

**TO
LET**

CONTEMPORARY
RIVERSIDE WORKSPACE

5,247 SQ FT

Riverside West, Whitehall Road, Leeds, LS1 4AW



RIVERSIDE
WEST

**UNDER REFURBISHMENT
AVAILABLE SUMMER 2024**



LOCATION

Riverside West is situated just 5 minutes walk to Leeds Railway Station within the heart of the City's commercial core. The property benefits from excellent prominence and excellent proximity to an abundance of facilities including Caffè Nero, Sainsbury's Local, The Whitehall Restaurant & Bar, Veenoo, Hoist Bar, Good Luck Club, Toast, Co-op, Greggs, Mans Market, Lazy Lounge and Mad Frans.



- Riverside West



- Leeds Train Station



- Cafe Nero



- Good Luck Club



- Veenoo



- Mad Frans



- Sainsbury's Local



- Hoist



- The Whitehall



- Mans Market



- Greggs



- Lazy Lounge



















- Toast






- Co-op

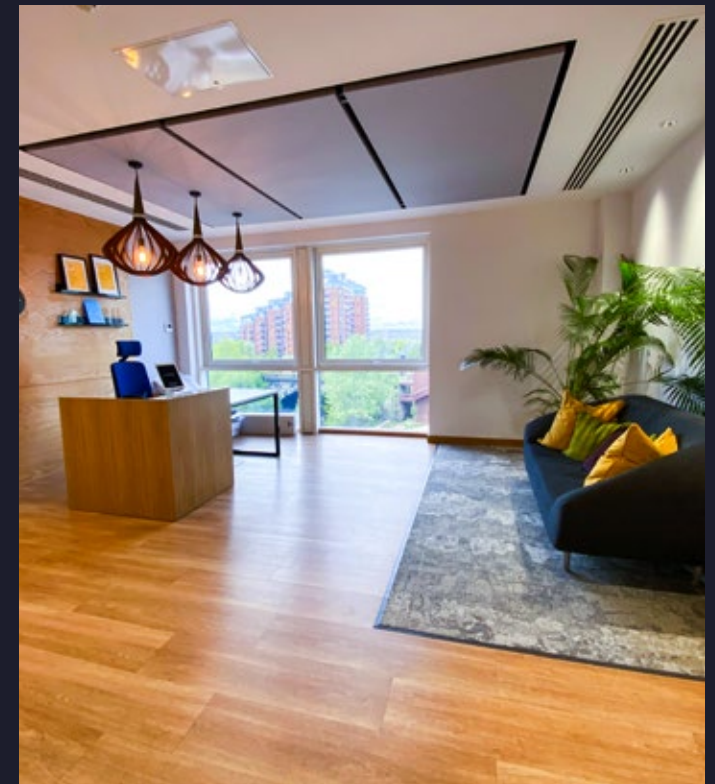
SPECIFICATION

-  Air conditioning
-  New high speed lifts
-  LED lighting
-  Floor to ceiling glazing
-  Secure basement parking
-  Raised access floors
-  Metal tiled ceiling
-  Concierge services / 24/hr security
-  Shower facilities
-  Bike storage
-  EPC: B (target)
-  Refurbished WCs
-  DDA compliant
-  Column free
-  Fitted kitchen
-  2 x external balconies

(The photography illustrates the RBA 4th floor suite.)

ACCOMMODATION

FLOOR	OCCUPIER
Ground	Hydrock 
First	rpp 
Second	LVE 
Third	5,247 sq ft NIA
Fourth	RBA 
Fifth	
Sixth	
Seventh	thestudio 
Eighth	thestudio 



FLOOR PLAN



(Indicative space plan)

SCHEDULE OF ACCOMMODATION

487 sqm / 5,247 sqft

WELCOME | MEET + GREET
COFFEE BAR

SOCIAL (APPROX. 23 PERSON)

1 LARGE KITCHEN
1NO. 4 PERSON BREAKFAST BAR
1NO. 4 PERSON BANQUETTE SEATING
1NO. 10 PERSON DINING TABLE
1NO. 4 PERSON DINING TABLE

MEETING SUITE
1NO. 12 PERSON MEETING ROOM
2NO. 6 PERSON MEETING ROOM

AGILE WORKSPACE
48NO. 1400 X 800 WORKSTATIONS

INFORMAL MEETING | COLLAB | QUIET WC
2NO. 1:1 POD
2NO. FOCUS ROOM
2NO. 8 PERSON PROJECT TABLE
2NO. 4 PERSON MEETING BOOTH
1NP. 12 PERSON COLLAB TABLE
2NO. INFORMAL LOUNGE

AMENITIES
1NO. PRINT HUB
1NO. SERVER ROOM
1NO. WELL BEING ROOM

CONTACT US

Harry Finney
harry.finney@fljlttd.co.uk

Nick Salkeld
nick.salkeld@fljlttd.co.uk

Victoria Harris
victoria.harris@knightfrank.com

Eamon Fox
eamon.fox@knightfrank.com



RIVERSIDE
WEST

MISREPRESENTATION ACT: Fox Lloyd Jones and Knight Frank for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Fox Lloyd Jones and Knight Frank has any authority to make any representation of warranty whatsoever in relation to this property. May 2024.