

**No.1
PARK
LANE**

LEEDS LS3 1EP

**LANDMARK
OFFICE SPACE
TO LET**

REFURBISHED
GRADE A OFFICES
**AVAILABLE
Q3 2026**

**3,950 SQ FT TO
25,750 SQ FT**

LANDMARK
BUILDING

A58(M)

NO.1 PARK LANE
HAS BECOME A
LANDMARK BUILDING IN
LEEDS CITY CENTRE GIVEN
ITS PROMINENT LOCATION,
DISTINCTIVE DESIGN AND
STRIKING EXTERNAL
APPEARANCE.

Internally the property has recently benefitted from a comprehensive refurbishment to provide Grade A office space in line with modern occupiers' requirements.

The building is accessed by a striking double height reception, where visitors can wait in comfort or host a meeting in one of the booths provided whilst enjoying a coffee from the reception offer. The office space itself is accessed from the central core, with two lifts serving each floor. Once on the floor the space is arranged in an efficient open plan format allowing for a range of working practices/ operations. Due to the glazed elevations on all sides, each floor benefits from high levels of natural light.

Lift access is also provided to the two basement levels where the building offers secure parking and new end of journey facilities including male and female showers and changing facilities, bike storage and exercise suite.

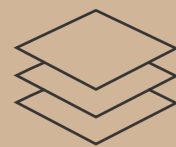


**UNRIVALLED
VIEWS OF THE
CITY**

ACCOMMODATION

FLOOR	SIZE (SQ FT)	SQ M
GF – East	3,950	366.97
1st floor	10,350	955.97
2nd floor	11,450	1,063.74
TOTAL	25,750	2,386.68

SPECIFICATION



Raised access floors



New VRF air conditioning



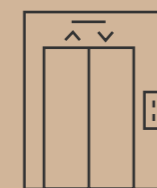
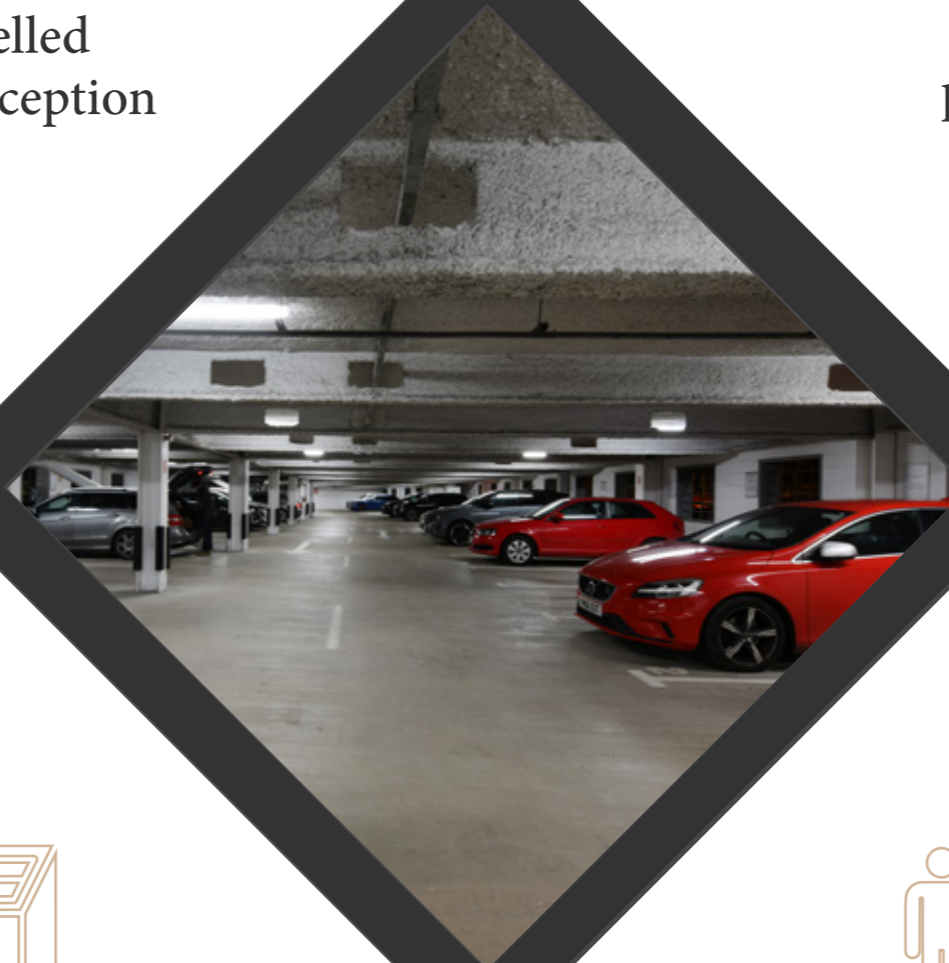
Remodelled manned reception



LED lighting



Indicative CGI



3 x passenger lifts



Metal tile suspended ceiling



New male and female changing facilities



New multi-purpose wellness room & showers



Secure on site car parking
1: 1,000 sq. ft. ratio



Indicative CGI

ESG

The building will benefit from several ESG enhancements to ensure it's in line with modern day occupier requirements to include new social spaces, wellness facilities and upgrades to the environmental performance of the building.

Bikes
Gym
Showers

BREEAM®

Target BREEAM
'Very Good'



Pathway to
all electric



EPC
Rating B

**MULTI-
PURPOSE
WELLNESS
ROOM**



GROUND FLOOR PLAN

3,950 SQ FT (366.97 SQ M)



NORTH WING

PART GROUND - NORTH WING

- 44 x Desks
- 10-Person Boardroom
- 5-Person Meeting Room
- Touchdown Table Areas
- Focus Pod Areas
- Comms Room
- Wellbeing Room
- Fitted Kitchen & Seating Areas

FIRST FLOOR PLAN

FULL FLOOR - 10,350 SQ FT
SOUTH WING - 5,920 SQ FT (550 SQM)
NORTH WING - 3,950 SQ FT (367 SQ M)



FIRST FLOOR - SOUTH WING

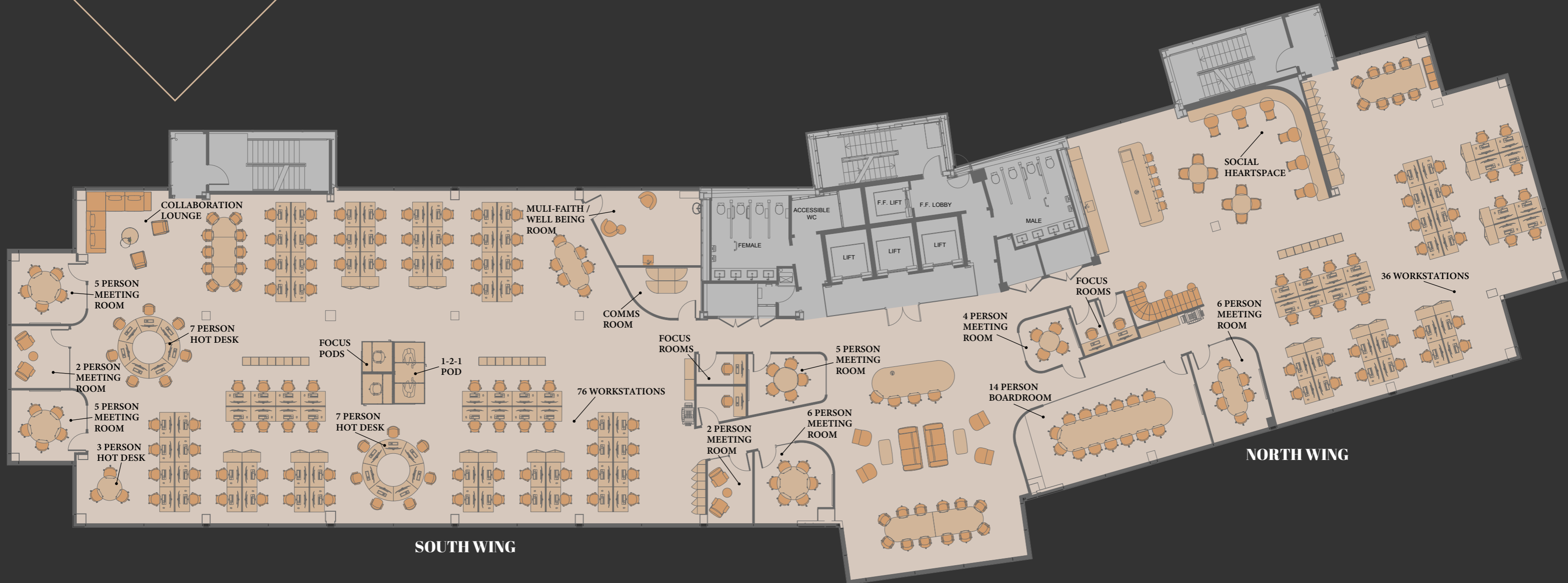
- 56 x Desks
- 10-Person Boardroom
- 2-Person Meeting Room
- 4-Person Meeting Room
- 5-Person Meeting Room
- 6-Person Meeting Room
- 8-Person Meeting Room
- Reception Area
- Kitchen & Seating Area
- Touchdown Tables
- Focus Rooms
- Wellbeing Room
- Comms Room
- Breakout Areas
- Store Room

FIRST FLOOR - NORTH WING

- 48 x Desks
- 2-Person Meeting Room
- 2 x 5-Person Meeting Room
- 8-Person Meeting Room
- Reception Area
- Kitchen & Seating Area
- Meeting Area Pods
- Wellbeing Room
- Comms Room
- Breakout Areas

SECOND FLOOR PLAN

11,450 SQ FT (1,063.74 SQ M)



SECOND FLOOR

- 112 x Desks
- 14-Person Boardroom
- 1 x 2-Person Meeting Rooms
- 1 x 4-Person Meeting Room
- 3 x 5-Person Meeting Rooms
- 2 x 6-Person Meeting Rooms
- 2 x 7-Person Hot-Desking
- Touchdown Tables
- Reception Area
- Focus Pod Areas & Rooms
- Comms Room
- Wellbeing Room
- Male & Female Wc's
- Fitted Kitchen & Seating Areas

NO. 1 PARK LANE OCCUPIES A PROMINENT LOCATION WITHIN THE LEEDS CBD AND ON THE CITY'S INNER CITY RING ROAD.

The landmark building has been refurbished and repositioned to meet modern occupiers' requirements including a new remodelled reception, new end of journey facilities (including male & female changing) and office space to a Grade A specification.

Nearby occupiers include Burberry, FCA, Clarion Solicitors, Cushman & Wakefield, and Axa. Within 5 minutes' walk of the building is Wellington Place — a 1.5M sq ft office development which has established itself as one of the UK's premium regional business destinations and is home to a multitude of global occupiers.

SITUATION





**No.1
PARK
LANE**

A58(M)

THE HEADROW

ST PAUL'S ST

WELLINGTON ST

CAFÉS

- 01 Bagel Factory (4 minute walk)
- 02 La Bottega Milanese Coffee Shop (11 minute walk)

HOTELS

- 01 The Met Hotel (10 minute walk)
- 02 Novotel (12 minute walk)
- 03 Premier Inn (9 minute walk)

CONVENIENCE

- 01 Tesco Express (10 minute walk)
- 02 Sainsburys (10 minute walk)

CAR PARKS

- 01 Wellington Street Multi Storey (5 minute walk)
- 02 Leeds Station Car Park (10 minute walk)
- 03 Just Park Car Park (7 minute walk)

SHOPPING

- 01 St Johns Shopping Centre (14 minute walk)
- 02 Trinity Leeds (15 minute walk)

PARKS

- 01 Park Square (6 minute walk)

OTHER

- 01 Leeds General Infirmary (6 minute walk)
- 02 Leeds Town Hall (6 minute walk)
- 03 Leeds Art Gallery (9 minute walk)
- 04 Millennium Square (10 minute walk)
- 05 The Light (12 minute walk)
- 06 City Square (11 minute walk)
- 07 Wellington Place (11 minute walk)
- 08 Leeds Train Station (10 minute walk)

NO.1 PARK LANE

NO.1 PARK LANE HOLDS A PROMINENT POSITION IN A STRATEGIC LOCATION.

Whilst located on the western edge of the Leeds CBD, the property is also strategically located close to Leeds General Infirmary and Leeds University, both located within a few minutes' walk of the property.

To the east of the building, the Leeds CBD provides a wide range of amenities from restaurants and cafés to bars and retail offerings. The retail core, including Leeds Trinity, is located a short walk further away.

Furthermore, occupiers based in No. 1 Park Lane will benefit from strong links to the Leeds public transport network with the train station being located within a 10-minute walk and having direct access to the bus network with connections to North Leeds via stops on The Headrow, which is equally a short walk. Travelling by car, few buildings offer better links, with direct access onto the A58 (M) which in turn joins the local and national motorway networks.

LOCATION

LEEDS CITY STATION

PARK SQUARE

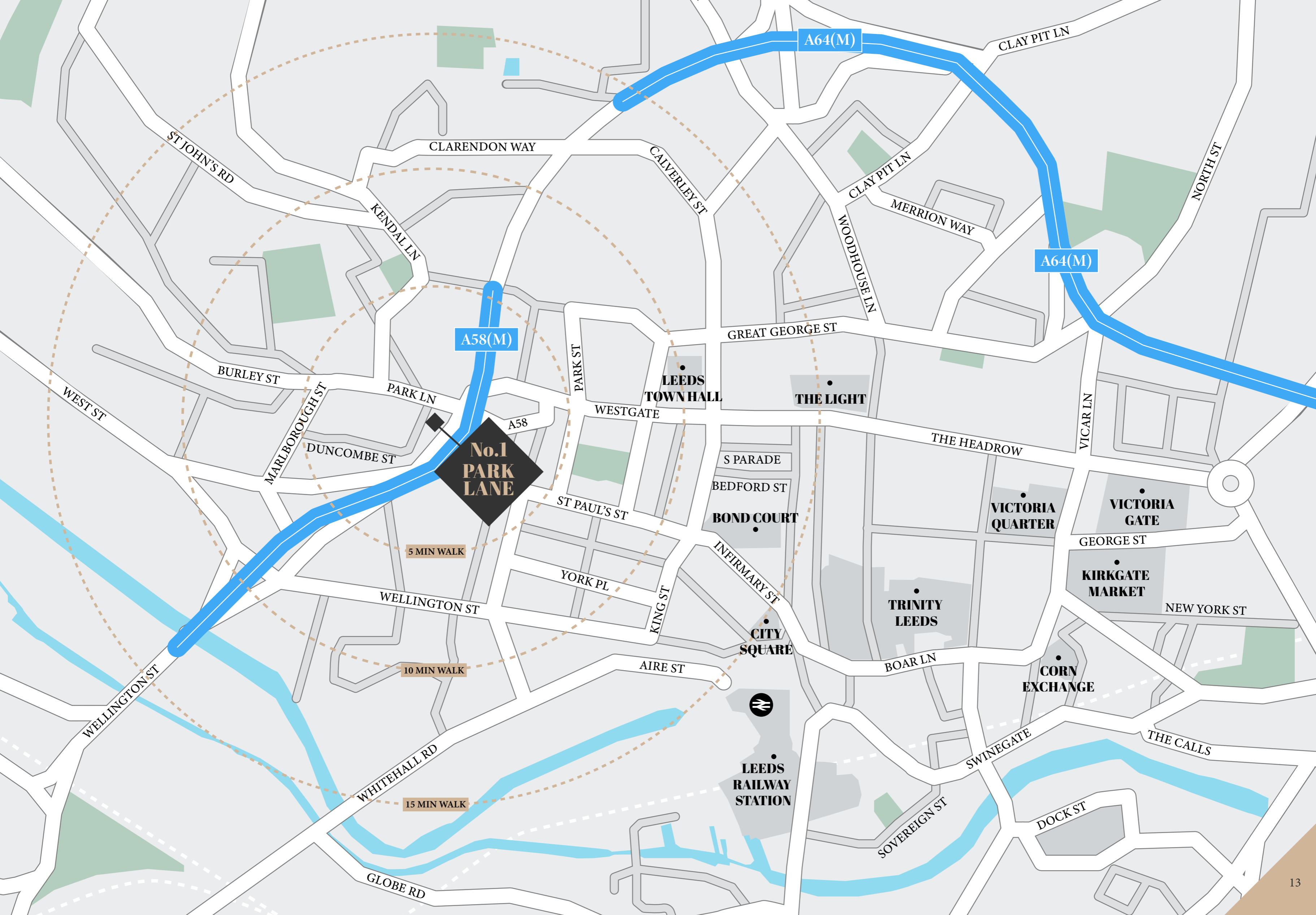
welcome to
PARK SQUARE

Leeds

COUNTY
ARCADE

LOUIS VUITTON

VICTORIA



A58(M)

A64(M)

A64(M)

**No.1
PARK
LANE**

5 MIN WALK

10 MIN WALK

15 MIN WALK

LEEDS
TOWN HALL

THE LIGHT

BOND COURT

CITY
SQUARE

LEEDS
RAILWAY
STATION

VICTORIA
QUARTER

VICTORIA
GATE

KIRKGATE
MARKET

TRINITY
LEEDS

CORN
EXCHANGE

ST JOHN'S RD

CLARENDON WAY

CALYERLEY ST

CLAY PIT LN

KENDAL LN

CLAY PIT LN

MERRION WAY

NORTH ST

BURLEY ST

PARK LN

PARK ST

GREAT GEORGE ST

WOODHOUSE LN

WEST ST

MARLBOROUGH ST

DUNCOMBE ST

WESTGATE

THE HEADROW

VICAR LN

S PARADE

BEDFORD ST

ST PAUL'S ST

GEORGE ST

NEW YORK ST

WELLINGTON ST

YORK PL

KING ST

INFIRMARY ST

BOAR LN

AIRE ST

CORN EXCHANGE

THE CALLS

WELLINGTON ST

WHITEHALL RD

SWINEGATE

SOVEREIGN ST

GLOBE RD

DOCK ST

**A STUNNING
NEW RECEPTION
AREA**

One Park Lane
6 Tenant Name
5 Tenant Name
4 Tenant Name
3 Tenant Name
2 Tenant Name
1 Tenant Name
G Tenant Name



FURTHER INFORMATION

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