

# PRIME OF PLACE



PARK ROW

LEEDS LS1 5HD

TO LET

LEEDS' NEWEST PRIME GRADE A OFFICE RE-DEVELOPMENT

3,867-19,335 SQ FT



**ONLY AVAILABLE AT**



**PARK ROW**

-  DOUBLE HEIGHT FEATURE RECEPTION
-  SHOWER FACILITIES
-  BIKE STORAGE FACILITIES
-  CAT A PLUS SUITES AVAILABLE
-  18 SECURE BASEMENT CAR PARKING SPACES
-  FITNESS LOUNGE
-  BUSINESS LOUNGE AND SHARED MEETING ROOMS FOR ALL OCCUPIERS
-  4 ELECTRIC CAR CHARGING POINTS
-  BREEM 'VERY GOOD'
-  VRF AIR CONDITIONING
-  FULLY REFURBISHED THROUGHOUT
-  LED LIGHTING
-  EXPOSED SOFFIT FINISHES
-  PV CELLS AND TECH TO MINIMISE CARBON EMISSIONS



ARE  
(EVENLY)  
SPACED  
A

76	237.76	485.71
.11	110.70	58.1
1.50	68.89	31.1
5.56	681.71	485.71
0.76	112.70	85



# THE BAR HAS BEEN RAISED

## PROMINENTLY LOCATED ON PARK ROW

Within walking distance of Leeds Railway Station

## STATE-OF-THE-ART REFURBISHMENT

Now fully completed

## RANGE OF ACCOMMODATION

To suit you and your business





# REDEFINING QUALITY

With an unrivalled finish, 8 Park Row offers a unique opportunity in the heart of Leeds' premier business district.



Business Lounge Reception



Cat A Plus Suite



Business Lounge



Fitness Suite





DOUBLE HEIGHT  
FEATURE RECEPTION



SHOWER  
FACILITIES



BIKE STORAGE  
FACILITIES



CAT A PLUS SUITES  
AVAILABLE



12 SECURE BASEMENT  
CAR PARKING SPACES



FITNESS LOUNGE



BUSINESS LOUNGE  
AND SHARED  
BOOKABLE MEETING  
ROOMS FOR ALL  
OCCUPIERS



WIREScore GOLD



ENERGY  
PERFORMANCE  
CERTIFICATE  
RATED B



ELECTRIC  
CAR CHARGING  
POINTS



BREEAM  
'VERY GOOD'



VRF AIR  
CONDITIONING



FULLY REFURBISHED  
THROUGHOUT



LED LIGHTING



EXPOSED SOFFIT  
FINISHES



PV CELLS AND TECH  
TO MINIMISE CARBON  
EMISSIONS

# ANYTHING BUT STANDARD

8 Park Row has been carefully fitted-out with the highest quality materials and a future-proof specification perfect for any business.





# STATE-OF-THE-ART

8 Park Row is leading the way in what is possible in a modern office building with advancements to reduce your carbon footprint.



Smart metering strategy in conjunction with intelligent building app to allow real time visibility of building efficiency



DESIGNED TO MINIMISE HEAT LOSS



NEW HIGH EFFICIENCY VRF HEATING/ COOLING AND MECHANICAL VENTILATION WITH HEAT RECOVERY



INDOOR AIR QUALITY PLAN IMPLEMENTED



LED LIGHTING WITH MOVEMENT AND DAYLIGHT SENSOR CONTROL THROUGHOUT



ENHANCED SHOWER FACILITIES AND 30 CYCLE SPACES (1/124M2)



22% OF PARKING SPACES WITH ELECTRIC CHARGING

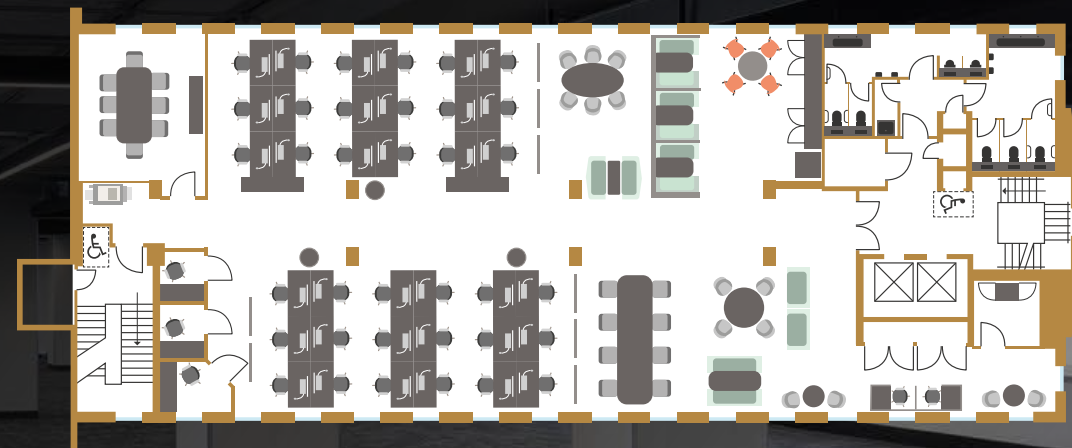


PV CELLS AND TECH TO MINIMISE CARBON EMISSIONS

# THE HIGHEST CALIBRE AVAILABLE

TYPICAL SPACE PLAN

FLOOR	SQ FT	SQ M
First	LET - Digital Velocity/ BoxPhish	
Second	LET - xDesign	
Third ( <i>Open Plan</i> )	3,867	359
Fourth ( <i>Open Plan</i> )	3,867	359
Fifth ( <i>Open Plan</i> )	3,867	359
Sixth ( <i>Open Plan</i> )	3,867	359
Seventh ( <i>Open Plan</i> )	3,867	359
<b>TOTAL</b>	<b>19,335</b>	<b>1,795</b>




- 3 FOCUS ROOMS
- 36 WORKSTATIONS
- 1 COLLABORATION ZONE
- 1 MEETING ROOM



# SURROUNDED BY THE VERY BEST...

## AMENITIES

- |  |  |
|--|--|
| <p><b>1</b> <b>PARK ROW</b><br/>Black Sheep Coffee, Head of Steam, Slug &amp; Lettuce</p> <p><b>2</b> <b>GREEK STREET</b><br/>The Alchemist, Gusto Italian, Dakota Bar &amp; Grill, All Bar One, Bar Soba</p> <p><b>3</b> <b>BOND COURT</b><br/>Dakota Hotel, Blackhouse Grill, Tattu, La Bottega Milanese</p> <p><b>4</b> <b>CITY SQUARE</b><br/>The Restaurant Bar &amp; Grill, Banyan</p> <p><b>5</b> <b>TRINITY LEEDS</b><br/>Wagamama, Angelica, Nando's, Costa Coffee, Fridays</p> | <p><b>6</b> <b>ALBION PLACE</b><br/>Pret, Pizza Express, Byron, Hotel Chocolat, Bill's Leeds</p> <p><b>7</b> <b>MILL HILL</b><br/>Head of Steam, Bundobust</p> <p><b>8</b> <b>BOND STREET</b><br/>Tesco Express, 200 Degrees Coffee, Pret, McDonalds, Greggs, Pizza Punk</p> <p> <b>LEEDS RAILWAY STATION</b><br/>Just a 4 minute walk!</p> |
|--|--|

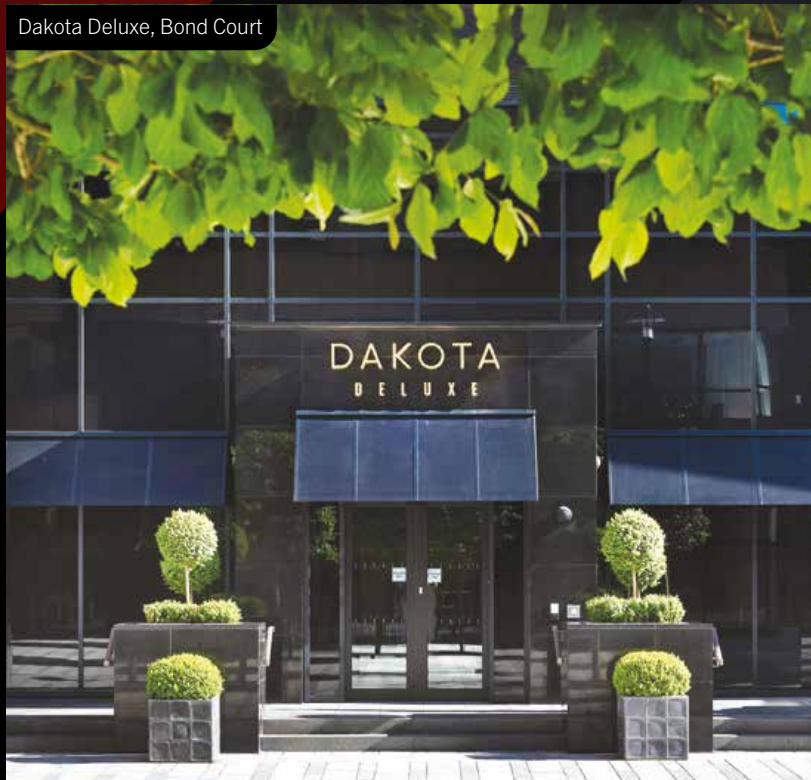
## LOCAL OCCUPIERS



200 Degrees Coffee, Bond Street



Dakota Deluxe, Bond Court



Manahatta, Greek Street



Head of Steam, Park Row



Trinity Leeds



### CYCLE DISTANCES

Leeds Railway Station	0.3 miles
Chapel Allerton	2.6 miles
Headingley	2.7 miles
Otley	11.2 miles
Harrogate	17.9 miles



### DRIVE DISTANCES

J45 M1	4.2 miles
Leeds Bradford Airport	8 miles
Manchester	44 miles
Birmingham	119 miles
London	192 miles



### RAIL TIMES

York	23 mins
Harrogate	36 mins
Manchester Victoria	59 mins
London Kings Cross	2 hrs 10 mins
Edinburgh	2 hrs 53 mins

# MAXIMISE YOUR REACH

Within walking distance of Leeds Railway Station and short drive to the national motorway network via the M621 J2. Experience the benefits of a truly nationally and internationally connected city.



# FURTHER INFORMATION

## TERMS

The accommodation is available by way of new Full Repairing and Insuring leases for a term of years to be agreed.

## EPC

Energy Performance Certificate  
Rating of B.

## LEGAL COSTS

Each party is to bear their own legal costs.  
Further information on request.



## ALL ENQUIRIES

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