

RIVERSIDE WEST

LS1 4AW

TO LET

Grade A Offices
in the Heart of Leeds' West End

5,247 - 10,494 SQ FT (487-975 SQ M)

Whitehall Road, Leeds



OVERVIEW

Riverside West is located prominently on Whitehall Road, at the heart of Leeds' West End surrounded by established office occupiers.

The property is of modern build and interior with two suites remaining to let across the second and third floors, both offering high quality accommodation.

Amenities are plentiful, with Wellington Place adjacent, the Leeds retail and leisure core within walking distance, and Leeds Railway Station less than a 10 minute walk via the canal.



Floor	Occupier
Ground	Gordons
First	Rex Procter and Partners
SECOND	COMING SOON
THIRD	AVAILABLE
Fourth	Richard Boothroyd & Associates
Fifth	Gordons
Sixth	Gordons



RIVERSIDE
WEST

- | | |
|------------------------|--------------------------|
| 1 Sky Betting & Gaming | 14 Good Luck Club |
| 2 HM Revenue & Customs | 15 Veeno Italian |
| 3 Squire Patton Boggs | 16 Sociable Folk |
| 4 Equifax | 17 Pret |
| 5 Irwin Mitchell | 18 Lazy Lounge |
| 6 Willis Towers Watson | 19 Toast Bar |
| 7 Arup | 20 Whitehall II |
| 8 Milners Solicitors | 21 Caffè Nero |
| 9 Lloyds Banking Group | 22 Mad Frans Bar |
| 10 Walker Morris | 23 Bake |
| 11 DLA Piper | 24 Salt Granary Wharf |
| 12 Savills | 25 City Square |
| 13 Sainsbury's | 26 Leeds Railway Station |



NEWLY
REFURBISHED
COMMON AREAS



SUSPENDED
CEILING WITH METAL
CEILING TILES



FLOOR TO
CEILING
GLAZING



LED
LIGHTING
THROUGHOUT



AIR
CONDITIONING



24/7
SECURITY
ON SITE



SURFACE &
BASEMENT
CAR PARKING



STRONG ESG
CREDENTIALS
(ELECTRIC ONLY DEMISE)



FITTED
KITCHEN



2X EXTERNAL
BALCONIES



RAISED ACCESS
FLOORS



DDA
COMPLIANT



BIKE STORAGE
FACILITIES



HIGH
SPEED LIFTS



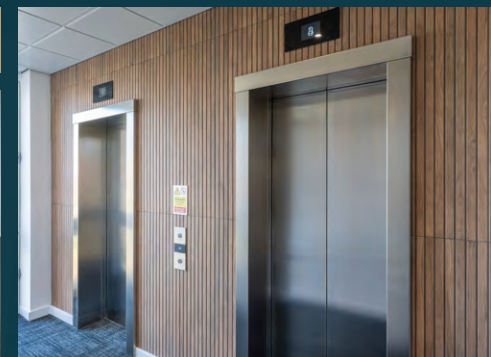
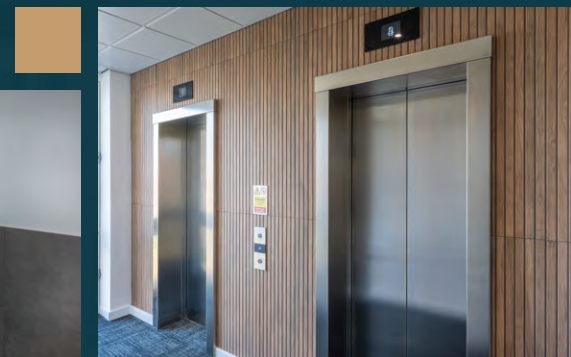
SHOWER/
CHANGING FACILITIES



CONCIERGE
SERVICES



EPC
BAND B



THE SPECIFICATION

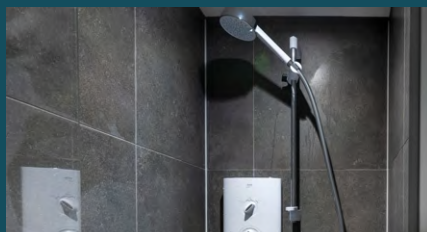
ACCOMMODATION

These versatile office suits across floors 2 and 3 offer bright, modern working environments with floor-to-ceiling glazing and access to two external balconies.

Each space provides excellent potential with upgraded facilities, including fitted kitchen points and WC amenities.

Creating clean, contemporary settings ready to accommodate your business needs.

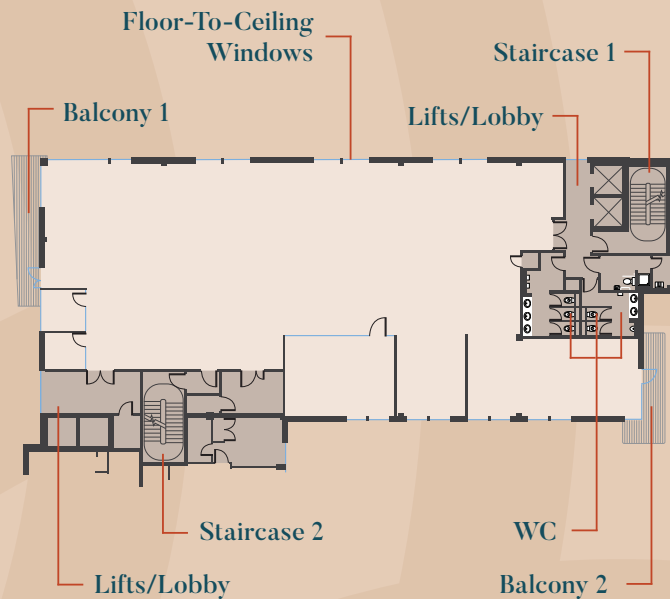
Floor 3 features newly refurbished interiors with fresh carpets, LED lighting, and premium finishes, whilst Floor 2 is coming soon with an established workspace.



5,247 - 10,494 SQ FT
(487 - 975 SQ M)

Floor	SQ FT	SQ M
Second	5,247	487
Third	5,247	487
Total	10,494	975

PLANS



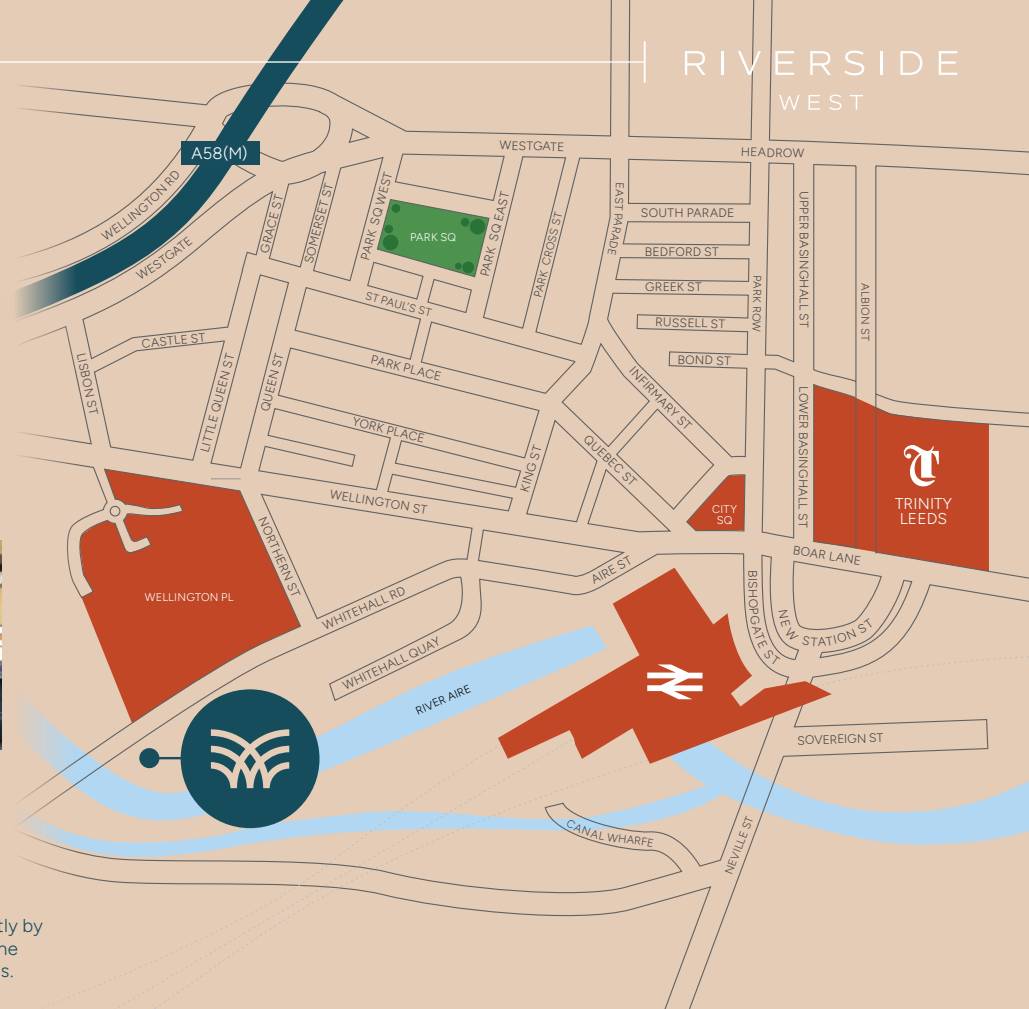
Typical
Floorplan



Indicative
Space Plan

LOCATION

The building offers excellent access to the surrounding road networks, including the A58 inner ring road and south towards the M621.



EPC

The property has an Energy Performance Certificate rating within band B.

VAT

VAT is applicable at the prevailing rate.

Terms

The third floor suite is available by way of a Full Repairing and Insuring lease for a term of years to be agreed. Further information is available on request.

Viewings

Viewings are strictly by appointment via the joint letting Agents.

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