

Establish your business in our
last remaining office suite

LS1

MINERVA

Excellence in Leeds' prime business core

1,959 sq ft

TO LET

BOUTIQUE GRADE A OFFICE SUITE

- FULLY FITTED
- STRONG ESG CREDENTIALS
- PLUG & PLAY VIA NODE



TRINOVA citybee

A PRIME OFFER READY FOR YOU NOW



LS1

Minerva stands proud on East Parade, the centre of Leeds Business District, just minutes walk from Leeds Railway Station and Retail Core.

A timeless and unique refurbishment by award winning interior designers is nothing other than breath-taking as you enter the building through the reception.

**MINERVA**

DESIGNED FOR

YOU

VRF COMFORT
COOLINGTWO
PASSENGER LIFTSNODE FIBRE
INFRASTRUCTUREHIGH QUALITY
WC & SHOWER
FACILITIES

DDA COMPLIANT



LED LIGHTING



FULLY FITTED

RAISED
FLOORBREEAM
'EXCELLENT'
(IN DESIGN)CYCLE
STORAGEEXPOSED
SERVICES

BREAKOUT SPACE



KITCHEN AREA



FITTED OUT

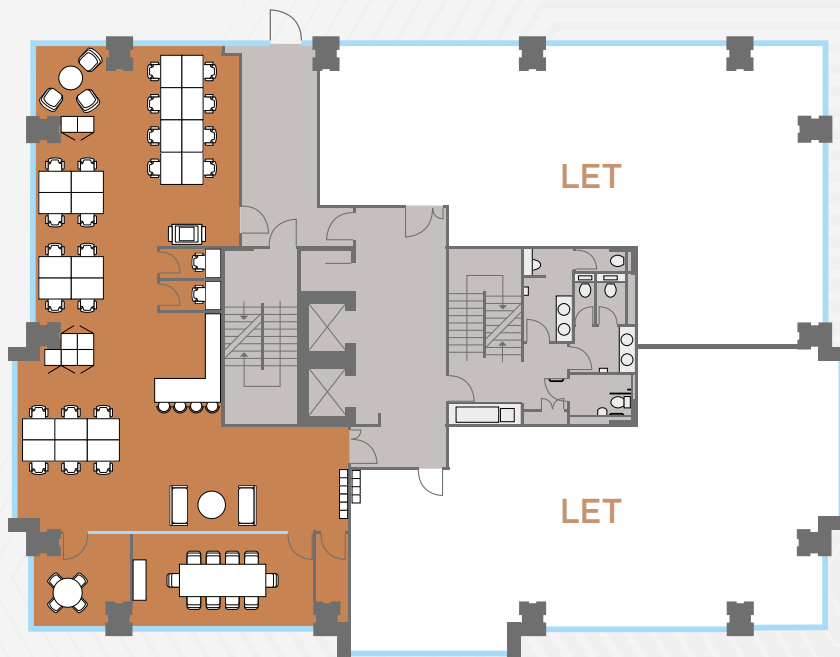


LED LIGHTING

Excellence in Leeds' prime business core

MINERVA

1ST FLOOR SUITE - INDICATIVE LAYOUT



- 10 Person Boardroom
- 22 Fixed Work Stations
- 4 Person Meeting Room
- 2 Zoom Rooms
- Kitchen
- Breakout Space
- Welcome Area



Plug & Play available via **NODE**
(fully connected within 5-10 days)

CURRENT OCCUPIERS INCLUDE

BNP Paribas

FRP Advisory

Sentio Partners

Ecorys

Gateley

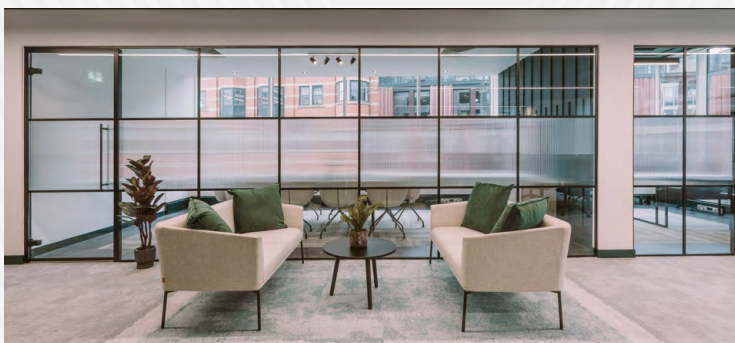
Ritter Sport

Marks Sattin

Aqua Consultants

LGT Wealth

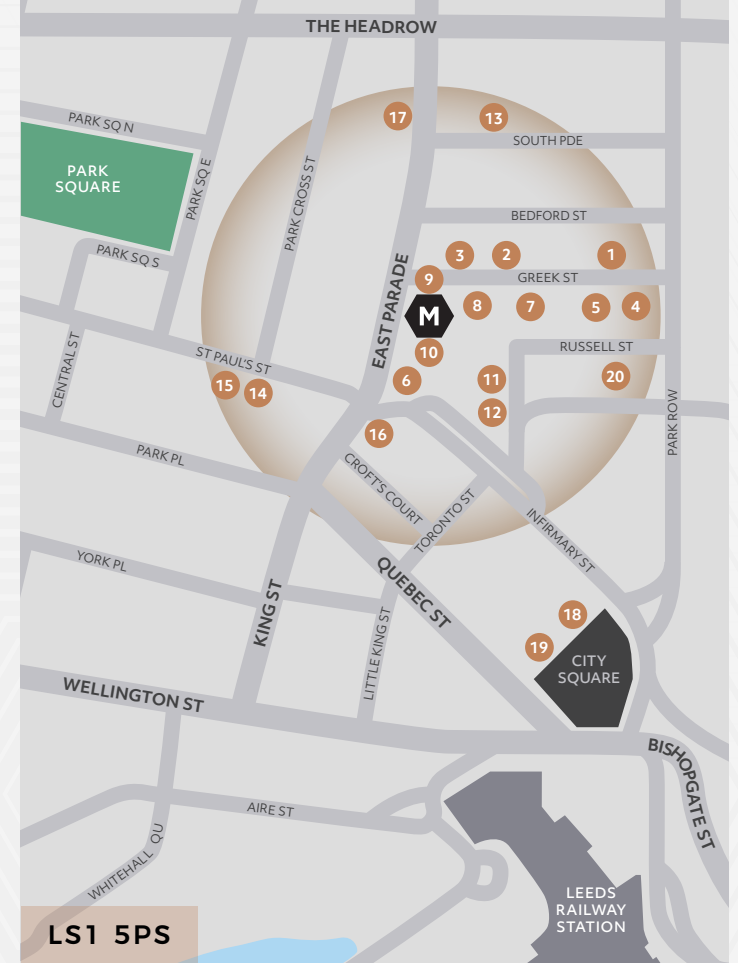
FULLY FITTED
GRADE A OFFICE SUITE
1,959 SQ FT





Minerva is prominently situated on East Parade within the heart of the City's professional district within 2 minutes walk of Leeds Railway Station and the City's retail core.

The neighbouring Bond Court offers an impressive public realm adjacent to Dakota Deluxe Hotel. The micro location is undoubtedly one of the city's prime leisure locations with some of the finest bars and restaurants including Alchemist, Neighbourhood and Blackhouse complementing the award winning Tattu and Manahatta, the latter two of which are located within Minerva.



AMENITIES

- | | |
|---------------------|----------------------------|
| 1. NEIGHBOURHOOD | 11. LA BOTTEGA MILANESE |
| 2. THE ALCHEMIST | 12. PRET |
| 3. ALL BAR ONE | 13. SAN CARLO |
| 4. BLACK CAT CLUB | 14. STARBUCKS |
| 5. THE LOST & FOUND | 15. TESCO EXPRESS |
| 6. BLACKHOUSE | 16. THE BOX |
| 7. SALT LEEDS CITY | 17. OLIVE TREE BRASSERIE |
| 8. DAKOTA HOTEL | 18. BANYAN |
| 9. MANAHATTA | 19. RESTAURANT BAR & GRILL |
| 10. TATTU | 20. MOOSE COFFEE LEEDS |

MINERVA

VAT

All price, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Service Charge & Building Insurance

The tenant will be responsible for the payment of the above from the date of legal completion or occupation whichever is earlier. Further information is available on request.

Terms

The suites are available to let either as a whole or individually by way of new effective FRI leases for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

The building has an EPC of B (38).

Viewing & Further Information

Strictly by appointment with the joint sole letting Agents.



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