

Available To Let Now

Grade A Workspace

Leeds, LS1 2AD

ONE EAST PARADE





A Landmark Reimagined

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 has transformed 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 at one of the city's most sought-after addresses.

This is a rare opportunity to acquire space at one of the city's most prestigious addresses, already home to a host of blue-chip occupiers.



Prominence & Prestige









Elevated Space for Sophisticated Working

Extending across the ground and eight upper floors, One East Parade has undergone a comprehensive refurbishment, completed in autumn 2026.

The completed transformation reveals a fully redesigned reception and arrival experience, where refined materials and meticulous detailing combine to create a calm, confident and highly sophisticated first impression.

Inside, the workspace has been thoughtfully reimagined for discerning occupiers, delivering a harmonious blend of premium finishes, contemporary design and enduring quality. Together, these enhancements reaffirm One East Parade as a landmark workplace of distinction, one that elevates the everyday experience and reflects the ambition of the organisations that call it home.



Elevated By Design

FLOOR	SQ FT	SQ M	AVAILABILITY
08	**1,979**	**184**	**Available from March 2027**
07	5,620	522	Oakland Consulting
06	6,513	605	Alvarez & Marsal
05	6,513	605	Xalient
04	**6,534**	**607**	**Available to Let**
03	6,650	618	Appleyard Lees
02	7,440	691	Q-Park
01	7,320	680	Goodall Brazier
G	4,068	378	Goodall Brazier

AVAILABILITY

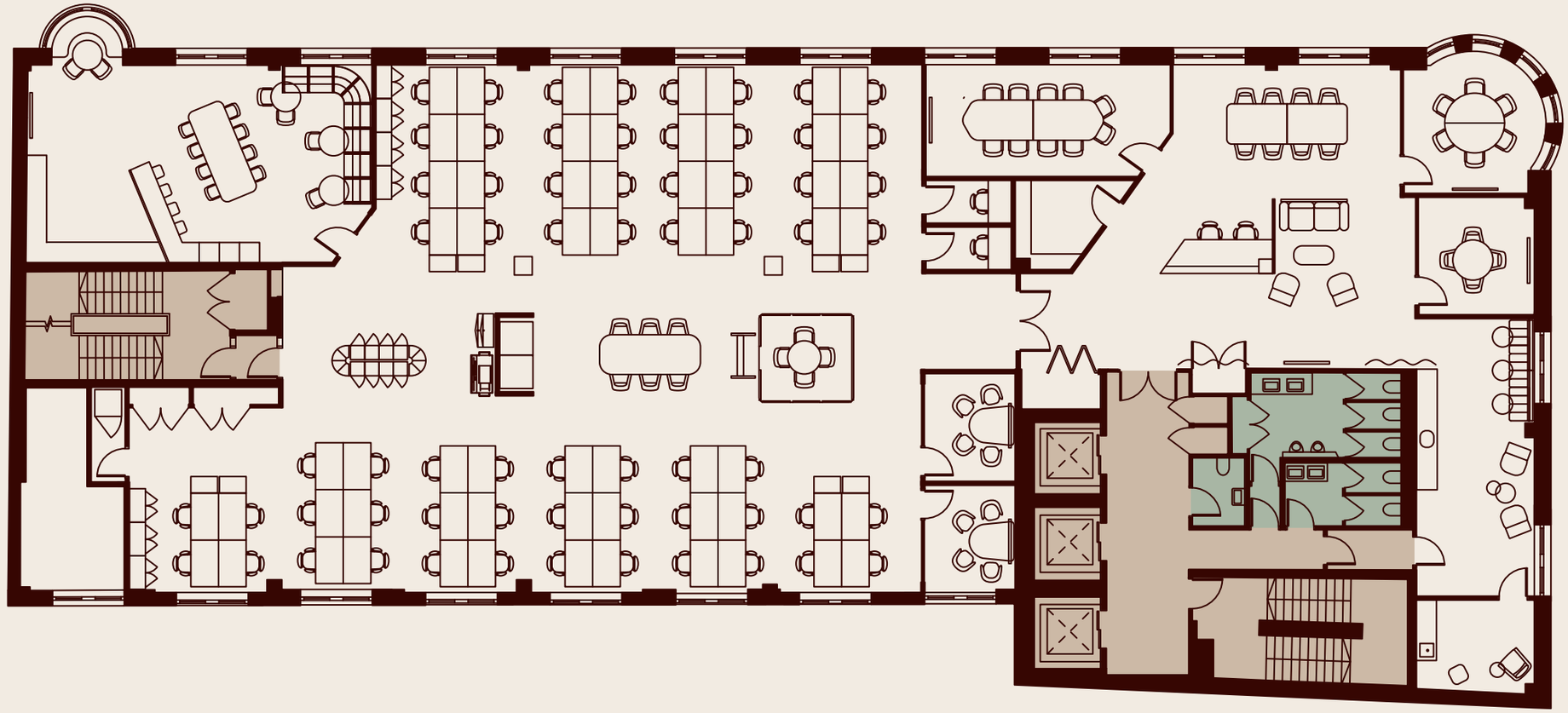


FLOOR

04

6,534 SQ FT
607 SQ M

EAST PARADE



ST PAUL'S STREET

N

KEY

OFFICE CORE WCS

64	Dedicated Desks (1,400 mm wide)
1	Welcome Hub
1	Hospitality Kitchen & Banquette Seating
6	Meeting Rooms (4 – 10 people)
2	6–8-person Touchdown Tables
4	Focus Pods & Call Rooms
1	Staff Social Space (30 seats)
1	Multipurpose Wellness Room
1	Comms Room & Printing Hub
1	Cloakroom & Storage
16	Lockers

INDICATIVE TEST–FIT LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PLANS ARE NOT TO SCALE.











FLOOR

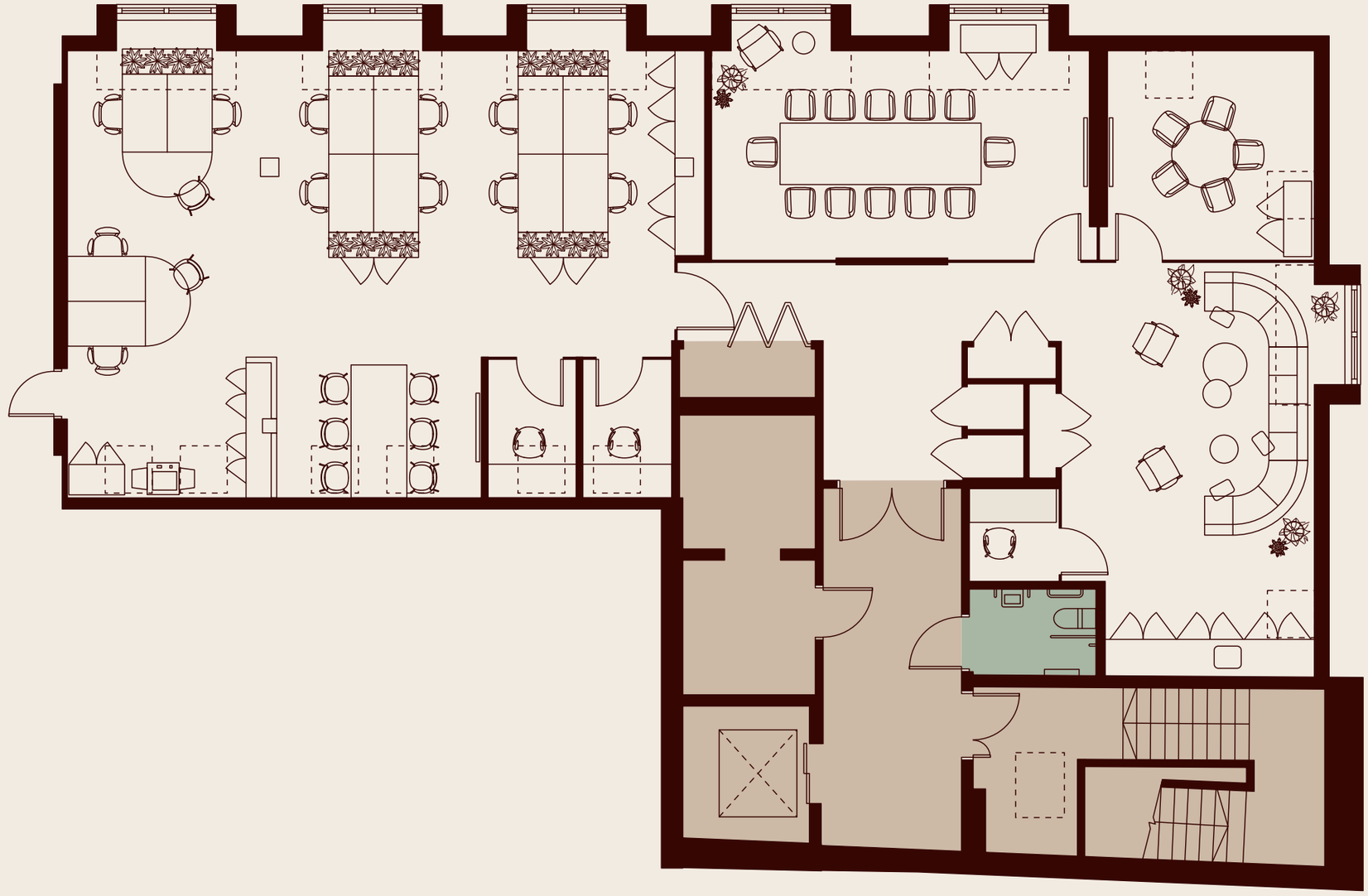
08

1,979 SQ FT
184 SQ M

AVAILABLE FROM
MARCH 2027

CAT A+ LAYOUT TO BE AGREED

EAST PARADE



ST PAUL'S STREET

N

KEY

OFFICE CORE WCS

18	Dedicated Desks
2	Meeting Rooms
3	Focus Pods
1	Collaboration Area
2	Informal Meeting Areas
20	Lockers

INDICATIVE TEST-FIT LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PLANS ARE NOT TO SCALE.


A Higher Standard



Everything Included

- 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
- SECURE CYCLE STORAGE
- ENHANCED BASEMENT
- 3 X 13 PERSON LIFTS
- EXPOSED SERVICES
- UPGRADED SHOWERS

BREEAM®
VERY GOOD RATING

EPC B RATING

WiredScore
AWARDED PLATINUM

fitwel®
1–STAR RATING

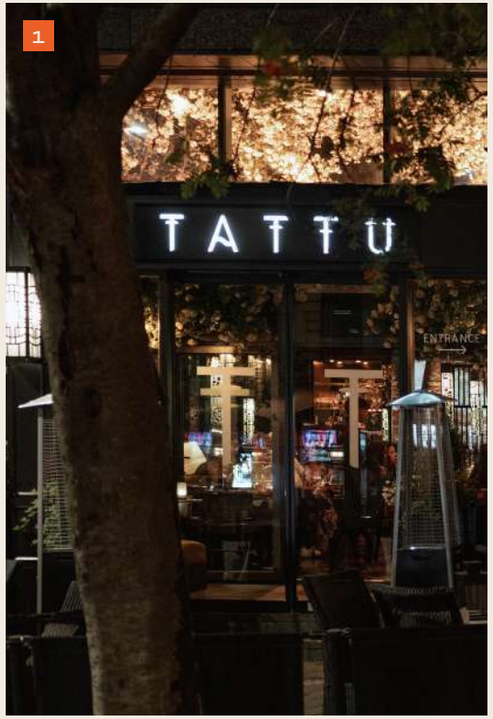


The reimagined reception at One East Parade is a destination in its own right, combining a sophisticated lounge with an elevated arrival experience designed for meeting, pausing and connecting.


Where
Business
Belongs

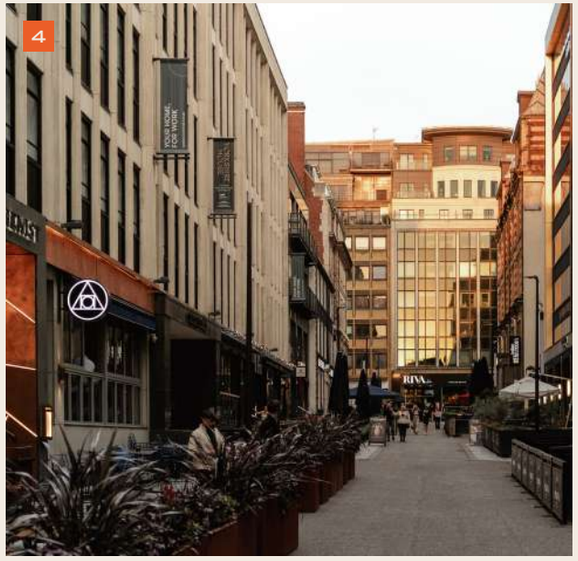
Situated in the Heart of the City

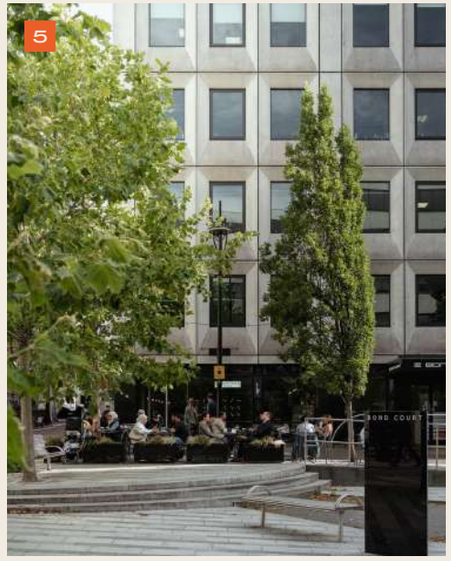
One East Parade enjoys a commanding position in Leeds city centre, just a two-minute walk from Leeds Station, moments from the tranquility of Park Square and only a few minutes from Trinity Leeds. Its location places it among the city's most desirable restaurants, bars and cafés, creating an amenity-rich setting that enhances the working day for all who visit.













LOCALITY

1. Tattu
2. Dakota
3. City Square
4. Greek Street
5. La Bottega Bond Court
6. San Carlo

OCCUPIERS

2. PwC
3. Deloitte LLP
4. Flint Bishop
5. Redmayne Bentley
6. Softcat
7. Channel 4

COFFEE

8. 200 Degrees Coffee
9. 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. Kuwa Pilates
24. Nuffield Health & Fitness
25. HiiCLUB

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 locations are within a 5-minute walk.

Situated at the heart of Leeds' central 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 setting establishes One East Parade as a premier workplace within a thriving city centre neighbourhood.

At the Centre of Commercial Life



All locations shown on the map are sourced from Google and were accurate at the time of publication. All markers indicate approximate locations.



BY FOOT

Greek Street	2 Mins	Flannels	8 Mins
Leeds Station	2 Mins	Briggate	8 Mins
City Square	3 Mins	Victoria Quarter	10 Mins
Park Row	3 Mins	Corn Exchange	12 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

(FROM LEEDS STATION)

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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ONE EAST PARADE

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