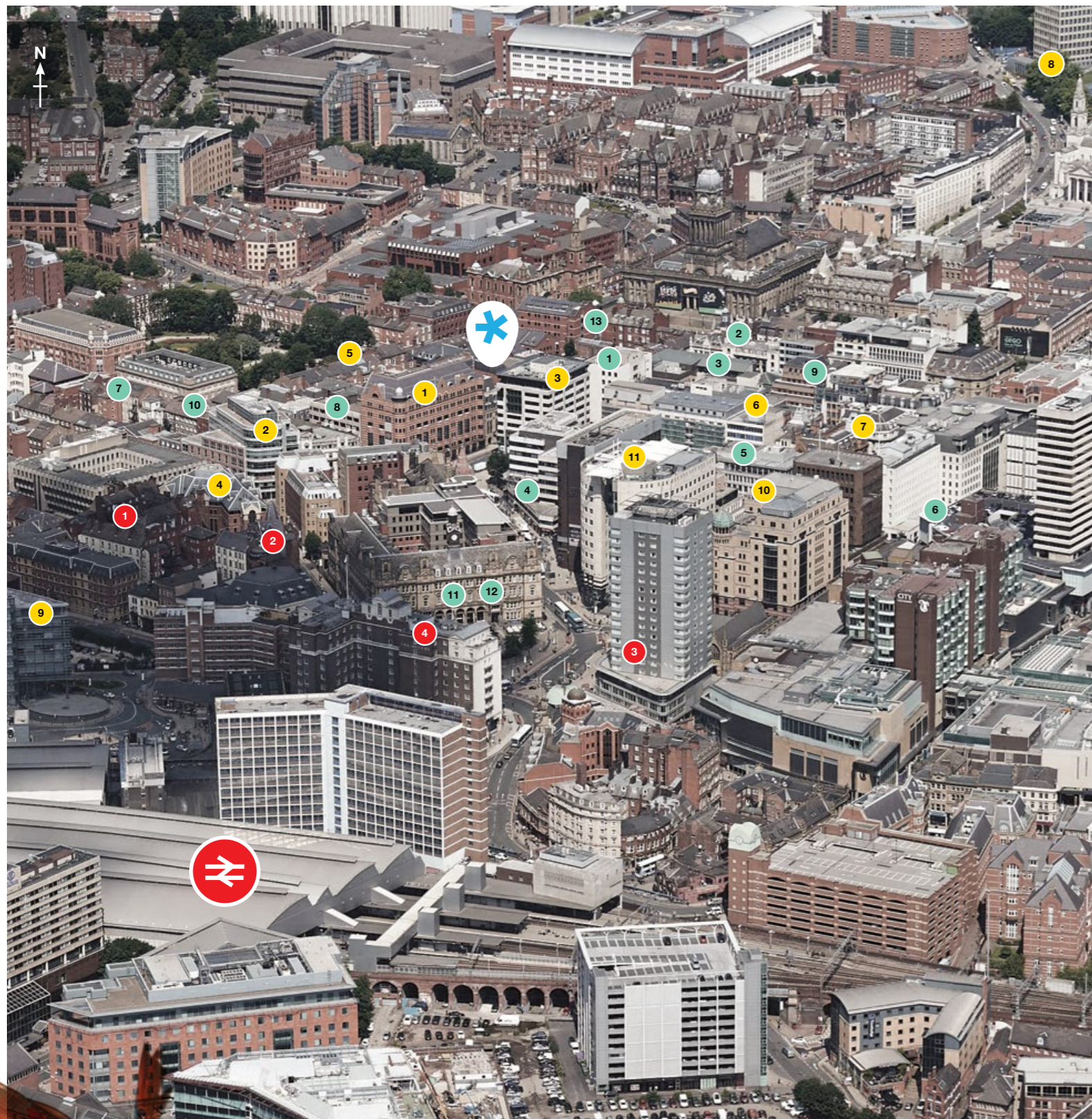


6 East Parade  
Leeds  
LS1 2AD

**6EP\*** occupies one of the finest commercial addresses in Leeds City Centre. Its prominence fronting East Parade and being within the traditional commercial and financial core of Leeds, makes it truly an excellent location for occupiers to do business and attract staff.



Car park access at the rear of the building, off Park Cross Street via The Headrow.



**6EP\*** sits at the very heart of the prime commercial core fronting East Parade which forms part of the Leeds loop road. The building offers discerning occupiers great prominence and an abundance of staff facilities on their doorstep. The property's location also benefits from being within the main business community with a host of household-named occupiers also present.

### Amenities

- 1 All Bar One
- 2 San Carlo
- 3 The Alchemist
- 4 Blackhouse Restaurant
- 5 Costa Coffee
- 6 Tesco Metro
- 7 Philpotts
- 8 Patisserie Valerie
- 9 Carluccio's
- 10 Tesco Express
- 11 Restaurant Bar & Grill
- 12 Banyon
- 13 Ibérica

### Occupiers

- 1 Zurich Assurance
- 2 HSBC
- 3 Gateley LLP
- 4 Walker Morris
- 5 DAC Beachcroft
- 6 Lupton Fawcett
- 7 Lloyds Banking Group
- 8 Leeds Met University Law School
- 9 DLA Piper
- 10 Pinsent Mason
- 11 Deloitte

### Hotels

- 1 The Met Hotel
- 2 Quebecs Hotel
- 3 Park Plaza Hotel
- 4 Queens Hotel



Carluccio's - 5 Greek Street



The Liquorist - 5-7 Greek Street



All Bar One - 27 East Parade



Gusto - 10 Greek Street



The Alchemist - Yorkshire House, Greek Street



Ibérica - 17A East Parade



San Carlo - 6-7 South Parade





We have an Energy Performance Certificate of (B) 50.



# \* Extensive Portfolio

# \* Environment Protected



### Energy Saving Technologies

- Currently one of the most energy efficient heating/cooling systems available, which incorporates heat recovery.
- Thermal modelling has been undertaken to target key areas to improve the building's insulation characteristics.
- LED lighting is incorporated within all core areas, which are 80% more efficient than traditional lighting.



### Financials

- A target of zero energy cost to run the core areas of the building.
- The Government paid annual subsidy (Feed in Tariff) will be transferred to the service charge. This provides a long term financial cash benefit to reduce the running costs of the building.
- We have an EPC rating of (B) 50. Extremely important considering ongoing discussions to levy differing business rate multipliers dependent on EPC level.



### Energy Harvesting Technologies

- A 10kWp Photovoltaic solar panel system is installed on the roof which will generate electricity for the core areas of the building.

**By utilising these technologies it is anticipated that this will lead to savings of 115 tonnes of CO<sup>2</sup> per annum.**



**6EP\*** utilises the latest renewable energy saving and harvesting technologies to provide a **class leading sustainable environment.**



Evenacre is a privately owned and funded property company with over 20 years of experience within the commercial property market.

The established portfolio includes several prime city centre office buildings, extensive industrial/warehouse investments and a substantial Business Park.

Through a careful hands-on approach, detail and design are central to all of these schemes. Working with Bridges has added the incorporation of sustainable practices to provide class leading environments.

Further details are available at [www.evenacre.co.uk](http://www.evenacre.co.uk)



Founded in 2002, Bridges Ventures is a private investment firm majority-owned and managed by its Executive Directors and the Bridges Charitable Trust.

Bridges Ventures has a strong track record of delivering both strong financial and societal returns by investing in direct property and property-backed operating businesses.

The Bridges Property Alternatives Fund aims to leverage this expertise to offer investors a new opportunity to benefit from market-leading financial returns whilst creating lasting societal and environmental impact.

Our competitive advantage is driven by our team's deep real estate expertise, combining a focus on off-market deals in strategic locations, and an understanding of how to drive value through physical, environmental and operational improvements.

Our expert knowledge of demographic and lifestyle changes has allowed us to identify and invest in emerging locations and growth sectors such as healthcare, education, SME workspace and hospitality, often before the mainstream market.

Further details are available at [www.bridgesventures.com](http://www.bridgesventures.com)





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A development by



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