





## NEWLY REFURBISHED, CAT A CONDITION OFFICE SPACE

**6EP offers occupiers an unrivalled address and an enviable Grade A working environment at a highly competitive rental.**

It is located in the heart of the commercial and financial district of Leeds City Centre fronting East Parade, which forms part of the City's loop road network.

Situated only a 3 minute walk from Leeds Train Station and a 5 minute stroll from the Trinity Shopping Centre, 6EP provides the perfect staff and client experience. Directly across from Greek Street, one of Leeds' most vibrant destinations for bars and restaurants, the building is also ideally placed for some of the city centre's best places to eat, drink and socialise.

The property has undergone a £4m redevelopment programme to provide stunning Grade A office accommodation, over 7 floors, with secure basement parking, showers, bike storage, and much more.





# SPECIFICATION

A stunning finish throughout, because first impressions count.



Fully electric building



LED lighting



VRF air-conditioning system



EPC Rating A (23)



Concierge and 24 / 7 access



Private roof terrace



Two passenger lifts



Raised access floors



Exposed ceilings



External lighting scheme



Secure basement parking spaces



High quality toilet and shower facilities



Cycle storage and lockers / drying room



Floor to ceiling glazed front elevations



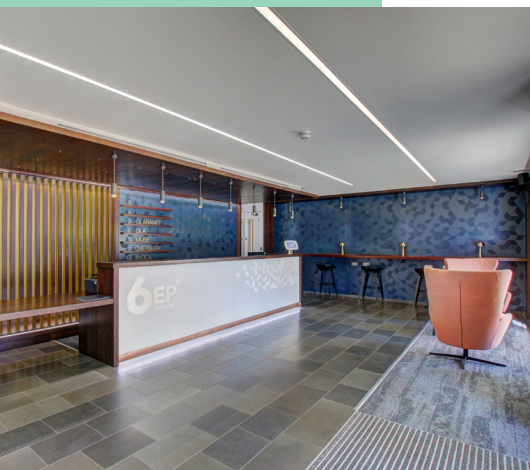
Highly efficient and cost-effective building



## AVAILABLE SPACE AT 6EP

6EP provides the following high-quality office accommodation.

| FLOOR/SUITE | AREA (SQ FT) | STATUS    |
|-------------|--------------|-----------|
| 5th Floor   | 6,177        | Available |
| 4th Floor   | 7,293        | Available |

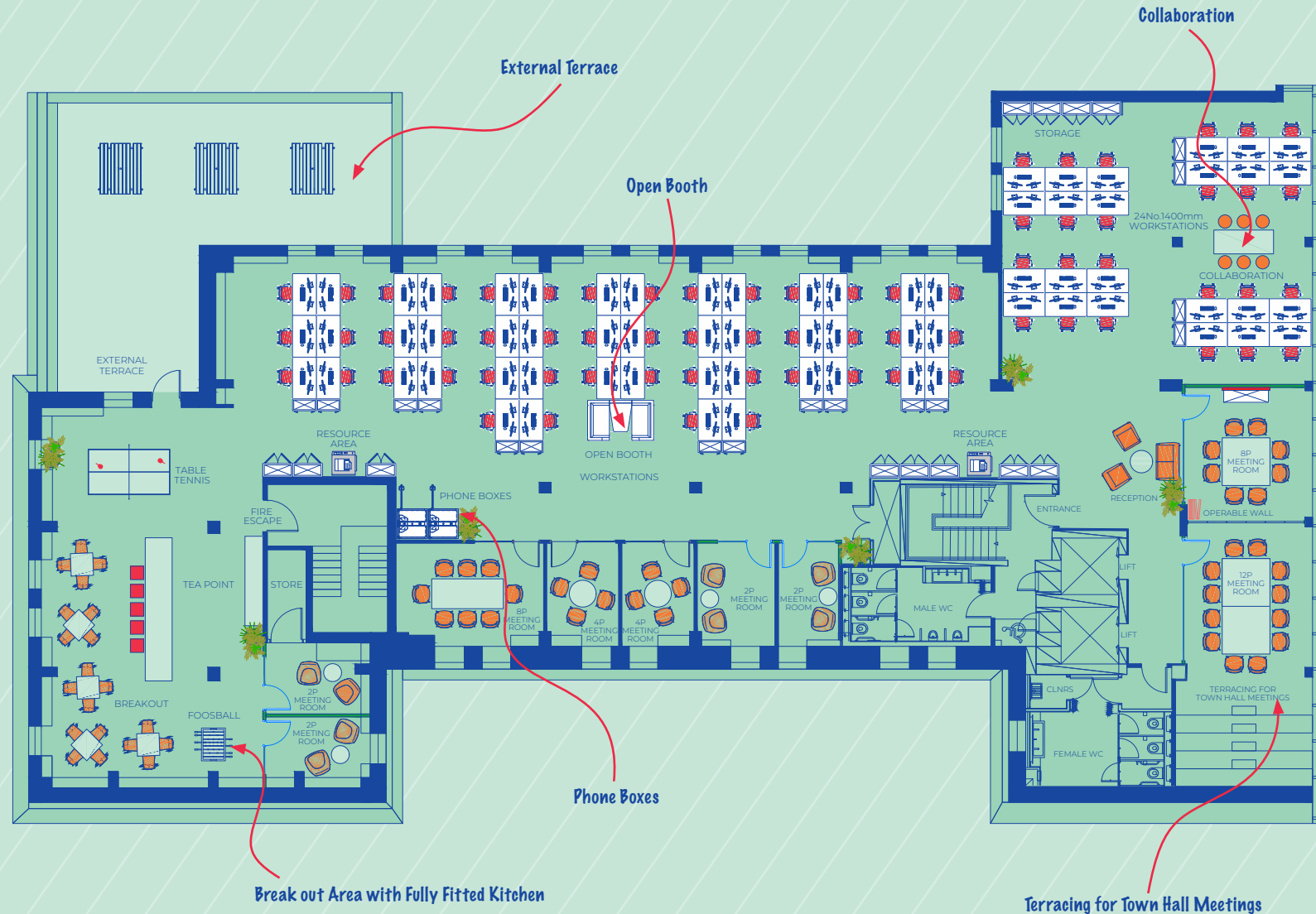


# 5TH FLOOR:



Fully stripped back to CAT A condition, ready for you to make your own mark on the suite.

This 6,177sq ft suite features a private roof terrace. Available for immediate occupation.



Based on our indicative layout the 5th floor 6,177sq ft suite could accommodate:

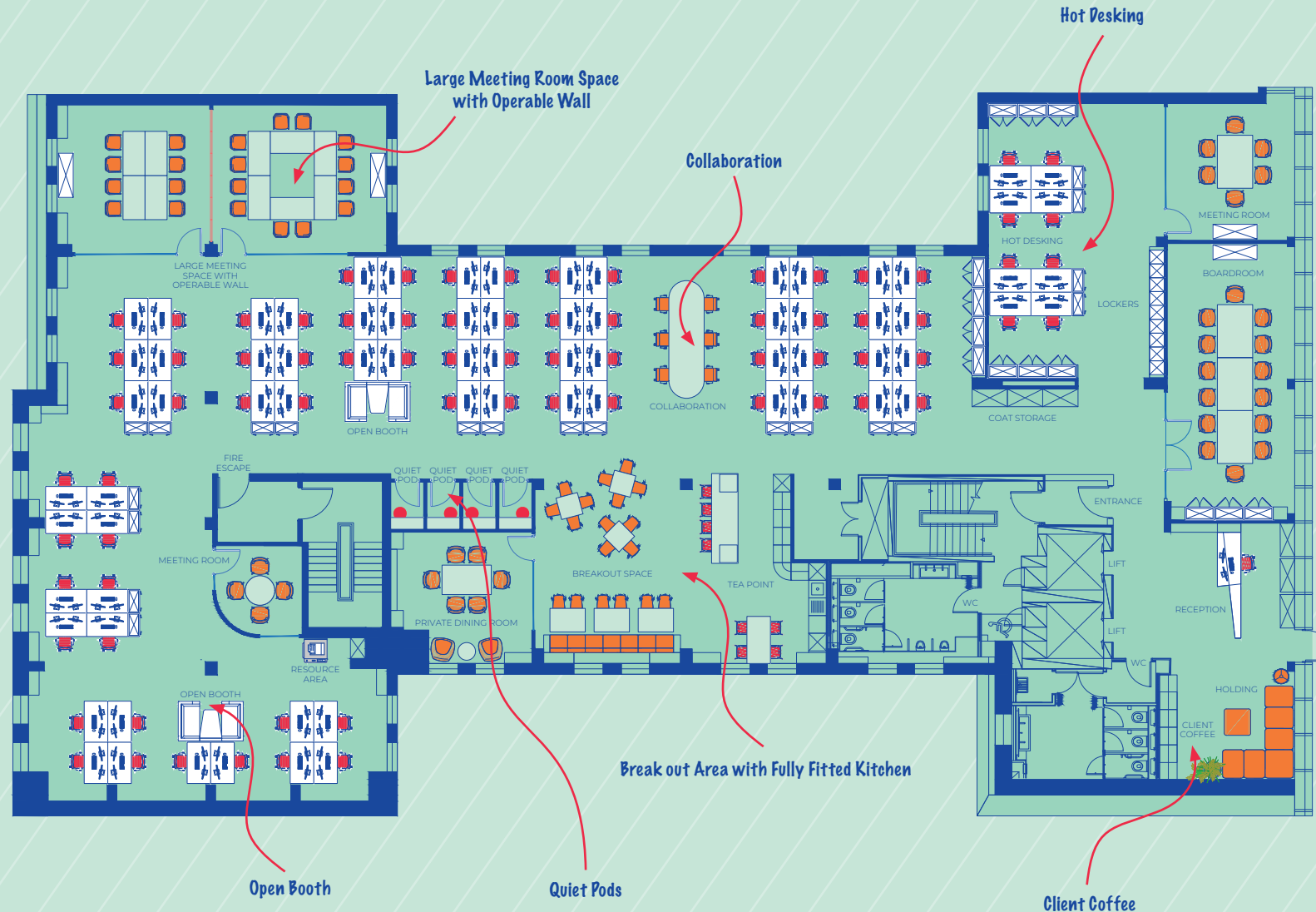
- 70 open booth workstations
- 9 meeting rooms
- 2 phone booths
- Collaboration areas
- Break out area

\*indicative layout

# 4TH FLOOR:

Fully stripped back to CAT A condition, ready for you to make your own mark on the suite.

This 7,293sq ft is available for immediate occupation.



Based on our indicative layout the 5th floor 6.177sq ft suite could accommodate:

- 76 open booth workstations
- 6 meeting rooms
- 4 quiet pods
- Collaboration areas
- Break out area



\*existing fitted images of other suites in the building

# SUSTAINABILITY

6EP utilises the latest renewable energy saving and harvesting technologies to provide a class leading sustainable environment. It is anticipated that this will lead to savings of 115 tonnes of CO2 per annum.



## Energy saving technologies

Currently one of the most energy efficient heating/cooling systems available, which incorporates heat recovery.

Thermal modelling has been undertaken to target key areas to improve the building's insulation characteristics.

LED lighting is incorporated within all core areas, which are 80% more efficient than traditional lighting.



## EPC Certificate

We have an Energy Performance Certificate of (A) 23.



## Financial benefits

A target of zero energy cost to run the core areas of the building.

The Government paid annual subsidy (Feed in Tariff) will be transferred to the service charge.

This provides a long term financial cash benefit to reduce the running costs of the building.



## Fully electric building

6EP operates on electricity, using efficient low-carbon technologies for heating and cooling. This future-focused approach helps reduce operational emissions and supports occupiers' sustainability objectives.



## Energy harvesting technologies

A 10kWp Photovoltaic solar panel system is installed on the roof which will generate electricity for the core areas of the building.



## PRIME LOCATION

**6EP occupies one of the finest commercial addresses in Leeds City Centre.**

Its prominence fronting East Parade and being within the traditional commercial and financial core of Leeds, makes it truly an excellent location for occupiers to do business and attract staff.

6EP sits at the very heart of the prime commercial core fronting East Parade which forms part of the Leeds loop road.

The building offers discerning occupiers great prominence and an abundance of staff facilities on their doorstep. Directly across from Greek Street, one of Leeds' most vibrant destinations for bars and restaurants, the building is also perfectly placed for some of the city centre's best places to eat, drink and socialise. The property's location also benefits from being within the main business community with a host of household-named occupiers also present.

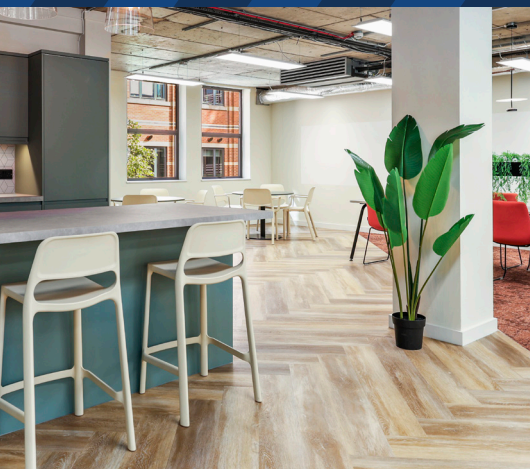


# 6EP

## ON YOUR DOORSTEP

- |                        |                                 |
|------------------------|---------------------------------|
| 1 All Bar One          | 11 Blackhouse                   |
| 2 Q-Park Albion Street | 12 Park Square                  |
| 3 The Alchemist        | 13 The Restaurant Bar and Grill |
| 4 Ryde Studios Gym     | 14 Sous Le Nez                  |
| 5 La Bottega           | 15 Sesame Sandwich Bar          |
| 6 Moose Coffee         | 16 My Thai                      |
| 7 Black Sheep Coffee   | 17 STRONG Pilates               |
| 8 San Carlo            | 18 Leeds New Station            |
| 9 Tesco Express        |                                 |
| 10 Club House Coffee   |                                 |





## CONTACT OUR AGENTS



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### MISREPRESENTATION ACT 1967

All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly:

- 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given.
- 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.
- 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease.
- 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers lessees should undertake independent tests as to the condition of all services and mechanical engineering installations.
- 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to contrary.

**6 EAST PARADE, LEEDS LS1 2AD**

\*indicative images