

7 PARK ROW

LUXURIOUS OFFICES WITH GRAVITAS, STYLE AND AMBITION
FULLY REFURBISHED OFFICE SUITES AVAILABLE FROM 1,300 SQ FT

STUNNINGLY REFURBISHED. IMMACULATELY PRESENTED.



Welcome to 7 Park Row, a prime refurbished office in Leeds City Centre. It welcomes you with a stylish reception, carefully curated design and modern facilities. The perfect location to embrace your potential.







BOUTIQUE OFFICES. PRIME LOCATION.

Park Row famously connects the financial and retail districts of the City Centre and is one of the most sought-after business addresses in Leeds. With Pinsent Masons, Deloitte and Schroders as neighbours you also have Restaurant Bar & Grill, Gaucho and Head Of Steam to wine and dine.



LOCATION, LOCATION, LOCATION...

KEY

● OCCUPIERS

- 01. Q-Park
- 02. Radisson Hotel
- 03. Park Plaza
- 04. Queens Hotel
- 05. Dakota Hotel
- 06. City Square House
- 07. Bond Court

● RETAIL/LEISURE

- 01. The Light
- 02. Caffè Nero
- 03. Gauchó
- 04. Flight Club
- 05. Black Sheep Coffee
- 06. Tesco Express
- 07. Nat West
- 08. Head of Steam
- 09. HSBC
- 10. Black Cat Club
- 11. Art gallery
- 12. BOX
- 13. Six by Nico
- 14. Iberica
- 15. Tesco Express





THE PERFECT RECEPTION FOR FIRST IMPRESSIONS.

Light, fresh and luxurious 7 Park Row has been comprehensively refurbished to provide:

- New reception featuring soft seating, break-out areas and touchdown space
- Refurbished common areas
- Fully fitted gym, showers and changing facilities
- Refurbished floors available as both Cat A or fully fitted

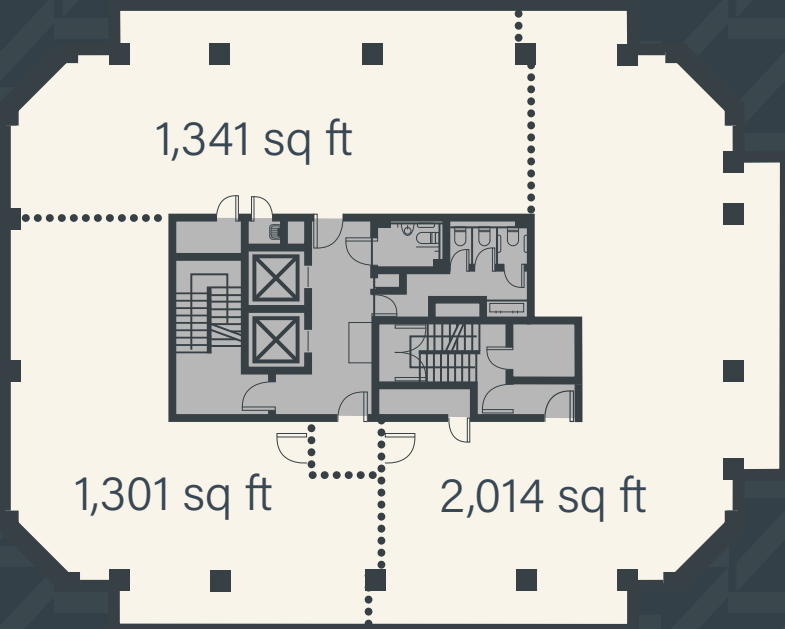


FLEXIBLE FLOORS. CHOOSE YOURS.

Fitted Units and Desks
Please enquire about availability

6TH FLOOR 4,656 ^{SQ FT}

Available for full or part lease



7TH FLOOR 3,077 ^{SQ FT}



Available Accommodation

Floor	SQ FT	DESKS
8th Floor	2,713	27
7th Floor	3,077	30
6th Floor	4,656	
Total	10,446	



8TH FLOOR 2,713 ^{SQ FT}



REASONS TO CHOOSE 7 PARK ROW



FLOOR TO CEILING
WINDOWS PROVIDING
EXCELLENT NATURAL LIGHT



GYM



HIGH SPEED FIBRE
THROUGHOUT
AND READY TO CONNECT



COMMUNAL
WORKING SPACE



BIKE PARKING



DEDICATED TENANT
CAR PARKING SPACES



EV CHARGING
POINTS



LED LIGHTING



DRYING ROOM &
LOCKERS

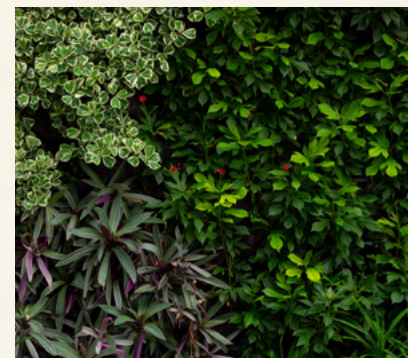


ON-SITE
CONCIERGE



EXPOSED SERVICES

CHAMPIONING SUSTAINABILITY



**BREEAM
VERY GOOD**



**FULLY ELECTRIC
AND VRF AIR CON**



EPC A

SPACES.

Spaces offer a range of serviced office solutions providing overflow space as and when you need it:

- All inclusive rates on flexible contracts
- Coworking memberships
- Bookable meeting rooms
- Tenant discounts and membership rates available on request





FURTHER INFORMATION.

For further information or to arrange a viewing, please contact the joint retained letting agents.

Clem McDowell

E clemmcdowell@cartertowler.co.uk
T +44 113 245 1447

James Jackson

E jamesjackson@cartertowler.co.uk
T +44 113 245 1447

Elizabeth Ridler

E elizabeth.ridler@knightfrank.com
T +44 113 297 2427

Victoria Harris

E victoria.harris@knightfrank.com
T +44 113 297 2448



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