

2 Park Lane, Leeds, LS3 1ES

Newly Refurbished Grade A Offices

- Fully refurbished office building situated in Leeds' professional core
- Exceptional finishes throughout including raised floors, LED lighting & air con
- Common areas provide shower area, cycle storage and meeting space
- 5 min walk of the city centre with an abundance of on-site parking
- 11,000 sq ft pre-let to ICS

 **2,754 - 41,508 sq ft**



Location

Occupying a highly prominent position on the inner ring road, 2 Park Lane is located within easy walking distance of Leeds City Railway Station, City Square and Trinity Shopping Centre.

Situated on the northwest corner of Leeds' traditional office core, this is a well established and easily accessible business location within the city centre that is already home to a broad range of occupiers.

Description

The property comprises a modern office building arranged on ground and 5 upper floors, providing high quality open plan accommodation which has been comprehensively refurbished to provide:-

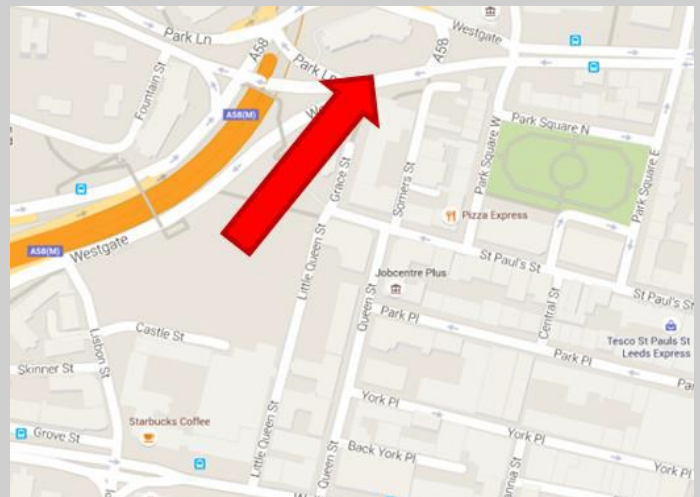
- Double height feature glass atrium
- Lounge and informal meeting space
- Shared use of 12 person board room
- Planned 10GB internet ready to plug-and-play through master comms rooms
- Wi-Fi throughout shared spaces
- New VRF comfort cooling/heating conditioning (designed to 1:8 sq m density)
- Raised access flooring to all first-fifth floors
- Suspended ceiling (1st, 2nd 3rd & half of 4th floor) offering circa 2.9m floor to ceiling height
- Exposed ceiling and M&E (half of 4th floor and 5th floor) offering c.4.5m floor to ceiling height
- LED lighting with PIR detection
- 2 x 8 person passenger lifts & 1x service lift
- male, female and accessible toilets
- 4 x showers & drying room facilities
- 24hr monitored CCTV & proximity card access

Car Parking

Up to 45 on site barrier-entry car parking spaces available by way of an additional rent.

Rateable Value

We advise all interested parties to make their own enquiries of the Local Rating Authority.



Accommodation

The accommodation has been measured to have the following approximate net internal floor area:-

FLOOR	SIZE (sq ft)
Ground	2,745
First (will split)	11,194
Second (will split)	11,001
Third (will split)	11,001
Fourth	Let to ICS
Fifth	5,567
TOTAL	41,508

Terms

The accommodation is available to let on a suite by suite basis by way of new effective FRI leases for a term to be agreed at a rent of **£21.00 + VAT per sq ft per annum exclusive**.

Viewing & Further Information

Strictly by appointment with the joint letting agents WSB, Knight Frank or Cater Towler:

Contact:

Robin Beagley / Duncan Senior

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07733895927 / 07888 730366

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TO LET



Images of tenant ICS's office space at 2 Park Lane