

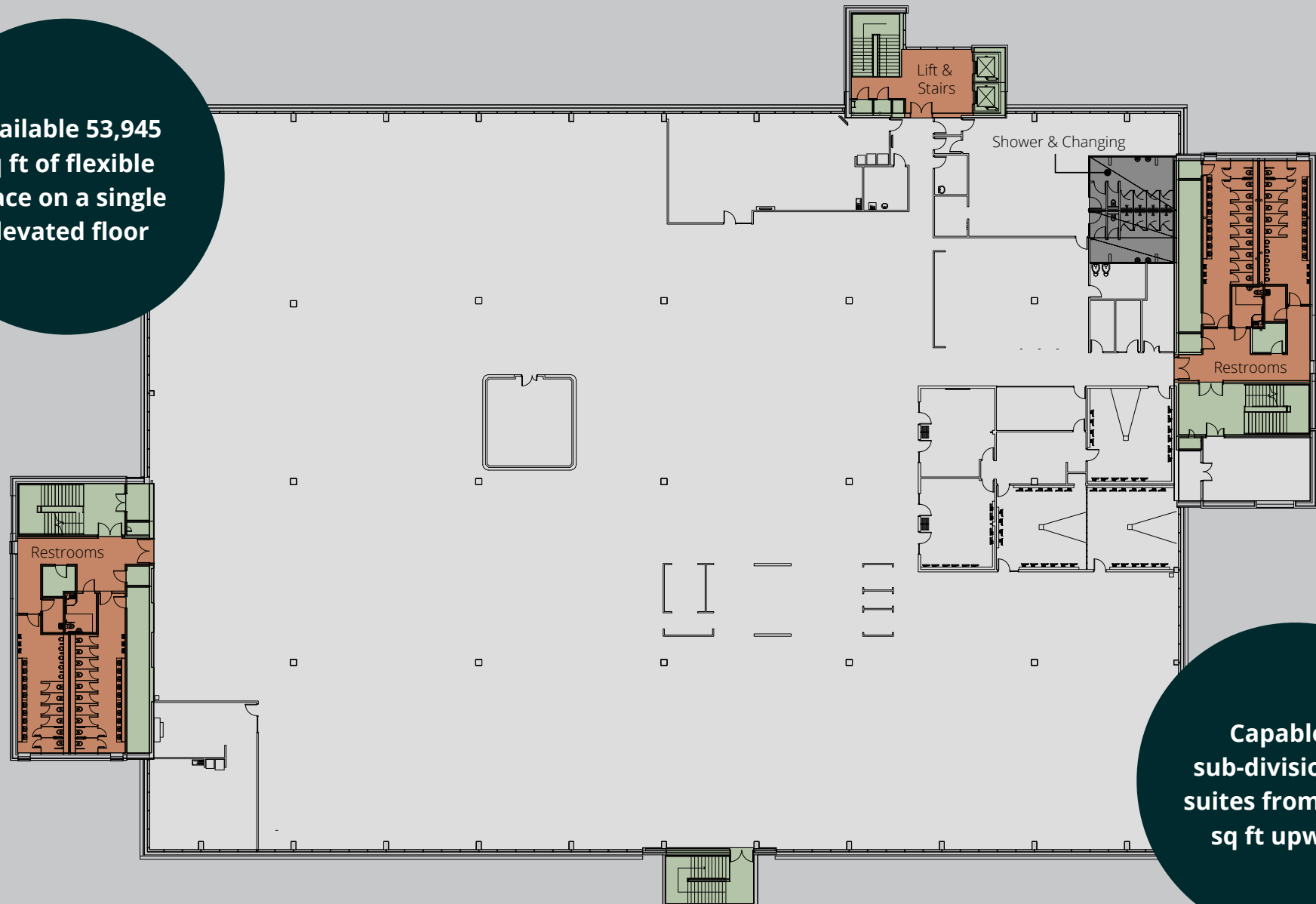


One Station Plaza

@ White Rose Park

A unique opportunity to join a growing
business and education community

Available 53,945
sq ft of flexible
space on a single
elevated floor



Capable of
sub-division into
suites from 22,500
sq ft upwards

The Opportunity

One Station Plaza features a dedicated glazed reception, offering an impressive entrance that enhances your brand's visibility and creates a fantastic branding opportunity with prominent signage, fronting the Leeds to Manchester train line.

The open-plan layout, thanks to the single floor plate, is ideal for fostering collaboration and team cohesion. With a highly flexible planning grid, you can customise the workspace to suit all your business needs

Security is paramount, with 24/7 on-site guarding and a comprehensive CCTV system, ensuring a safe and secure working environment. The space is flooded with natural light, promoting staff wellness and creating an uplifting atmosphere. Additionally, the property is sustainably designed, boasting a B EPC rating, PV solar power generation, and EV charging points to support eco-friendly commuting and operations.

The building offers 180 secure basement parking spaces, including 5 EV charging points, ensuring ample parking for your team and visitors. For resilience, the office is equipped with an 800Kva dedicated power supply, a backup generator, and three independent fibre routes, providing robust business continuity solutions.

The existing high-quality fit-out offers a plug-and-play opportunity, allowing for a seamless transition into a fully operational office space.



Grade A Specification:

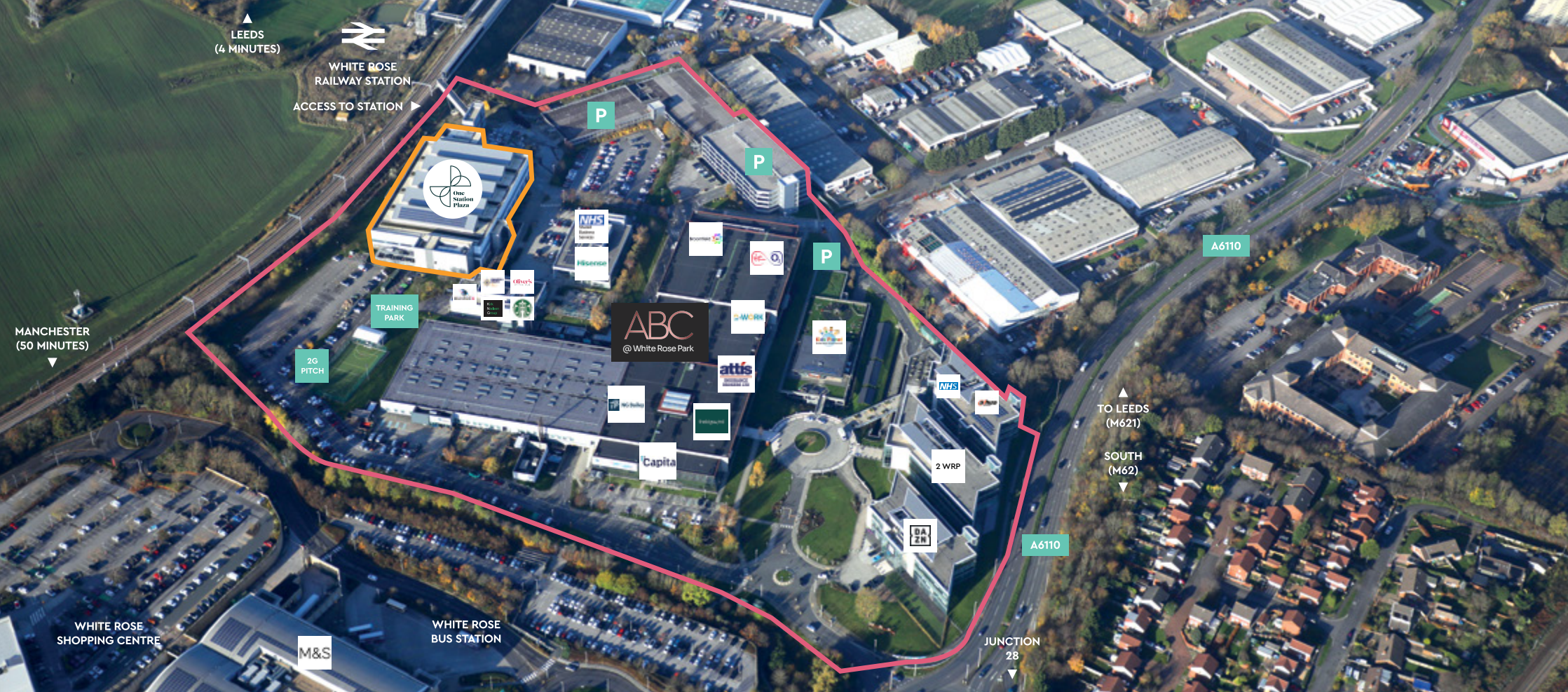
This Grade A office space boasts top-tier features including breakout rooms, modern showers and a wellbeing room, all designed to create an exceptional, modern working environment.

 Displacement Air Conditioning	 Raised access floors with BusBar power system	 LED lighting with daylight savings	 Floor to ceiling glazing and north light roof	 180 secure undercroft parking spaces
 Access Control System	 Secure under building store & parking area	 Dedicated PV	 Back-up generator	 5 x Dedicated EV space
 Wellbeing and Prayer Room	 Showers, changing rooms, lockers and drying room	 Breakout and meeting room suites	 Kitchen amenities	

Abundance of Amenities & Prominent Location

 Starbucks Coffee	 2,700 Car Parking Spaces On Site	 100 Place Award Winning Nursery	 Personal Training/ Weekly Running & Walking Clubs
 2G Pitch & Training Ground	 The Chelsea Garden	 Oliver's Restaurant	 Yoga, HITT & Personal Health Check Ups
 Indoor Gym, Fitness Studio, Spin Room & outdoor gym	 On Site Lending Library	 Top 5 UK Rated 6 th Form College	 EV Charging





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