

Establish your business in our
last remaining office suite

LS1

MINERVA

Excellence in Leeds' prime business core

1,959 sq ft

TO LET

BOUTIQUE GRADE A OFFICE SUITE

- FULLY FITTED
- STRONG ESG CREDENTIALS
- PLUG & PLAY VIA NODE



TRINOVA **citybee**

A PRIME OFFER READY FOR YOU NOW



LS1

Minerva stands proud on East Parade, the centre of Leeds Business District, just minutes walk from Leeds Railway Station and Retail Core.

A timeless and unique refurbishment by award winning interior designers is nothing other than breath-taking as you enter the building through the reception.



MINERVA



DESIGNED FOR

YOU



VRF COMFORT COOLING



TWO PASSENGER LIFTS



NODE FIBRE INFRASTRUCTURE



HIGH QUALITY WC & SHOWER FACILITIES



DDA COMPLIANT



LED LIGHTING



FULLY FITTED



RAISED FLOOR



BREEAM 'EXCELLENT' (IN DESIGN)



CYCLE STORAGE



EXPOSED SERVICES



BREAKOUT SPACE



KITCHEN AREA



FITTED OUT

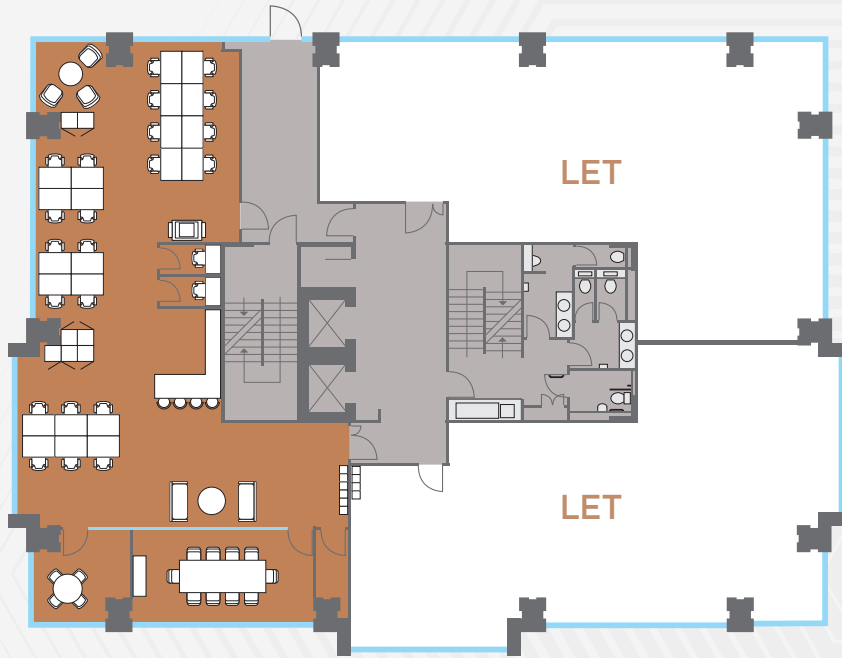


LED LIGHTING

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MINERVA

1ST FLOOR SUITE - INDICATIVE LAYOUT



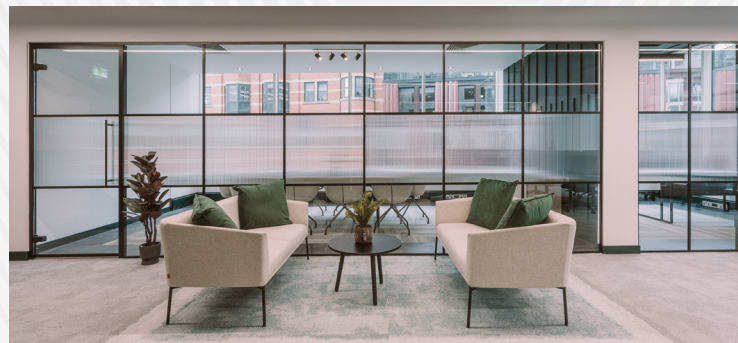
Plug & Play available via **NODÉ**
(fully connected within 5-10 days)

CURRENT OCCUPIERS INCLUDE

- | | | |
|--------------|------------------|-----------------|
| BNP Paribas | FRP Advisory | Sentio Partners |
| Ecorys | Gateley | Ritter Sport |
| Marks Sattin | Aqua Consultants | LGT Wealth |

FULLY FITTED
GRADE A OFFICE SUITE
1,959 SQ FT

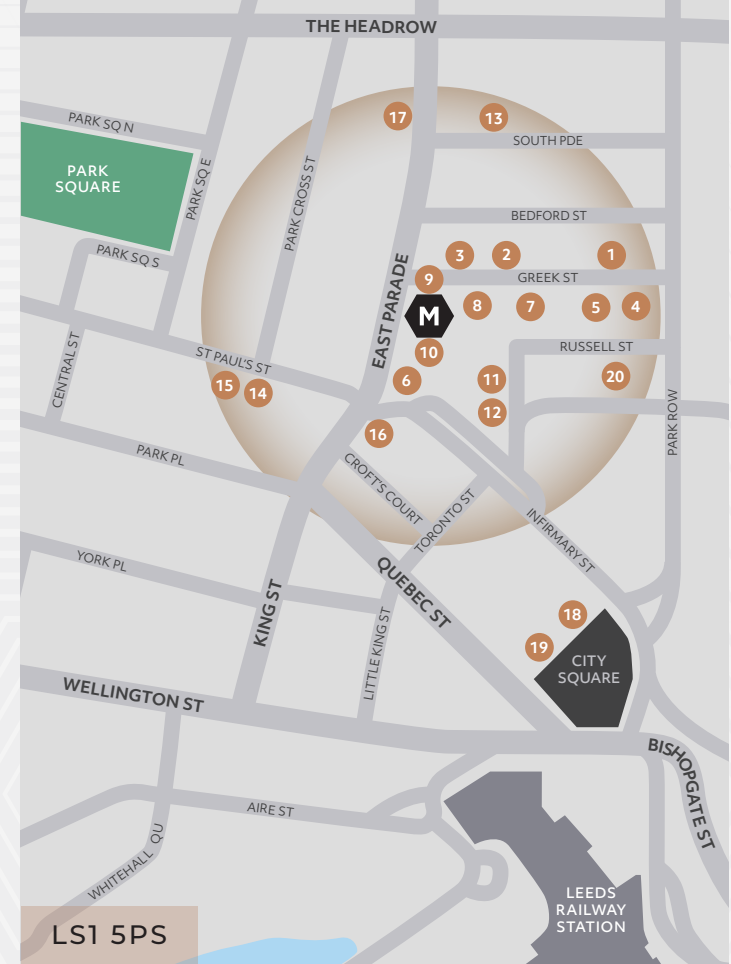
- 10 Person Boardroom
- 22 Fixed Work Stations
- 4 Person Meeting Room
- 2 Zoom Rooms
- Kitchen
- Breakout Space
- Welcome Area





Minerva is prominently situated on East Parade within the heart of the City's professional district within 2 minutes walk of Leeds Railway Station and the City's retail core.

The neighbouring Bond Court offers an impressive public realm adjacent to Dakota Deluxe Hotel. The micro location is undoubtedly one of the city's prime leisure locations with some of the finest bars and restaurants including Alchemist, Neighbourhood and Blackhouse complementing the award winning Tattu and Manahatta, the latter two of which are located within Minerva.



AMENITIES

- 1. NEIGHBOURHOOD
- 2. THE ALCHEMIST
- 3. ALL BAR ONE
- 4. BLACK CAT CLUB
- 5. THE LOST & FOUND
- 6. BLACKHOUSE
- 7. SALT LEEDS CITY
- 8. DAKOTA HOTEL
- 9. MANAHATTA
- 10. TATTU
- 11. LA BOTTEGA MILANESE
- 12. PRET
- 13. SAN CARLO
- 14. STARBUCKS
- 15. TESCO EXPRESS
- 16. THE BOX
- 17. OLIVE TREE BRASSERIE
- 18. BANYAN
- 19. RESTAURANT BAR & GRILL
- 20. MOOSE COFFEE LEEDS

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VAT

All price, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Service Charge & Building Insurance

The tenant will be responsible for the payment of the above from the date of legal completion or occupation whichever is earlier. Further information is available on request.

Terms

The suites are available to let either as a whole or individually by way of new effective FRI leases for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

The building has an EPC of B (38).

Viewing & Further Information

Strictly by appointment with the joint sole letting Agents.



Nick Gibby

07928 525 992
nick.gibby@jll.com

Emma Scutt

07704 672 838
Emma.scutt@jll.com



Elizabeth Ridler

0113 297 2427
Elizabeth.ridler@knightfrank.com

Victoria Harris

0113 297 2448
Victoria.harris@knightfrank.com

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