

# 10 SP

Ten South Parade LS1

TO LET  
GRADE A GROUND FLOOR OFFICE SUITE

5,600 sq ft plus parking



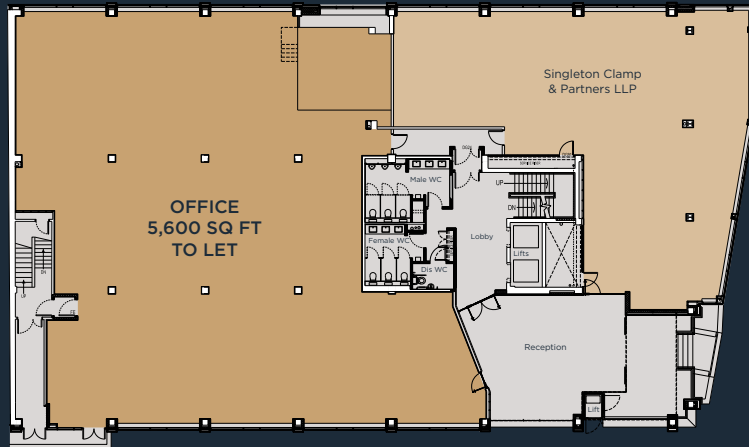
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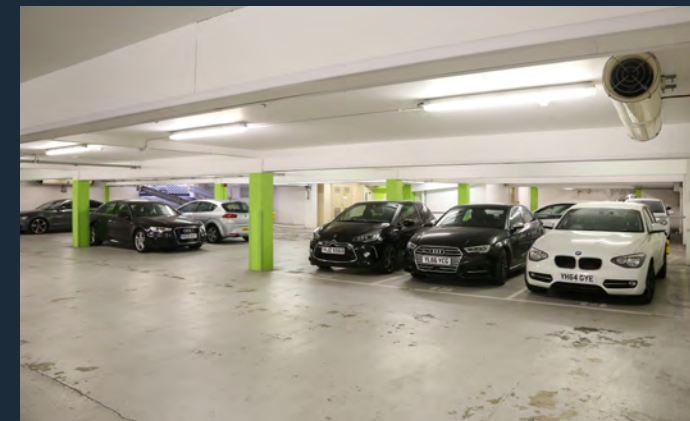
This beautifully redesigned building, provides award winning office space of the highest quality.

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



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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.



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



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



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