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PARK ROW



LEEDS CITY CENTRE OFFERS A VIBRANT COMMERCIAL LOCATION WITH A DIVERSE RANGE OF CAFÉS, BARS AND RESTAURANTS ALL WITHIN AN EASY WALKING DISTANCE OF PARK ROW.



8 Park Row
 Office Quarter
 Retail Quarter
 Civic Quarter
 Northern Quarter

LOCAL AMENITIES & OCCUPIERS

Bars & Restaurants

- 1 All Bar One
- 2 San Carlo
- 3 Sukhothai
- 4 Gaucho
- 5 Jamies Italian
- 6 Loch Fyne
- 7 Restaurant Bar & Grill
- 8 Sous Le Nez
- 9 Black House
- 10 Giraffe

Hotels

- 1 Quebecs Hotel
- 2 Residence 6
- 3 Park Plaza
- 4 Marriott Hotel
- 5 Double Tree Hilton
- 6 The Queens
- 7 The Met

Occupiers

- 1 Deloitte
- 2 Pinston Mason
- 3 Towry
- 4 Willis Insurance
- 5 Zurich
- 6 Lupton Fawcett Lee & Priestley
- 7 Regus
- 8 DLA Piper
- 9 NatWest



FOR FURTHER INFORMATION

For further information, or should you wish to arrange a viewing, please contact the joint agents:

BNP PARIBAS REAL ESTATE
 0113 242 0044
 realestate.bnpparibas.co.uk

CBRE
 0113 394 8800
 www.cbre.co.uk

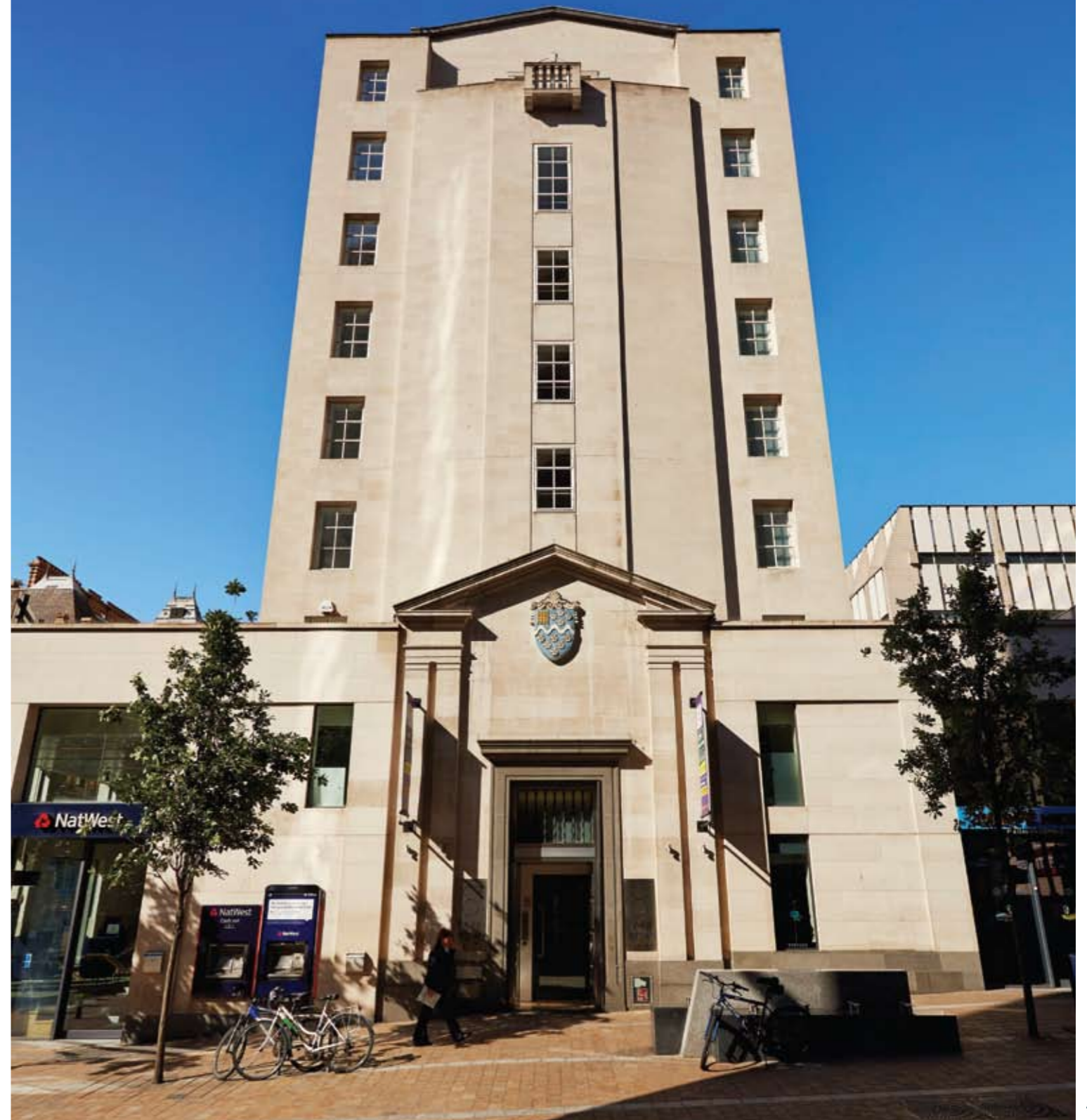
GERALDEVE
 0113 244 0708
 geraldve.com

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PARK ROW



STUNNING GRADE A OFFICE BUILDING OCCUPYING ONE OF THE BEST ADDRESSES IN LEEDS.



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PARK ROW

LOCATION

8 Park Row benefits from occupying one of the City's prime business addresses. It is some 3 minutes walk from Leeds Station and adjacent to Trinity Leeds providing excellent staff amenities.

Park Row is home to numerous banks, bars and restaurants including Jamie Italian, Piccolinos, Gaucho and San Carlo to name but a few.

8 PARK ROW

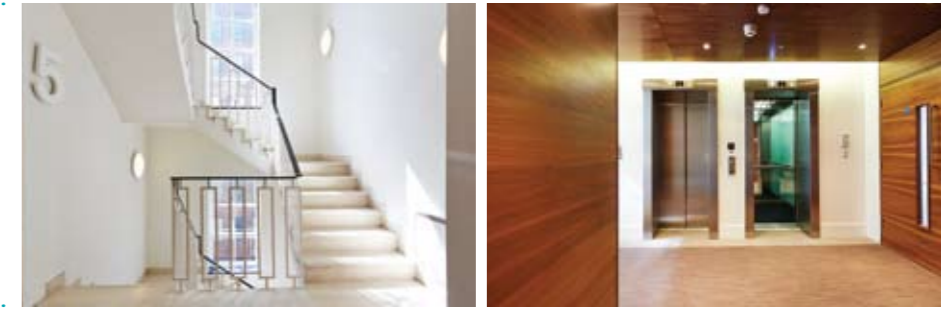
Grade A comfort cooled offices with a Grade C EPC Rating.

The offices include the following specification:

- VRF cooling
- Suspended, metal tile ceilings
- LG 7 Lighting
- 2 x 8 person passenger lifts
- Under floor trunking system
- Ladies, gentlemen's and disabled toilets to each floor
- 18 basement car spaces
- Shower and locker facilities
- Cycle storage



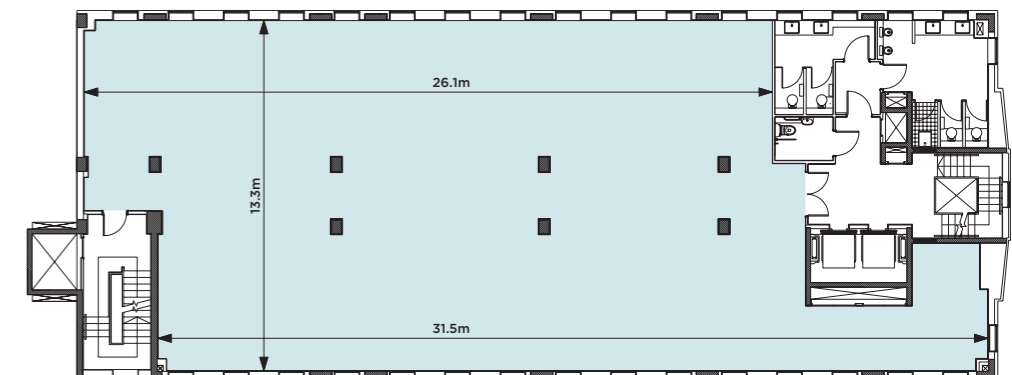
STUNNING GRADE A OFFICE BUILDING OCCUPYING ONE OF THE BEST ADDRESSES IN LEEDS



AREA SCHEDULE

Approximate Net Internal Areas.

FLOOR	SQ M	SQ FT
SEVENTH	353	3,801
SIXTH	356	3,832
FIFTH	Perform Media	
FOURTH	356	3,832
THIRD	356	3,833
SECOND	357	3,845
FIRST	349	3,758
TOTAL	2,127	22,901



Typical Floor Plan