

A Landmark Reimagined.  
Available April 2026

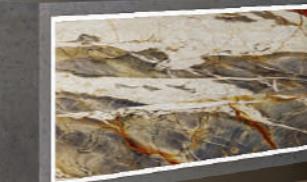
# ONE EAST PARADE

Leeds, LS1 2AD

6,534 sq ft

Grade A Workspace  
4<sup>th</sup> Floor Available To Let

ONE  
EAST  
PARADE



**One East Parade marks a new chapter for one of Leeds' most recognisable commercial addresses. Positioned in the heart of the city's business district, the building offers a premium workplace defined by connectivity, prominence and prestige.**

Moments from Leeds Station and surrounded by leading commercial, retail and leisure destinations, it is a location built for ambition, access and opportunity.

A substantial refurbishment is now reshaping this landmark for the modern occupier, uniting architectural presence with contemporary workspace design. A striking new arrival experience, renewed communal areas and enhanced end-of-journey facilities elevate every part of the building, creating exceptional Grade A space in one of the city's most sought-after addresses.

This is a rare opportunity to acquire space in one of the best addresses in the city, which has already attracted a host of blue-chip tenants.





## Elevated Space for Sophisticated Working.

Extending over ground and seven upper floors, One East Parade is now entering a further phase of transformative reimaging, completing in early 2026. This next stage will reveal a fully redesigned reception and arrival experience, where refined luxury materiality and meticulous detailing combine to create a calm, confident and highly sophisticated first impression.

Inside, the workspace has been shaped for discerning occupiers, delivering a harmonious blend of premium finishes, contemporary expression and enduring quality. Collectively, these enhancements reaffirm One East Parade as a landmark of distinction, offering a workplace that not only elevates the everyday, but reflects the ambition of the organisations who choose to call it home.

# Accommodation.

FLOOR	SQFT	SQM	AVAILABILITY
Eighth	1,818	170	Clearwater International
Seventh	5,620	522	Oakland Consulting
Sixth	6,513	605	Alvarez And Marsal
Fifth	5,620	522	Xalient
<b>Fourth</b>	<b>6,534</b>	<b>607</b>	<b>Available To Let</b>
Third	6,650	617	Appleyard Lees
Second	7,440	691	Q-Park
First	7,520	680	Goodall Brazier
Ground	4,068	378	Goodall Brazier

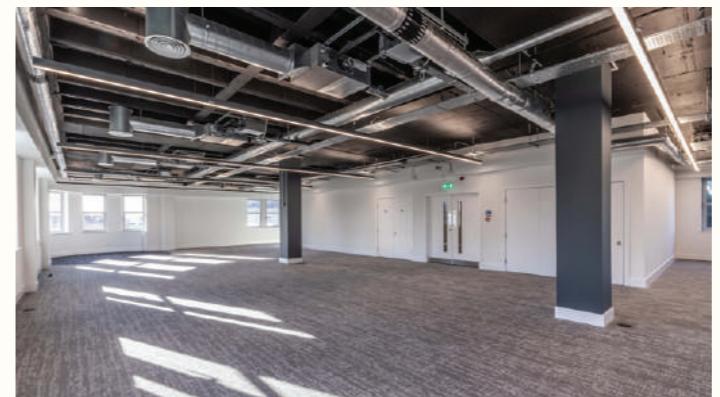
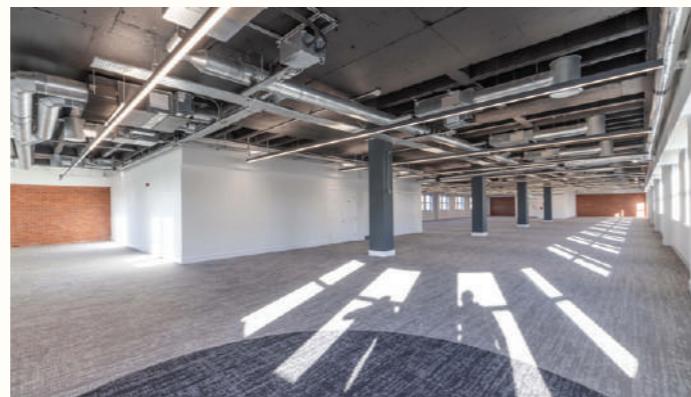
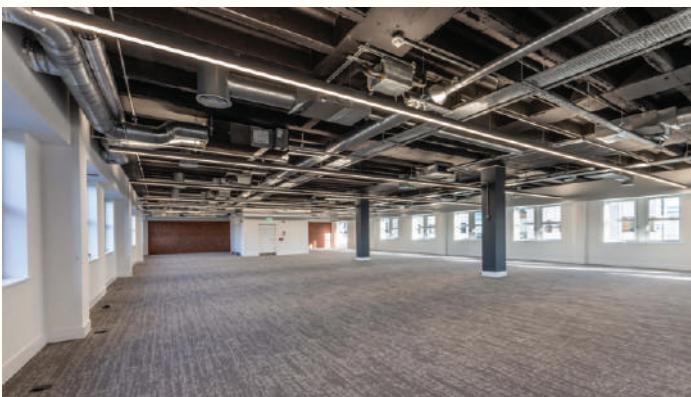
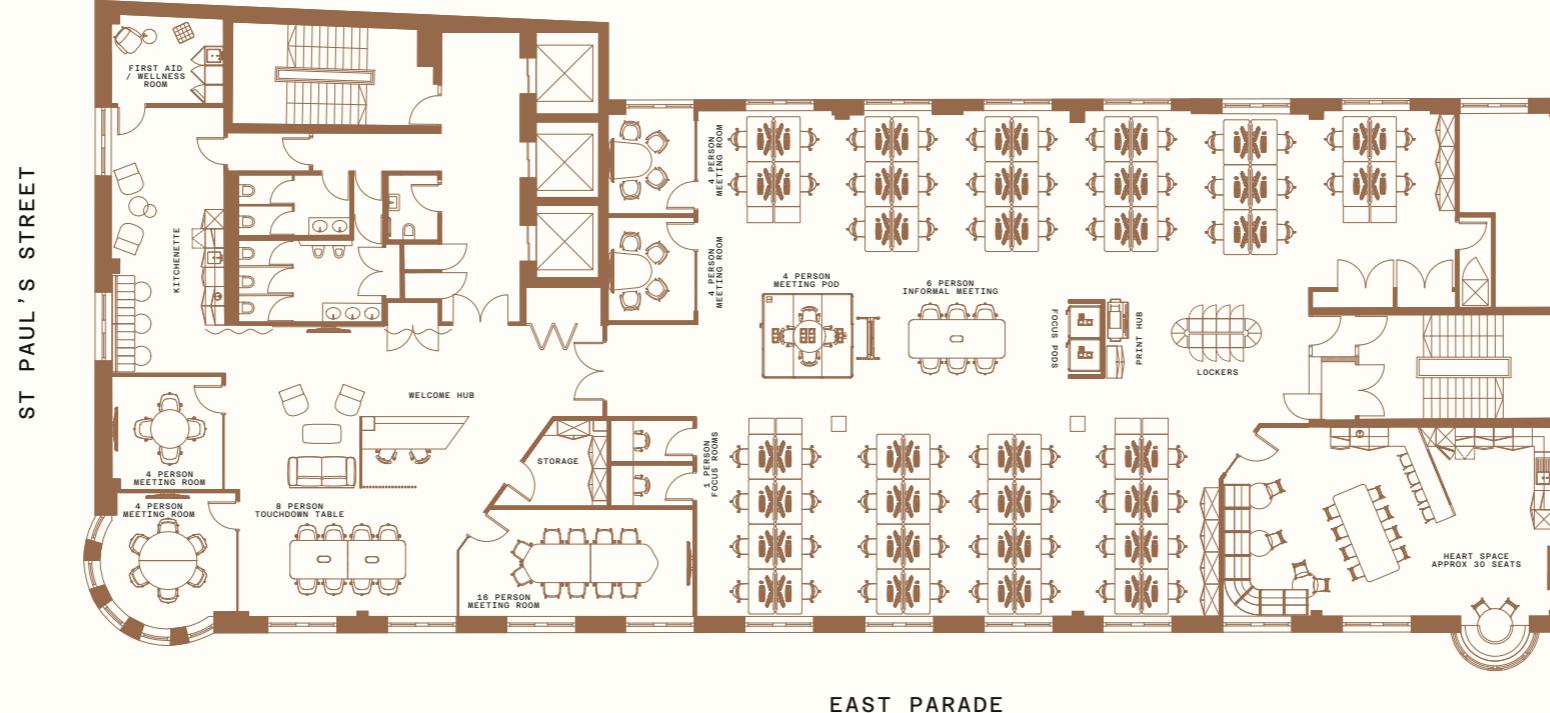


# Fourth Floor, 6,534 sq ft To Let.



Suitable for a range of occupiers, the fourth floor offers 6,534 sq ft of high-quality CAT A space, providing a large, bright and open floorplate that serves as the perfect blank canvas for creating a tailored workspace.

This accommodation within one of Leeds' most recognisable commercial landmarks presents a rare opportunity for organisations seeking a central, connected and contemporary environment in an unrivalled business address.



## Key.

### Welcome Hub

- 2 PERSON RECEPTION
- KITCHENETTE
- 1NO. 4 PERSON LOUNGE
- 1NO. 8 PERSON TOUCHDOWN TABLE
- 1NO. 4 PERSON BANQUETTE
- COAT & STORAGE ROOM

### Meeting Suite

- 1NO. 10 PERSON MEETING ROOM
- 1NO. 6 PERSON MEETING ROOM
- 3NO. 4 PERSON MEETING ROOM
- 1NO. 4 PERSON MEETING POD

### Agile Workspace

- 64NO. 1400 WIDE WORKSTATIONS
- 2NO. FOCUS PODS
- 2NO. CALL ROOMS
- 1NO. 8 PERSON TOUCHDOWN TABLE
- 1NO. INFORMAL MEETING SPACE
- 1NO. INFORMAL LOUNGE

### Social Space

- LARGE KITCHEN WITH COFFEE STATION
- 1NO. 12 PERSON BANQUETTE SEATING
- 1NO. 8 PERSON DINING TABLE
- 1NO. 4 PERSON BAR
- 1NO. 4 PERSON DINING TABLE

### Amenities

- 1NO. COMMS ROOM
- 1NO. WELL BEING ROOM
- 1NO. PRINT HUB
- 16NO. LOCKERS- APPROX 50LM STORAGE

INDICATIVE TEST FIT LAYOUT ABOVE.  
IMAGES FEATURED ARE SHOWN AS EXAMPLE ONLY.  
PLANS ARE NOT TO SCALE.

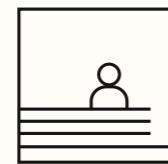
# Specification.

The building has undergone a comprehensive refurbishment to deliver eight floors of elegantly designed, light-filled Grade A workspace anchored by a refined and welcoming ground floor.

Each floor has been finished to an exceptional standard, combining contemporary detailing with exposed services to create generous volumes and a clean, modern aesthetic.

Designed with flexibility at its core, the space adapts effortlessly to a range of occupier needs, offering the quality, clarity and sophistication required for organisations ready to make their mark.

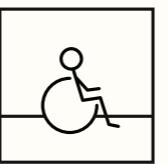
## Highlights.



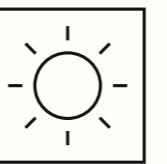
ELEVATED  
RECEPTION



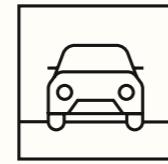
COFFEE  
STATION



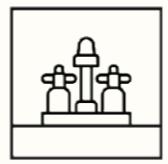
FULLY DDA  
COMPLIANT



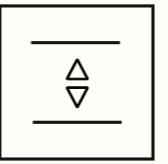
NATURAL  
LIGHT



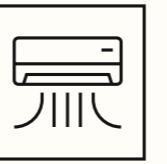
7 SECURE  
PARKING SPACES



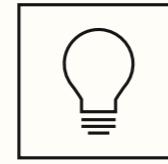
REFURBISHED  
WCS



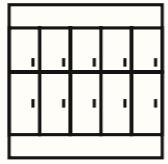
RAISED  
FLOORS



VRF AIR  
CONDITIONING



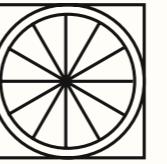
LED  
LIGHTING



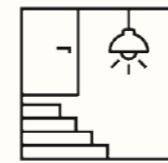
LOCKERS  
PROVIDED



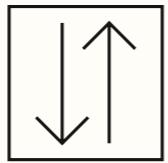
HIGH QUALITY  
FLOORING



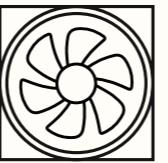
ENHANCED SECURE  
CYCLE STORAGE



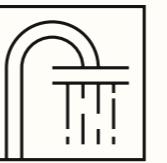
ENHANCED  
BASEMENT



3X 13  
PERSON LIFTS



EXPOSED  
SERVICES



UPGRADED  
SHOWERS

## ESG Highlights.



VERY GOOD  
RATING



EPC B  
RATING



AWARDED  
PLATINUM



AWARDED 1



NOW LET - IMAGE USED FOR INDICATIVE PURPOSES.

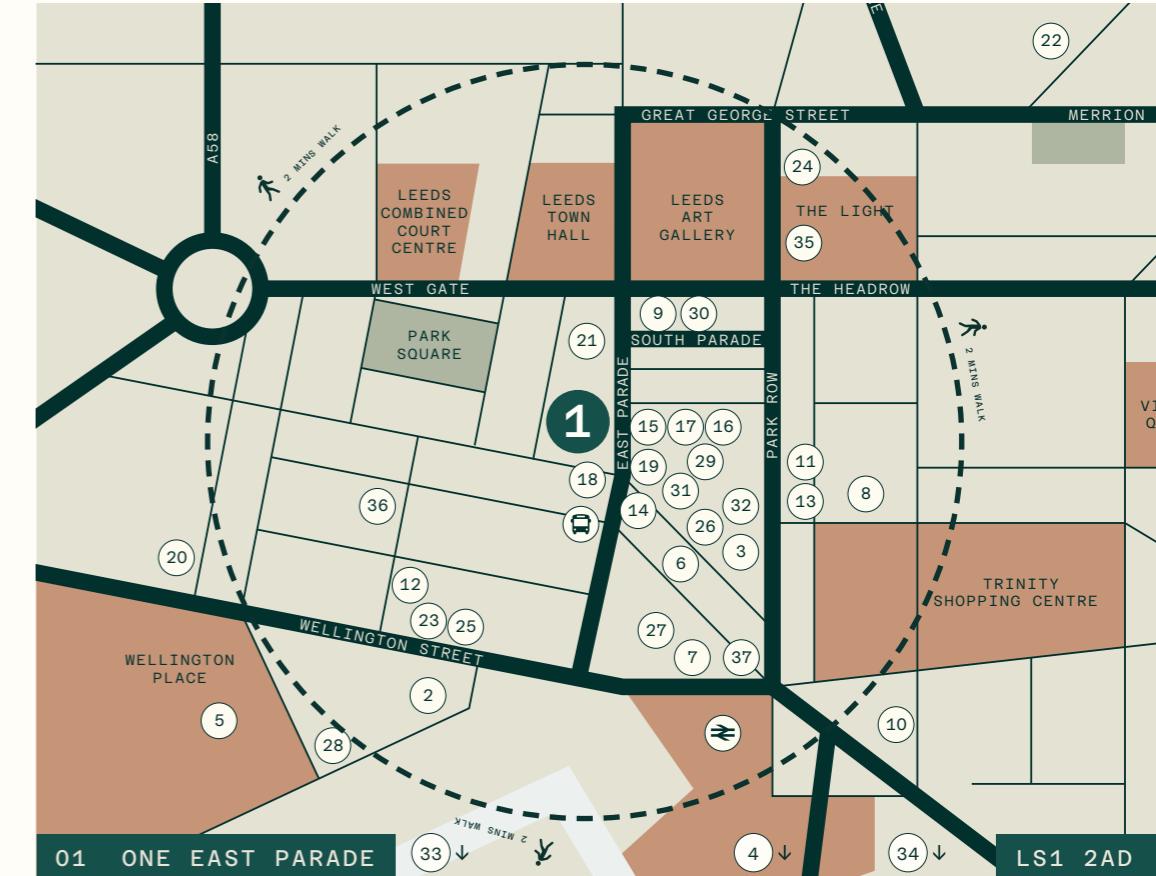
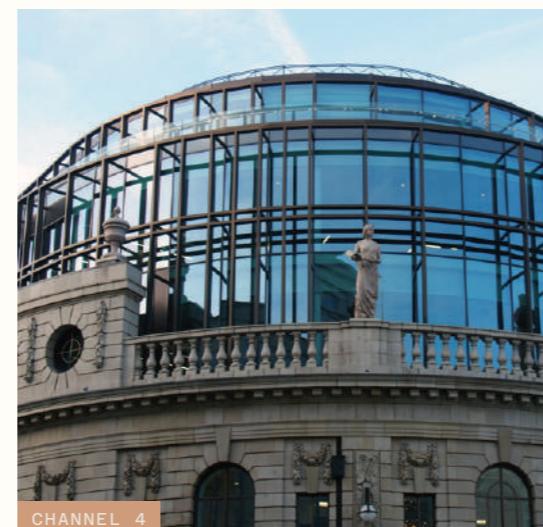
The reimagined reception at One East Parade will become a destination in its own right, introducing a sophisticated lounge that creates an elevated arrival experience for meeting, pausing and connecting.



# At the Centre of Commercial Life.

One East Parade enjoys a commanding position in Leeds City Centre, just a two-minute walk from Leeds Station, moments from the tranquillity of Park Square and only a few minutes from Trinity Leeds. Its location places it among the city's most desirable restaurants, bars and cafés, creating an amenity-rich setting that enhances the working day for all who visit.

Situated at the heart of Leeds' Commercial Business District, the building offers exceptional connectivity and an unrivalled business address. City Square, The Headrow, Greek Street and Park Square are all on the doorstep, supported by an extensive mix of retail, hospitality and cultural destinations. This prime position strengthens both workplace experience and corporate presence, establishing One East Parade as a premier destination within a thriving city centre neighbourhood.



## Local Occupiers

- 02 PWC
- 03 DELIOTTE LLP
- 04 FLINT BISHOP
- 05 REDMAYNE BENTLEY
- 06 SOFTCAT
- 07 CHANNEL 4

## Coffee

- 08 200 DEGREES COFFEE
- 09 BEAN COFFEE ROASTERS
- 10 LAYNES ESPRESSO
- 11 BLACK SHEEP COFFEE
- 12 WOLFOX
- 13 LA BOTTEGA MILANESE

## Bars

- 14 THE BOX
- 15 MANAHATTA
- 16 NEIGHBOURHOOD
- 17 THE ALCHEMIST
- 18 DIRTY MARTINI
- 19 ALL BAR ONE

## Fitness

- 20 SNAP FITNESS
- 21 RYDE STUDIO
- 22 PUREGYM
- 23 TRIB3
- 24 NUFFIELD HEALTH & FITNESS
- 25 PILAT3SS

## Restaurants

- 26 BLACKHOUSE
- 27 SOUS LE NEZ
- 28 THE WHITEHALL
- 29 LOST & FOUND
- 30 SAN CARLO
- 31 TATTU

## Hotels

- 32 DAKOTA
- 33 DOUBLETREE BY HILTON
- 34 HYATT
- 35 RADISSON
- 36 THE CHAMBERS
- 37 THE QUEENS



## By Foot

GREEK STREET	2 MINS	HARVEY NICHOLS	9 MINS
LEEDS TRAIN STATION	2 MINS	BRIGGATE	8 MINS
CITY SQUARE	3 MINS	LEEDS TRAIN STATION	9 MINS
PARK ROW	3 MINS	VICTORIA QUATER	10 MINS
LEEDS TOWN HALL	3 MINS	VICTORIA GATE	12 MINS
TRINITY LEEDS	5 MINS	LEEDS BUS STATION	15 MINS

## By Car

YORK	52 MINS
SHEFFIELD	54 MINS
MANCHESTER	1H 10 MINS
LIVERPOOL	1H 34 MINS
BIRMINGHAM	2H 5 MINS
LONDON	3H 46 MINS

## By Train

YORK	22 MINS
SHEFFIELD	40 MINS
MANCHESTER	48 MINS
LIVERPOOL	1H 26 MINS
BIRMINGHAM	1H 49 MINS
LONDON KING'S CROSS	1H 59 MINS

# Your Next Workplace.

FOR FURTHER DETAILS & VIEWINGS, PLEASE CONTACT OUR COMMERCIAL AGENTS:



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# ONE EAST PARADE

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