

GRADE A FITTED OFFICE SUITE IN PRIME CITY CENTRE LOCATION

1 East Parade

Leeds, LS1 2AD



Key Highlights

- 4,994 sq ft Grade A office available on the 4th floor
- Prime City Centre location – 2 mins from Leeds Station, 1 min from Park Square
- High quality fit out with glazed meeting rooms & kitchen
- Air conditioning, LED lighting, exposed services & raised floors
- Excellent natural light and fully DDA compliant
- Cycle racks, showers, changing facilities & basement parking

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Location

1 East Parade enjoys a prime position in Leeds city centre, just a short 2-minute stroll from the train station, moments from the green space of Park Square, and within easy reach of Trinity shopping centre. Its central location means it's surrounded by a wide choice of restaurants, bars, and coffee spots.

Description

1 East Parade stands as a striking, landmark office building that has been refurbished to deliver Grade A workspace with a contemporary, exposed-services design.

The available suite is positioned on part of the 4th floor and includes the following specification features:

- High quality fit out (including glazed meeting rooms and kitchen facilities)
- Air conditioning
- High quality flooring
- Great natural light
- Exposed services
- LED lighting
- Raised floors
- Fully DDA compliant
- 3 passenger lifts
- Cycle racks
- Basement parking
- Building commissionaire
- Showers & changing facilities

Accommodation

The available accommodation comprises of the following approximate net internal floor area:

FLOOR AREA	SQ FT	SQ M
Suite 4A	4,994	463.96

1 East Parade delivers premium, move-in ready workspace within one of Leeds' most recognisable office landmarks. The suite is perfect for businesses seeking a modern environment with strong transport links and high-quality amenities. Viewings can be arranged by appointment.

Terms

The available suite is available by way of a new full repairing and insuring lease on terms to be negotiated and agreed. Details of the quoting rent are available on request.



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