Situated on the corner of East Parade and St Paul’s Street, the property commands a prime and prominent position.

One East Parade is perfectly placed for business, transport and amenities.
STEP INTO THE CITY

One East Parade's location at the heart of Leeds’ Commercial Core cannot be beaten. The Leeds City Centre Loop runs past the building which provides easy access to the Inner Ring Road and surrounding motorway networks including the M621, M62 and M1.

Furthermore, Leeds’ Railway Station is situated just a couple of minutes walk away with the Bus Interchange located immediately opposite on Infirmary Street. Trinity Leeds and the main Retail Core are less than a five minute stroll providing numerous cafés, bars and restaurants.

An unrivalled location with first class facilities. - Proxima
One East Parade has recently undergone a major refurbishment to create brand new, contemporary office space. The accommodation is finished to an impressively high specification to suit all potential occupiers.
The available accommodation extends to the following approximate net internal areas:

- 6 pipe fan coil cooling system
- Full access raised floor
- Suspended ceilings with LED downlighting
- Modern reception with feature glass entrance
- Shower and changing facilities
- Cycle racks
- Secure basement car parking
- Communal areas
- High quality male, female and disabled WCs
- 3 x passenger lifts

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
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<tbody>
<tr>
<td>Fourth</td>
<td>6,430</td>
<td>597.4</td>
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<tr>
<td>Fifth</td>
<td>6,430</td>
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<tr>
<td>Sixth</td>
<td>1,612</td>
<td>149.8</td>
</tr>
<tr>
<td>Total</td>
<td>14,472</td>
<td>1,344.6</td>
</tr>
</tbody>
</table>

1,612 - 14,472 sq ft
(149.8 - 1,344.6 sq m)
PARKING
11 secure parking spaces are available with the accommodation at an additional rent on terms to be agreed.

EPC
The property has been assessed and has an Energy Performance Rating within Band D.

TERMS
The accommodation is available by way of new Full Repairing and Insuring Leases for a term of years to be agreed.

QUOTING RENT
Full quoting terms are available on application from the joint letting agents.

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The date of this publication is May 2015.