

A Landmark Reimagined.
Available April 2026

ONE EAST PARADE

Leeds, LS1 2AD

6,534 sq ft

Grade A Workspace

4th Floor Available To Let



ONE
EAST
PARADE

- 01. GENERAL SERVICES
- 02. GENERAL SERVICES
- 03. GENERAL SERVICES
- 04. GENERAL SERVICES
- 05. GENERAL SERVICES
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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 reimagining, 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	AVAILIBILITY
Eighth	1,818	170	Clearwater International
Seventh	5,620	522	Oakland Consulting
Sixth	6,513	605	Alvarez And Marsal
Fifth	5,620	522	Xalient
Fourth	6,534	607	Available To Let
Third	6,650	617	Appleyard Lees
Second	7,440	691	Q-Park
First	7,320	680	Goodall Brazier
Ground	4,068	378	Goodall Brazier

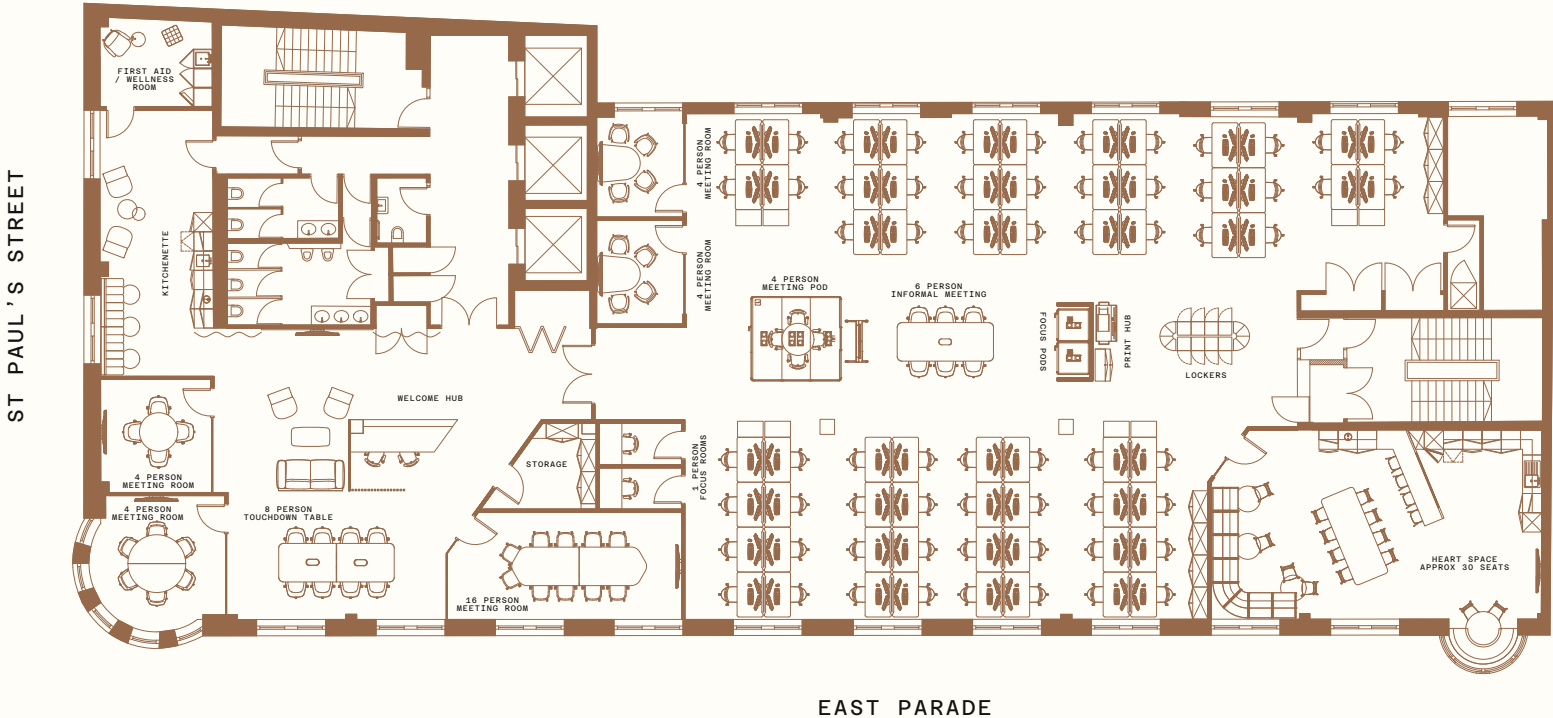


Fourth Floor, 6,534 sq ft To Let.



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.



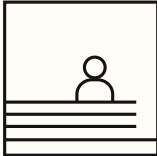

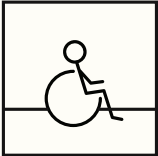
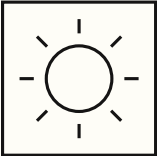
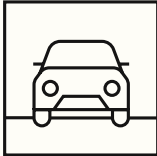
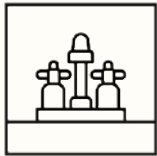



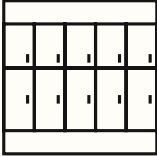

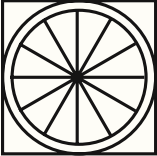

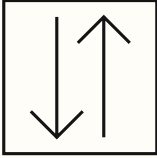
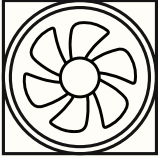

Specification.

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



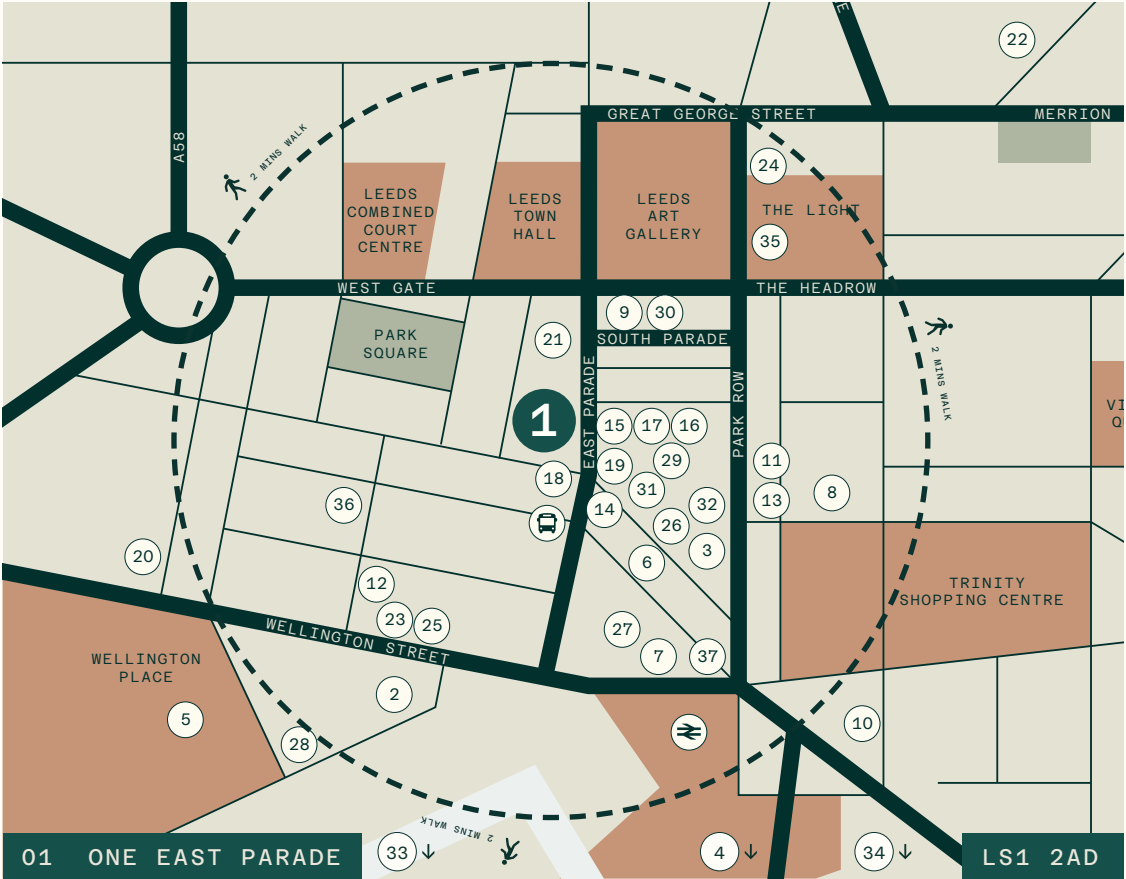
The reimagined reception at One East Parade will become a **destination in its own right**, introducing a sophisticated lounge that creates an elevated arrival experience for meeting, pausing and connecting.



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	PILAT3S

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



ALL TIMES ARE TAKEN FROM
GOOGLE MAPS AND ARE APPROXIMATE

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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