

ON THE INSTRUCTION OF THE HOMES & COMMUNITIES AGENCY

**TO LET**



**Ground Floor West  
One Park Lane, Leeds, LS3 1EP**

**MODERN HIGH SPECIFICATION OFFICE SUITE  
5,910 SQ FT (549 SQ M)**



9 Bond Court, Leeds LS1 2JZ

# Ground Floor West, One Park Lane



## LOCATION

One Park Lane is prominently located at the western end of the Headrow, at the corner of Park Lane and the A58(M) Leeds Inner Ring Road. The immediate surrounding area is characterised by education use to the north, and the traditional city centre office core to the south & east. An abundance of cafes, shops and newsagents are located in close proximity.

Access to the property is excellent with the Inner Ring Road connecting directly with the national motorway network. The location is well served by bus routes. Public car parking and Leeds City Railway Station are within easy walking distance.

## DESCRIPTION

One Park Lane is a landmark office building providing a total of 75,000 sq ft of high specification accommodation over seven storeys. The available office suite is situated on the ground floor and comprises modern, open-plan accommodation benefiting from the following specification:

- 4 pipe fan coil cooling system
- Full access raised flooring
- 2.79m floor to ceiling height
- Suspended ceilings incorporating Category II lighting
- Full height glass elevations

Male, Female and Disabled WC's are located on the ground floor in the building's communal areas. 24 hour access and security are provided.

## ACCOMMODATION

From on-site measurements taken in accordance with the RICS Code of Measuring Practice, 6th Edition, we calculate the property provides an approximate Net Internal Floor Area of:

Ground Floor: 5,910 sq ft (549 sq m)

## CAR PARKING

6 basement level car parking spaces are provided at an additional annual charge, details available on request.

## BUSINESS RATES

The incoming tenant will be directly responsible for the Local Authority Business Rates levied on the property.

All interested parties should make their own enquiries with Leeds City Council.

## VAT

Unless otherwise stated, all prices are quoted exclusive of but may be liable to VAT. All interested parties should satisfy themselves as to the incidence of VAT in the transaction.

## TERMS

The suite is available as a whole by way of a full repairing and insuring sub-lease for a term of years expiring in March 2013.

Alternatively, the accommodation could be made available by way of an assignment, further details available on request.

## RENT

Upon application.

## VIEWING

Strictly by prior appointment with the sole agents, Drivers Jonas LLP, please contact Phil Cluer:

Tel: 0113 394 2405

Email: philcluer@driversjonas.com

## SUBJECT TO CONTRACT

June 2009

[www.driversjonas.com](http://www.driversjonas.com)

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