



# PARK ROW HOUSE

LEEDS, LS1 5JF

OFFICES TO LET



# THE BUILDING

Welcome to Park Row House – a building that makes an impression. Prominently located in Leeds city centre, this listed landmark is steeped in heritage, reimagined for today.

Modern, flexible, and designed for the discerning business. With bright, adaptable offices available now, it's a workspace that works for you.



SHOWERS & CHANGING FACILITIES



BIKE STORAGE



FURNITURE PACKAGES



LED LIGHTING



CONCIERGE



GRADE B EPC RATING



CONNECTIVITY PACKAGES



CAR PARKING



EV CHARGING

The offices have pre-installed IT services already in the building with installation times under 2 weeks. Optimum connectivity is guaranteed via The Network Control Group with plug and play solutions available.  
Tenants will benefit from speeds up to 100Mbps and have their own separate and secure lines. All network contracts come with support, maintenance and monitoring.



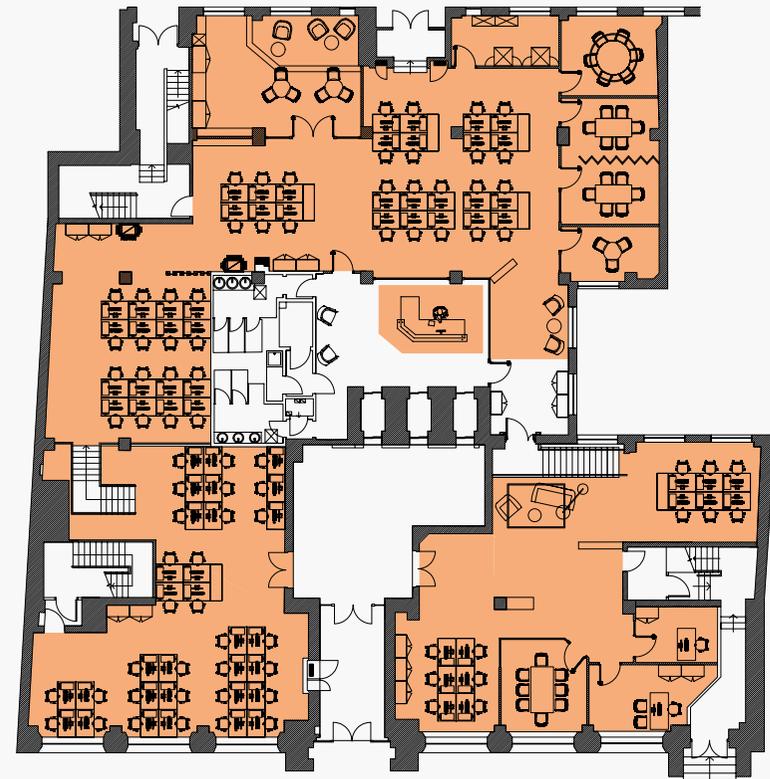
# AVAILABLE SPACE

## 6,285 SQ FT

The space available on the Ground Floor has a prominent frontage on Leeds's iconic Park Row. This purpose built workspace is finished to the highest standard, complete with kitchen, breakout and collaborative spaces, and modern meeting rooms.

The floor can also be split into two smaller suites if required, offering flexibility to suit your business needs.

GROUND



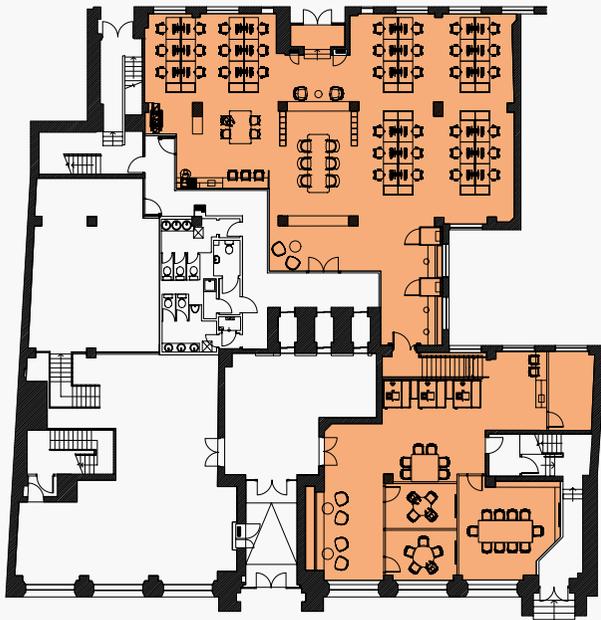
Indicative imagery of other offices in the building

GROUND

# SUITE A

## 4,315 SQ FT

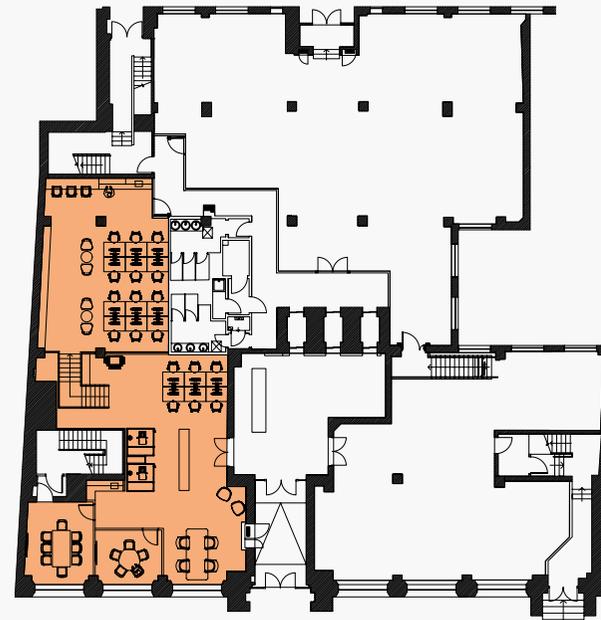
- ▶ Up to 40 workstations
- ▶ Kitchen / breakout area
- ▶ Meeting rooms, pods & private office
- ▶ Furniture packages available



# SUITE B

## 1,861 SQ FT

- ▶ Up to 20 workstations
- ▶ Kitchen / breakout area
- ▶ Meeting rooms, pods & private office
- ▶ Furniture packages available





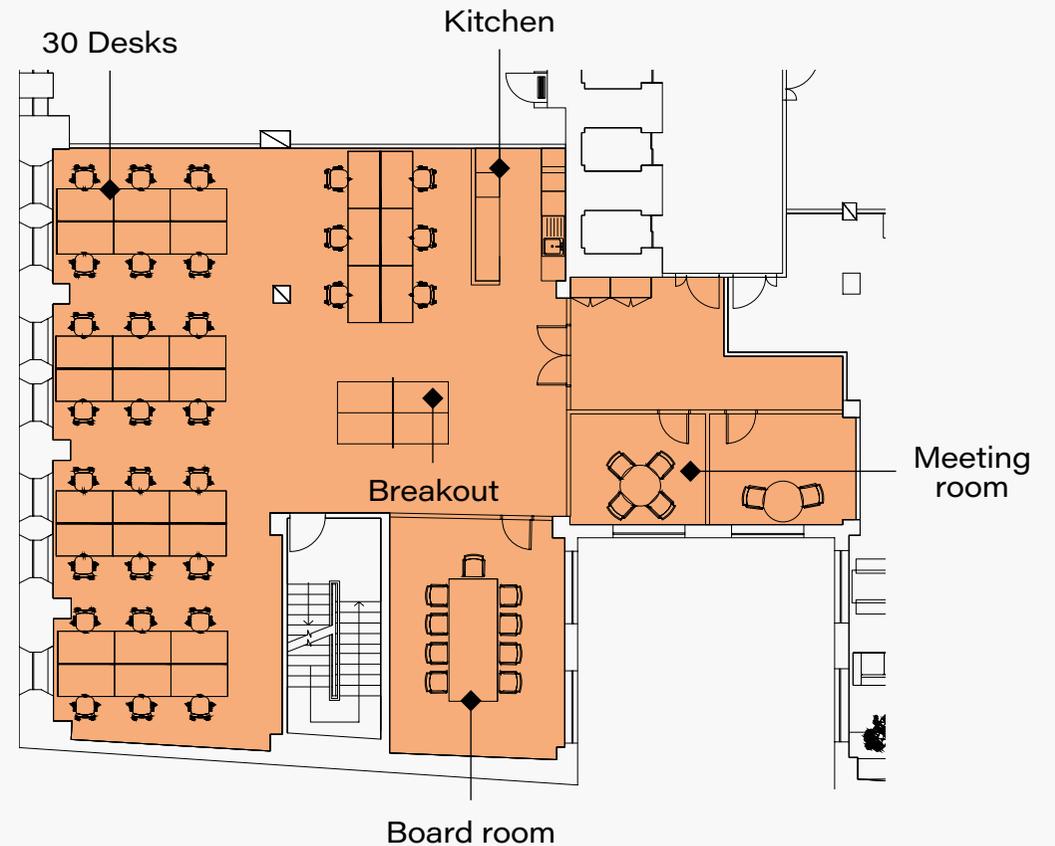
# AVAILABLE SPACE

## 2,225 SQ FT

This stylish open-plan office suite is thoughtfully designed for both functionality and flexibility, comfortably accommodating up to 30 workstations and featuring a versatile mix of collaborative areas and meeting rooms.

Fully fitted and furnished, the space is ready to move into and start working right away.

**THIRD**



Indicative imagery of other offices in the building

# THE NEIGHBOURHOOD

Located in the heart of the City Centre, Park Row House is surrounded by some of the best coffee shops, bars and eateries Leeds has to offer.

## Retail & Leisure

1. Leeds Train Station
2. Dakota Hotel
3. The Light
4. Leeds Art Gallery
5. Trinity Leeds
6. Victoria Leeds
7. Ryde Studios
8. Nuffield Gym

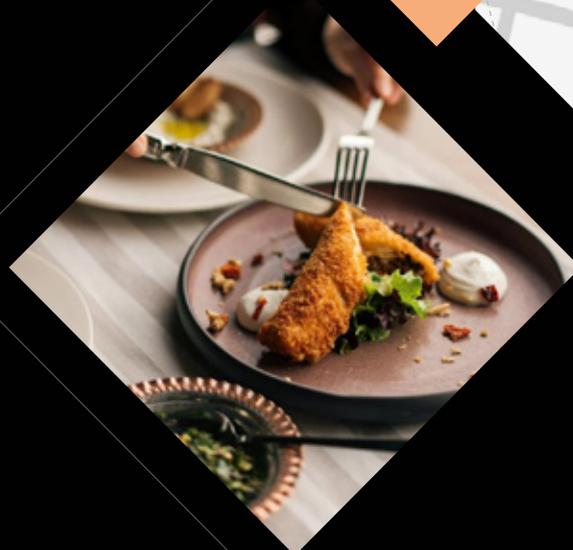
## Restaurants & Bars

9. Giggling Squid
10. Gaucho Leeds
11. Indian Tiffin Room
12. Riva Blu Italian
13. San Carlo
14. Sukhothai
15. Tattu
16. Flight Club
17. BOX
18. Blackhouse
19. The Alchemist
20. The Black Cat Club

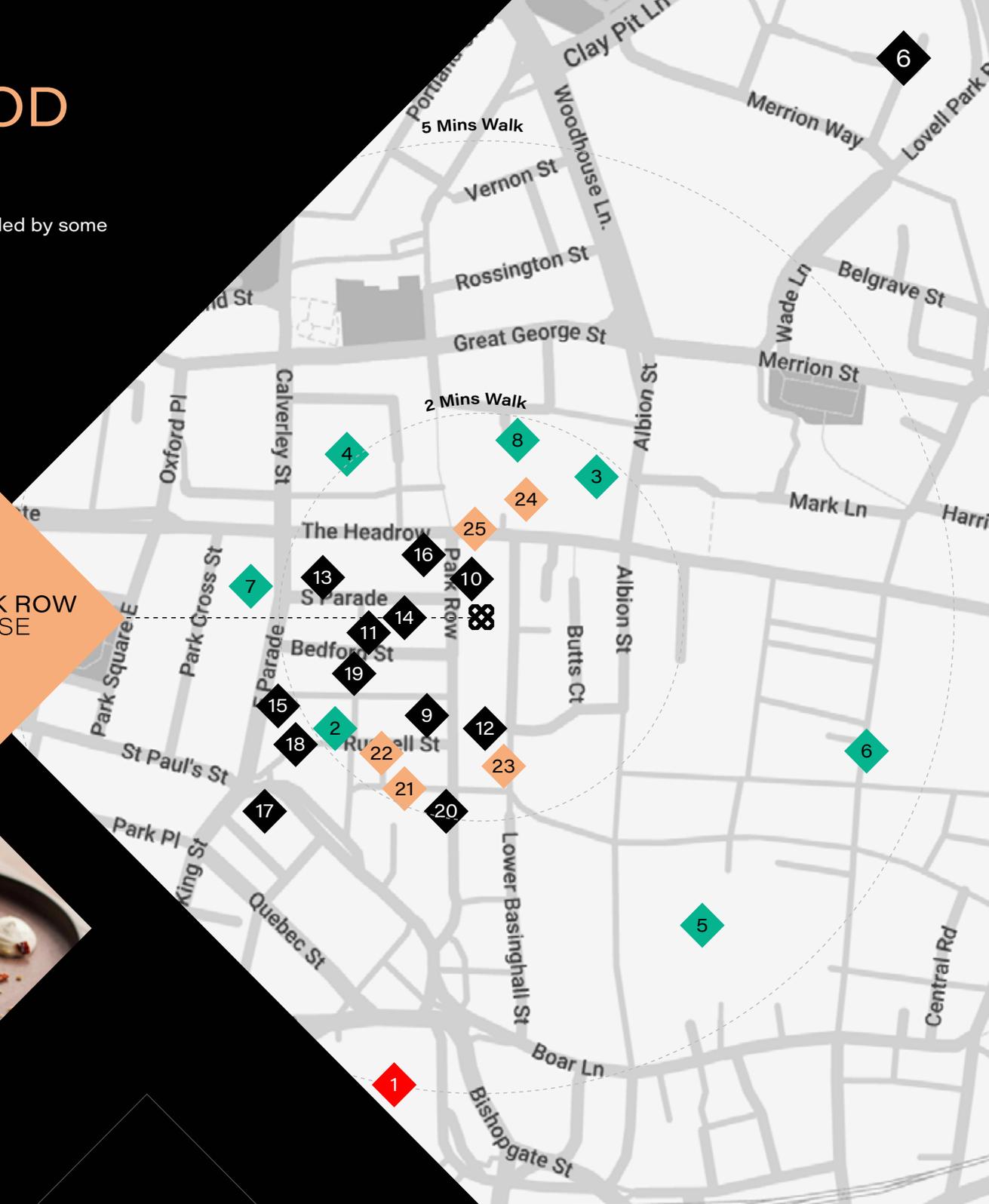
## Coffee shops

21. Moose Coffee
22. La Bottega Milanese
23. Black Sheep Coffee
24. Starbucks
25. Cafe Nero

 PARK ROW HOUSE



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# GET IN TOUCH

Contact our team for the latest availability and to arrange a tour.

**CARTER  
TOWLER**

**Clem McDowell**

[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)

07432 013 246

**James Jackson**

[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)

07920 812 275

**CBRE**

**Clair McGowan**

[clair.mcgowan@cbre.com](mailto:clair.mcgowan@cbre.com)

07920 532 468

**Ellie McCollin**

[ellie.mccollin@cbre.com](mailto:ellie.mccollin@cbre.com)

07388 714 948

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 **PARK ROW  
HOUSE**

