

TO LET

EXCEPTIONAL AWARD WINNING OFFICE SPACE



10 SP

Ten South Parade LS1

FIRST FLOOR
9,300 SQ FT (864 SQ M)

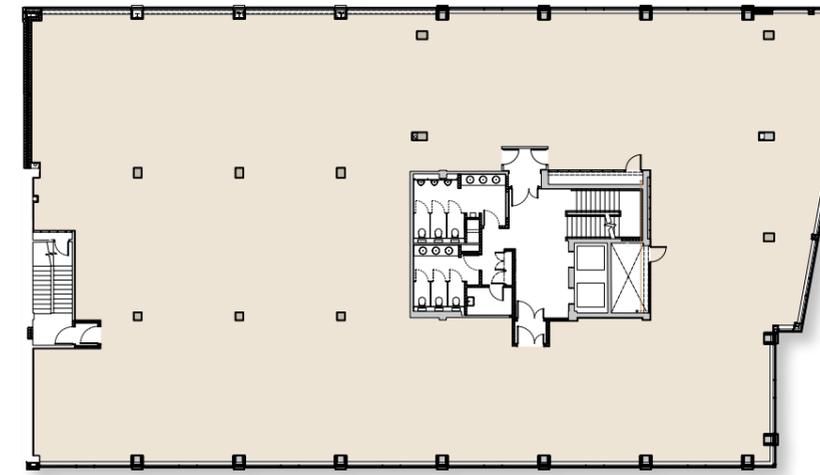
www.10southparade.co.uk



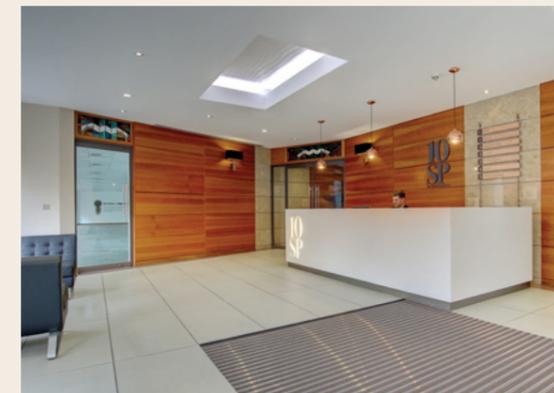
The Grade A specification includes:

- ▶ Full access raised floor
- ▶ Metal tile suspended ceilings
- ▶ Energy efficient VRF fan coil heating and cooling system
- ▶ New LED lighting with PIR sensors
- ▶ Efficient landlord managed service charge
- ▶ Manned reception and 24 hour access control system
- ▶ New male, female and disabled toilet facilities
- ▶ 2x No.8 person DDA compliant lifts
- ▶ Secure basement parking and cycle store
- ▶ BREEAM Very Good / EPC B rating

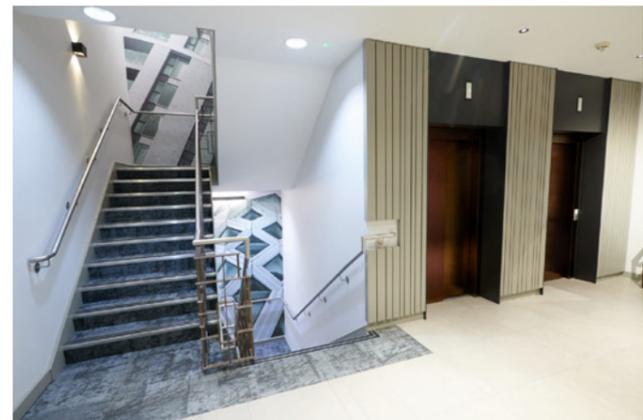
First Floor Plan



**FIRST FLOOR - 9,300 SQ FT (864 SQ M)
TO LET**

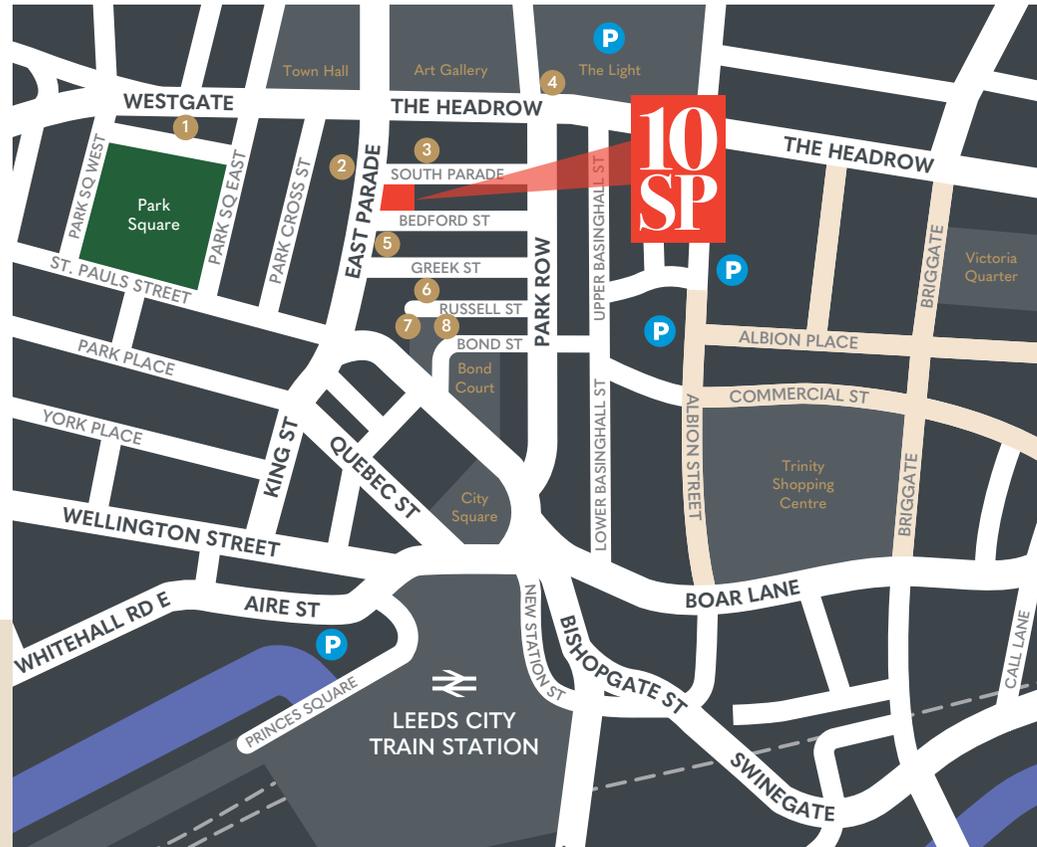


The first floor has been comprehensively refurbished in conjunction with the reception, lift lobbies and toilets delivering boutique style accommodation with plentiful natural light.



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10 South Parade is prominently positioned on the corner of East Parade and South Parade right in the heart of Leeds' professional and financial core with an exceptional range of amenities on the doorstep.



LOCAL AMENITIES

1	Town Hall Tavern
2	Ibérica
3	San Carlo
4	Browns
5	All Bar One
6	Dakota Hotel
7	Blackhouse
8	La Bottega Milanese



For further information or to arrange a viewing please contact the sole joint agents:

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