

TO LET GRADE A WORKSPACE

ONE

EAST PARADE • LEEDS • LS1 2AA

FIFTH FLOOR **6,254 SQ FT (581 SQ M)**

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LOCATION

One East Parade occupies a prominent position in the heart of the Central Business District with Leeds Train Station a convenient 5 minutes' walk from the building. A selection of Leeds' finest restaurants, bars and cafés are situated on the doorstep of the building.

Greek Street, home to some of Leeds' best drinking establishments, is situated adjacent and makes a perfect location for entertaining clients and staff.



SPECIFICATION

1 East Parade has undergone a refurbishment of the common areas to provide a best in class specification and environment for businesses to thrive.

The fifth floor comprises a West and East wing and is available to let as a whole.

The West Wing is finished to a Cat A standard with carpet finish & tea point and benefits from 2 separate entrances.

The East Wing benefits from a high-quality occupier fit out with Boardroom, 5 x meeting rooms, open plan office area with kitchen and break out facilities and private office / workshop / store.

The demise benefits from the following specification:



Excellent natural light



VRF Air Conditioning



Exposed Services



Raised Floors



Fibre leased line installed



LED Lighting



X5 Basement car parking spaces



Kitchenette



Cycle Storage



Building Commissionaire



DDA Compliant



Showers & Changing Facilities

ACCOMMODATION

The space plan here highlights the current layout:



33
fixed desks



3 x 10 person
meeting room



1 x 6 person
meeting room



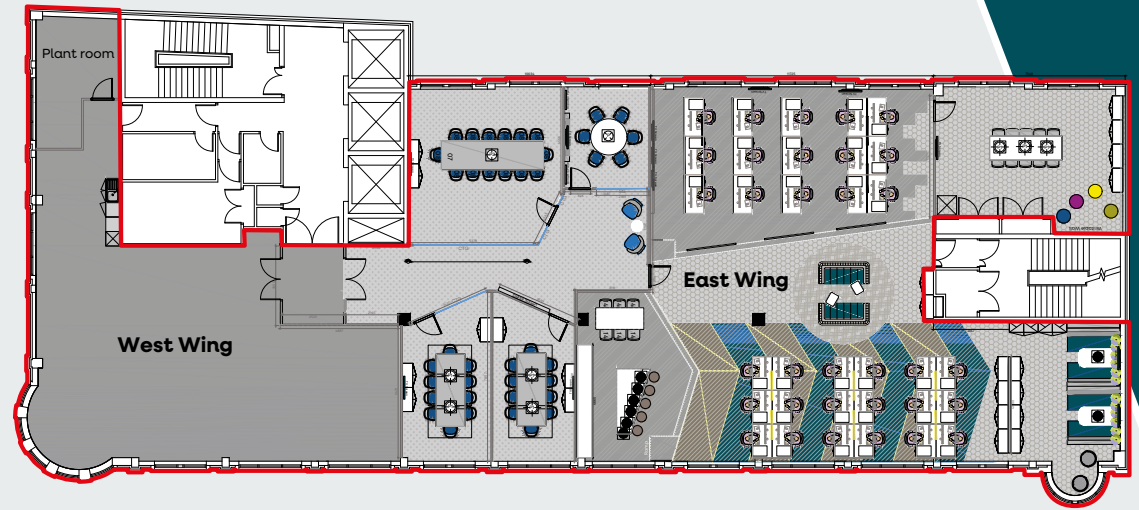
1 x 14 person
meeting room



Touch down
workspaces



Kitchen / staff
break out area



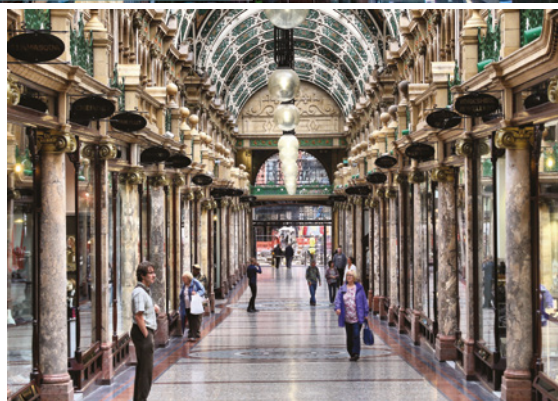
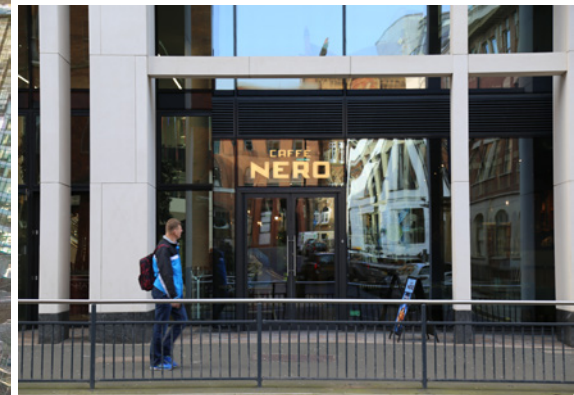
FIFTH FLOOR SPACE PLAN



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TERMS

The fifth floor is available by way of an assignment or underletting of the lease which expires on 28th May 2028.

Alternatively, a new lease directly from the Landlord may be available by negotiation, subject to contract.

RENT

Available upon request.

EPC

The property has achieved a B (37) rating. A full copy of the EPC is available on request.

RATEABLE VALUE

The property has been assessed in the 2026 rating list and has a rateable value of £165,000.

CONTACTS

Richard Dunn

M: 07801 767859

E: richard.dunn@sw.co.uk

Jay Dhesi

M: 07518 290500

E: jay.dhesi@sw.co.uk

Matthew Tootell

M: 07525 237325

E: matthew.tootell@pph-commercial.co.uk



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