

# LEASING TEAM



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[www.10southparade.co.uk](http://www.10southparade.co.uk)



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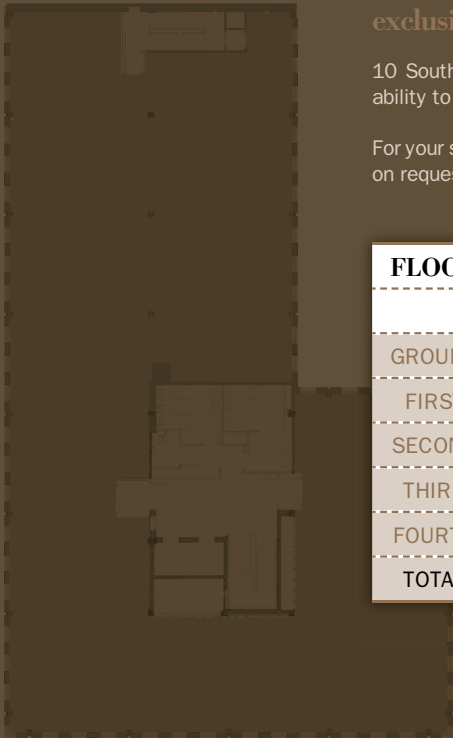
• developments  
**WILTON**

## ACCOMMODATION

10 South Parade provides prime, high quality offices totalling 36,445 sq ft (3,385 sq m) benefiting from 25 exclusive car parking spaces within the secure basement.

10 South Parade has been designed with ultimate flexibility in mind with an ability to cater for requirements from 1,325 sq ft (123.09 sq m) upwards.

For your space planning requirements a CAD format of the floor plans is available on request.



FLOOR	SQ FT	TYPICAL SUITE SIZES (SQ FT)		
		1	2	3
GROUND	7,980	2,050	5,900	
FIRST	9,300	1,325	2,070	5,770
SECOND	6,875	1,350	1,900	3,575
THIRD	6,890	1,350	1,900	3,575
FOURTH	5,400	1,625	3,700	
<b>TOTAL</b>	<b>36,445*</b>	* Areas subject to final measure Capable of subdivision to meet individual requirements		

# GRADE A SPECIFICATION



- Metal tile suspended ceilings
- Full access raised floor — 175mm (4<sup>th</sup> floor — 155mm)
- Floor to ceiling height — 2.70m (4<sup>th</sup> floor — 2.75m)
- Heating and cooling — Energy efficient VRF Fan Coil System providing simultaneous heating & cooling with heat recovery
- Lighting — LG7 compliant with Passive Infra Red motion sensors
- Quality carpet finish to offices
- Floor Loading — GF/1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> — 4.0 + 1 (Partitioning) = 5.0 kN/m<sup>2</sup>  
— 4<sup>th</sup> — 2.5 + 1 (Partitioning) = 3.5 kN/m<sup>2</sup>
- Toilets — Separate Male and Female WC at each floor level with disabled WC's
- Lifts — 2 DDA Compliant 8 person passenger lifts
- Security — Manned reception  
— Out of hours remotely monitored ground floor lobby area \*
- Access Control (24hr) — Gender specified access control system to key areas  
— Remote fob access through secure roller shutter to basement car parking / cycle store
- Shower Facilities — Separate Male & Female sporting club quality changing facilities with showers and lockers
- Car Parking — Secure basement parking — 25 spaces
- Cycle Storage — Secured basement cycle storage
- BREEAM Rating — Very Good

\* Subject to occupier requirements

[www.10southparade.co.uk](http://www.10southparade.co.uk)

10  
SP

Ten South Parade LS1

# CHOOSE 10SP

Beautifully transformed, with a dedicated eye for detail and finishes, 10 South Parade boasts a superb location right in the centre of Leeds' Business District.

10 South Parade is a beautifully redesigned building, where the developer has uncompromisingly created a sensational office space of the highest quality. Using exemplary architectural design and finishes, the team has created an excellent workspace second to none that complements the radiant reception areas and the striking exterior. The distinctive new fully glazed top floor adds additional space and an element of luxury. With impressive views of the city and the vibrancy of the business district - who wouldn't want to work from an office like this?



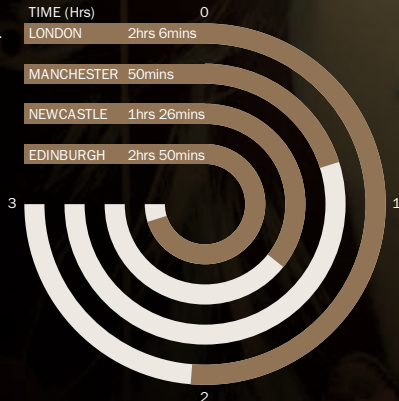
Ten South Parade LS1

# WELCOME TO LEEDS

Leeds is one of the fastest growing commercial centres in the country having the largest legal and professional services sector outside of London, and a successful commercial business quarter, making it a foundation for many high profile occupiers of national and international scale.

- 116,500 people working within the financial and business services sectors alone
- Population of 772,000, representing the second largest of any Metropolitan District in England
- 443,600 people working in the city and two universities
- Student population of over 72,000
- One of the UK's top shopping destinations, with 2,260,000 sq.ft of retail space, being recently described as the "Knightsbridge of the North"

## TRAIN TRAVEL TIMES



## COMMUTER HEAVEN

- Conveniently located in the centre of the UK
- Leeds Bradford International Airport offers routes to 87 destinations 13 of these are to major cities in the UK. A £70 million investment shows the growth and commitment to business this transport link has
- Centrally located on the main UK motorway route - easy access to M1 & M62



# KEY LANDMARKS & OCCUPIERS

- |    |                       |     |                            |     |                     |
|----|-----------------------|-----|----------------------------|-----|---------------------|
| 1. | 10 South Parade       | 10. | Starbucks                  | 19. | Radisson SAS Hotel  |
| 2. | Zurich                | 11. | Caffè Nero                 | 20. | Waterstones         |
| 3. | Bank of England & AXA | 12. | Piccolinos                 | 21. | Boots               |
| 4. | Lloyds Banking Group  | 13. | The Restaurant Bar & Grill | 22. | Marks & Spencer     |
| 5. | Deloittes             | 14. | The Queens Hotel           | 23. | Harvey Nichols      |
| 6. | DLA Piper             | 15. | Park Plaza Hotel           | 24. | Park Square Gardens |
| 7. | Leeds Town Hall       | 16. | Quebecs Hotel              | 25. | Leeds Train Station |
| 8. | City Square           | 17. | Sous Le Nez Restaurant     |     |                     |
| 9. | Pizza Express         | 18. | Art Galleries              |     |                     |



