TO LET GRADE A GROUND FLOOR OFFICE SUITE

5,600 sq ft plus parking



www.10southparade.co.uk

BCO Award Winning Building



This beautifully redesigned building, provides award winning office space of the highest quality.

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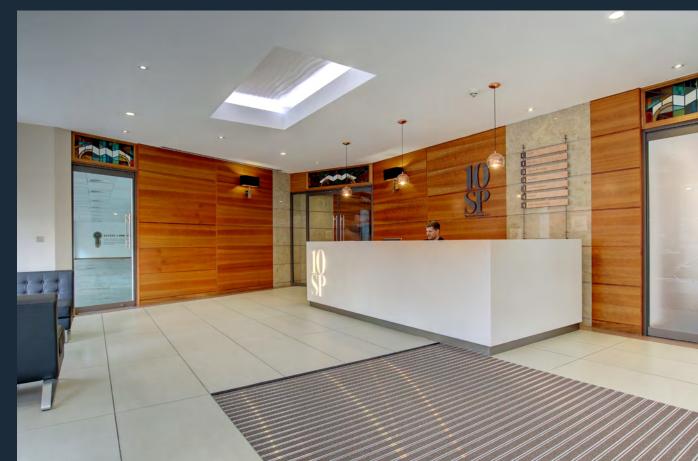
This beautifully redesigned building, provides award winning office space of the highest quality.

The ground floor provides an open plan suite of 5,600 sq ft benefiting from its own independent access directly onto South Parade as well as via the main building reception.



The Grade A specification includes:

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









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.



prominently positioned in the heart of Leeds' professional and financial core



Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by WSB, Knight Frank nor the Vendor for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant/purchaser. September 2017. Designed and produced by www.thedesignexchange.co.uk.

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

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