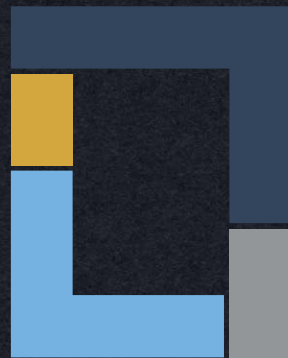


TO LET



# 2 PARK LANE

LEEDS

High Quality Grade A Offices with On Site Parking

5,246 SQ FT - 32,372 SQ FT



# HIGH QUALITY AIR-CONDITIONED OFFICES IN LEEDS CITY CENTRE

**2 Park Lane** is a modern office building providing sustainable open plan office accommodation across 5 floors.





Millennium Square

Town Hall

Magistrates Court

Nuffield Health

Park Square

  
2 PARK LANE








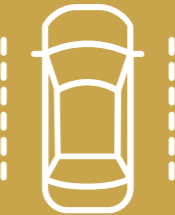




Leeds Train Station

Trinity Leeds

Queens Hotel

# 2 PARK LANE HAS UNDERGONE SUBSTANTIAL RE-MODELLING AND REFURBISHMENT

The available space provides exceptional open-plan and fully fitted office accommodation with an EPC A rating, benefitting from the following specification features:

<p>Efficient heat pump heating and cooling system</p> 	<p>Fully accessible raised floors</p> 	<p>LED lighting throughout with energy efficient PIR detection</p> 
<p>Exposed ceiling and M&amp;E to 5th floor</p> 	<p>High quality end of journey facilities</p> 	<p>High quality secure cycle storage</p> 
<p>EPC A Rating - Gas free building'</p> 	<p>On site car parking available</p> 	<p>Spacious reception with complimentary business lounge and bookable 12 person meeting room</p> 
<p>Fully DDA compliant</p> 	<p>Excellent broadband connectivity and guest Wi-Fi available throughout common parts</p> 	<p>On site concierge during usual business hours</p> 



# ACCOMMODATION

2 Park Lane has the following availability:

Floor	sq ft	sq m
First (East)*	5,517	512.55
First (North)*	5,536	514.31
Second (East)*	5,339	496.00
Second (North)*	5,412	502.79
Third (East)	5,246	487.37
Third (North)	5,322	494.43
Fourth	Let to ICS-Digital	
Fifth (North)	5,668	526.58
<b>Total</b>	<b>38,040</b>	<b>3,534.03</b>

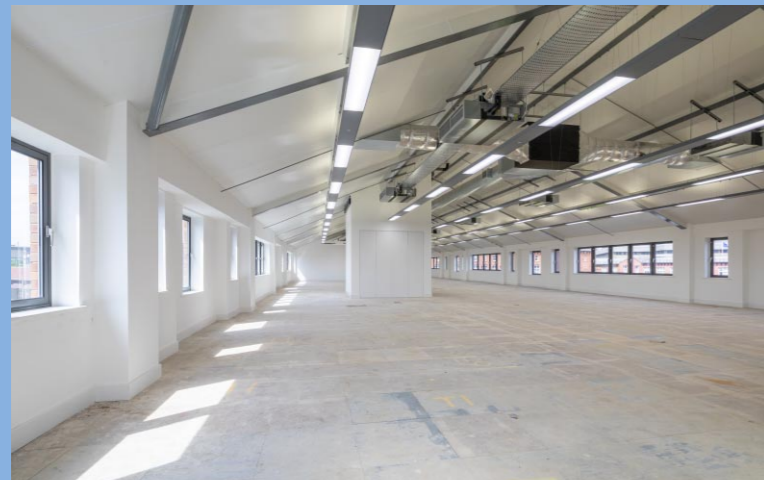
1 car parking space per 1,000 sq ft can be made available  
 \*Available by way of assignment/sub lease of the fully fitted space on the first and second floors



Main Reception



Third Floor



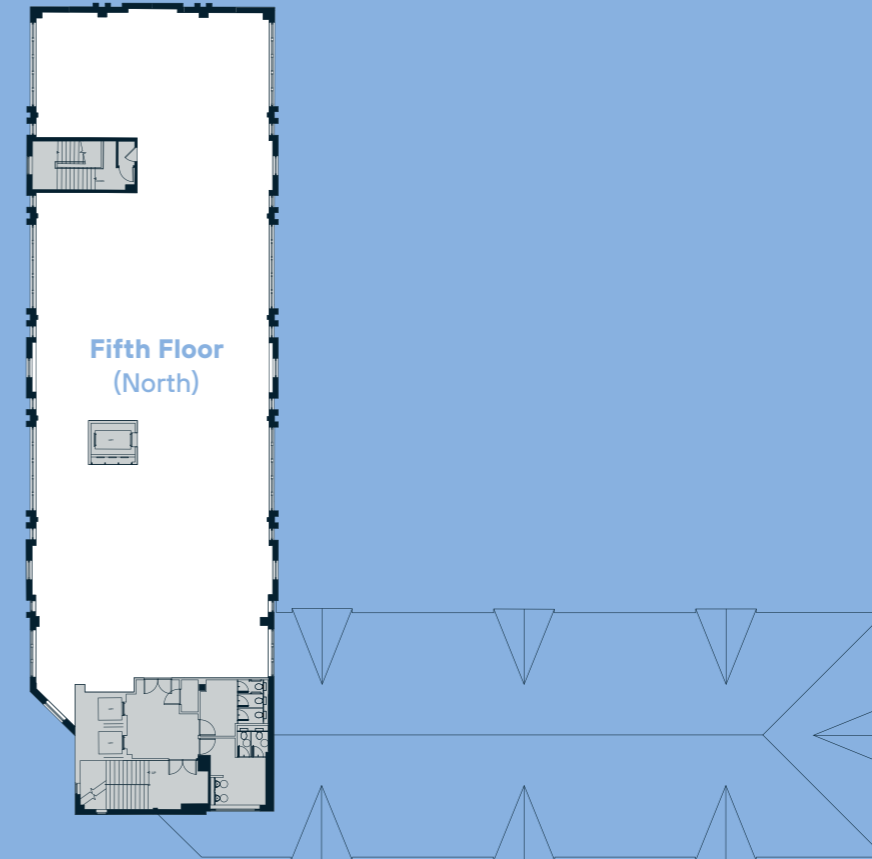
Fifth Floor



Third Floor Lift Lobby



Typical floor plate shown is applicable floors 1 to 4

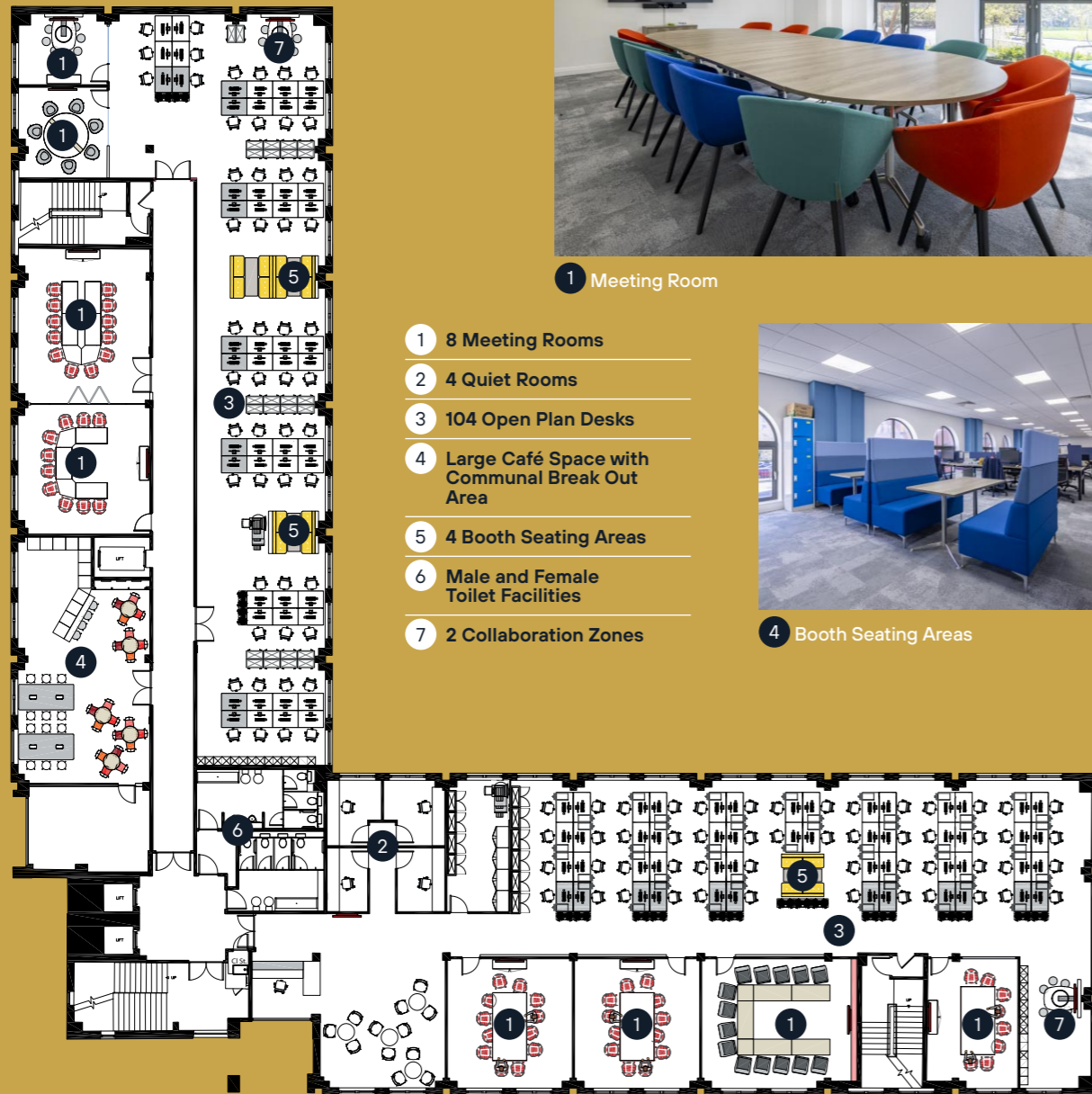


# FLOOR PLANS

# FIRST FLOOR

Fully fitted workspace for the first floor is available as shown

FULLY FITTED OPTIONS



- 1 8 Meeting Rooms
- 2 4 Quiet Rooms
- 3 104 Open Plan Desks
- 4 Large Café Space with Communal Break Out Area
- 5 4 Booth Seating Areas
- 6 Male and Female Toilet Facilities
- 7 2 Collaboration Zones



1 Meeting Room



1 Meeting Room



4 Booth Seating Areas



3 Open Plan Desks



4 Large Café Space With Communal Break Out Area



1 Meeting Room



1 Meeting Room



7 Collaboration Zone

# SECOND FLOOR

Fully fitted workspace for the second floor is available as shown

FULLY FITTED OPTIONS



- 1 4 Meeting Rooms
- 2 10 Quiet Rooms
- 3 150 Open Plan Desks
- 4 Large Café Space with Communal Break Out Areas
- 5 3 Booth Seating Areas
- 6 Male and Female Toilets Facilities\*
- 7 Male and Female Changing Rooms
- 8 Comms Room
- 9 Store Room



2 Quiet Room



4 Large Café Space with Communal Break Out Areas



7 Male and Female Changing Rooms



1 Meeting Room



3 Open Plan Desks

2 PARK LANE

# LOCATION & CONNECTIVITY

Prominently located with direct access from the Leeds Inner Ring Road (A58). 2 Park Lane offers excellent accessibility to Leeds Train Station, City Square, and the Trinity Shopping Centre, all just a short walk away.

Situated in the vibrant northwest corner of Leeds, the property is close to landmarks such as Leeds Magistrates Court, Leeds Town Hall, Leeds Art Gallery, and Leeds General Infirmary. It is easily accessible by foot, bike, or car, with convenient footpaths, cycle lanes, and ample on-site parking.

Enjoy a range of nearby amenities, including coffee shops, bars, cafes, and restaurants along Great George Street and around Park Square. 2 Park Lane combines convenience and connectivity right at your doorstep.



LOCATION

2 PARK LANE



FINT Restaurant



The Union Coffee House



TAO Restaurant



Great George Street

## Bar / Restaurant

- 4 Toast
- 7 Sociable Folk
- 8 My Thai
- 9 IF... Up North
- 10 Editors Draught
- 11 Nosh
- 15 Blackhouse
- 21 Senbon Sakura
- 22 FINT
- 25 TAO
- 26 The Fox and Newt

## Cafe / Coffee

- 2 Wofox
- 5 Tesco Express
- 6 Caffè Nero
- 12 Starbucks
- 13 La Bottega Milanese
- 14 Bagel Factory
- 16 Stage Espresso & Brewbar
- 19 Brød Sandwich Bar
- 20 The Union Coffee House
- 24 Greggs

## Landmarks

- 1 Leeds Train Station
- 17 Leeds Art Gallery
- 18 Leeds Town Hall
- 27 Leeds City College
- 28 Leeds Magistrates Court

## PARKING

On site parking is available to rent by way of a separate licence agreement. Rent upon application.

## EPC

The property is rated EPC A, a full copy of the certificate is available upon request.

## VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint sole letting agents:



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