

# 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 Schrodgers 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



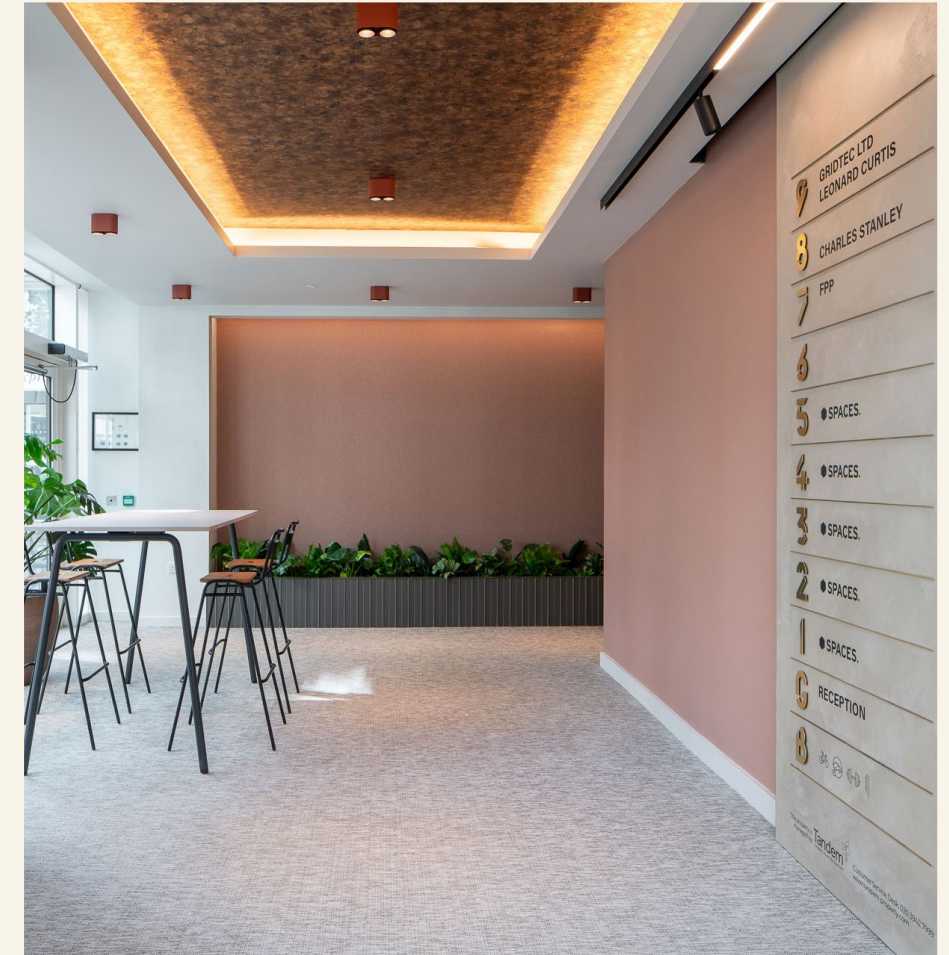




# THE PERFECT RECEPTION FOR FIRST IMPRESSIONS.

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

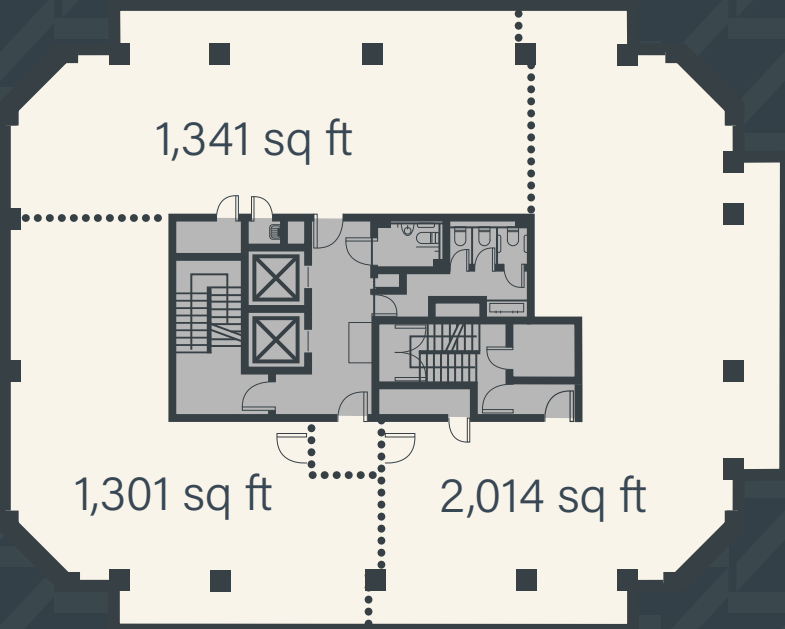


# FLEXIBLE FLOORS. CHOOSE YOURS.

Fitted Units & 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	LET	
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

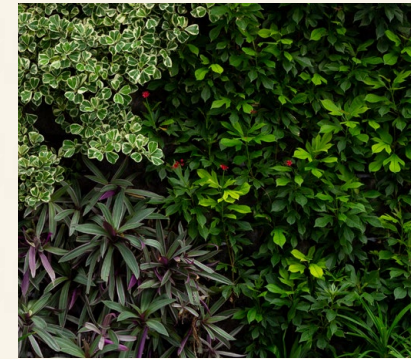


ON-SITE  
CONCIERGE



EXPOSED SERVICES

# CHAMPIONING SUSTAINABILITY



**BREEAM  
VERY GOOD**



**FULLY ELECTRIC  
AND VRF AIR CON**



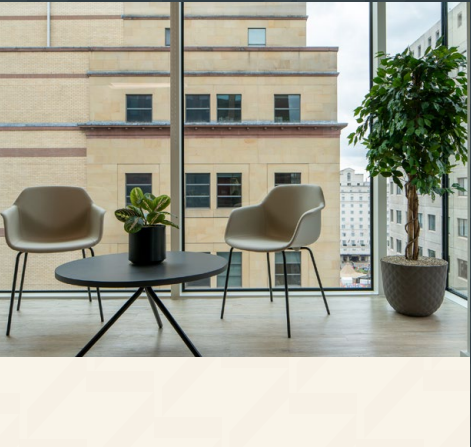
**EPC A**

## **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



**DISCLAIMER MISREPRESENTATION ACT:** Knight Frank LLP give notice to anyone who may read these particulars as follows:- 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. December 2025. Designed by fifthhouse.agency





