

TO LET – PREMIUM OFFICE SUITE IN STUNNING PERIOD BUILDING

9 East Parade, Leeds, LS1 2AJ

694 ft² / 64.5 m²



- ◇ Listed building of exceptional character
- ◇ Third floor suite with access to shared meeting room
- ◇ Fully fitted, contemporary, and open-plan
- ◇ Tea point and break-out area
- ◇ WCs + shower / wet room on second floor
- ◇ Air conditioning with fresh air ventilation
- ◇ Cycle storage

LOCATION



Situation

- Prominently positioned on East Parade, at the lower end of Greek Street, 9 East Parade has access to an extensive choice of amenities in the form of popular bars, restaurants and cafe establishments.
- The building sits within the city's central business district and is within a short walking distance of Leeds Train Station.
- With its prominent position and an abundance of nearby attractions, 9 East Parade presents an exceptional opportunity for seeking a thriving environment in the heart of Leeds.
- The attractive Park Square is within a stone's throw of the office – a delightful place to spend a lunch break.



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DESCRIPTION

9 East Parade holds a rich and diverse history, constructed in the 18th century as the residence of Whittell Sheepshanks, a prominent merchant and esteemed magistrate who was twice mayor of Leeds.

Having recently undergone a refurbishment, the ground floor now proudly hosts Six by Nico, the renowned Scottish restaurant chain. A luxury, high-end bar on the lower ground level is soon to be introduced, catering not only to our tenants but also to the community of neighbouring streets.

Meanwhile, the upper floors have been renamed Whittell’s Workspace after the first resident of 9 East Parade, which consists of five exciting workspaces.

The available office is thoughtfully designed to cater to the needs of modern businesses, offering a fully fitted, contemporary, and open-plan environment ready for use. It has been refurbished with all historical features retained including timber beams.



Accommodation

We have been provided with the following Net Internal Areas (NIA):

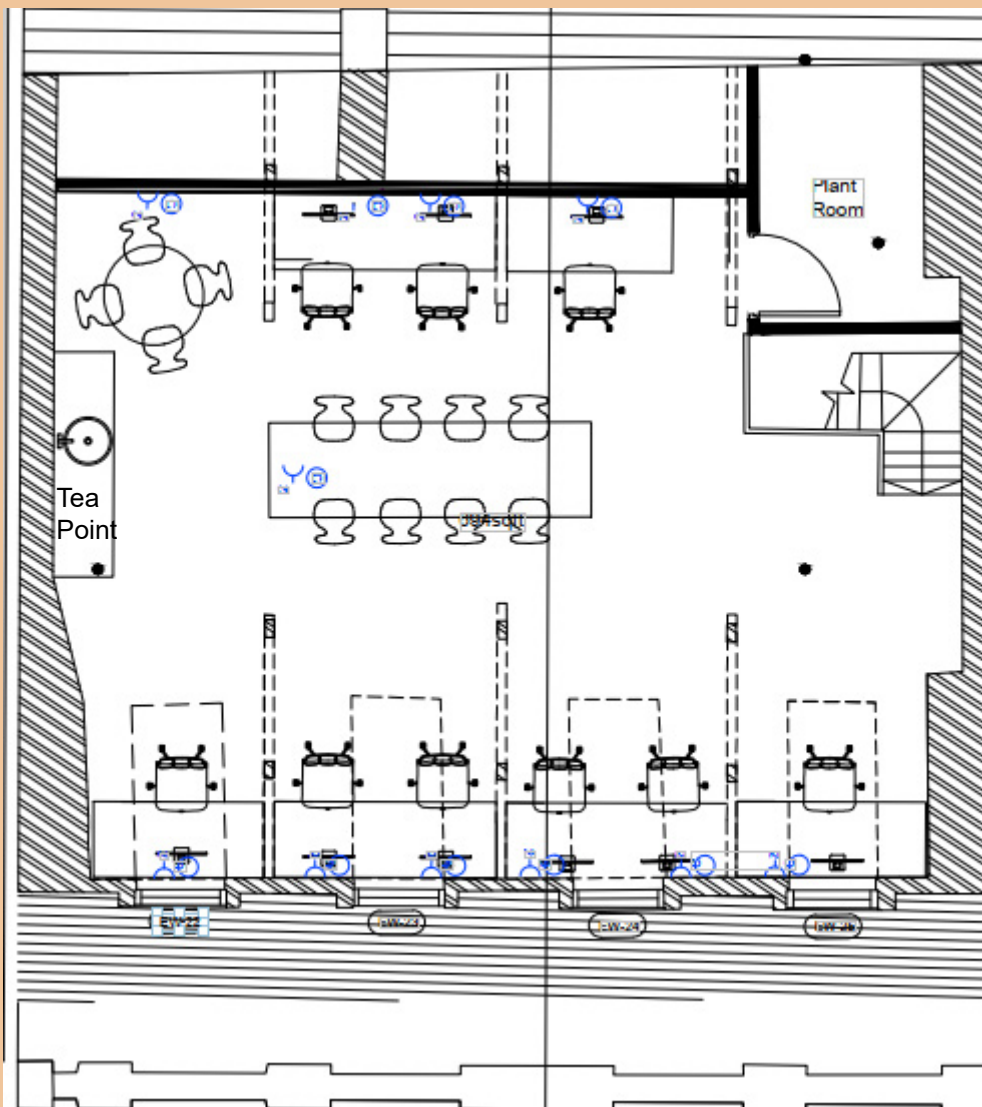
Floor	Sq. M.	Sq. Ft.
Third Floor Suite	64.5	694
Total	64.5	694



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ACCOMMODATION



Shared Meeting Room (2nd Floor)



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THIRD FLOOR SUITE



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Viewing & further information

Please contact the letting agents:

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Terms

Quoting Rent: £25,000 per annum / £2,083.33 per month

Service Charge:

2025/26 – £4,289 per annum

Rates:

It is advised that interested parties make their own enquiries with the local charging authority regarding the rates payable.

EPC:

The property has an EPC rating of B (28)

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared August 2025