



FOUNTAIN  
HOUSE  
BUSINESS  
CENTRE

High Quality Serviced Offices Within A Prime Leeds Business Location



Fountain House Business Centre, 4 South Parade, Leeds LS1 5QX





# Welcome to Fountain House Business Centre

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Fountain House occupies a prime location in the heart of Leeds. The prominent building fronts on to the Headrow in the city's business district with access from South Parade and with public transport and parking options close by. Behind an attractive facade, Fountain House has modern office spaces following a complete internal rebuild and refurbishment to a grade A standard.



# Flexible and Stylish

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If you are looking to rent offices in the business district of Leeds, Fountain House could be your ideal workspace solution. Entering via the ground floor foyer (with commissionaire), Fountain House has 24-hour access to well-designed contemporary interiors with a managed serviced office reception. This high-quality accommodation is ready and waiting for your team.

The stylish refurbishment of Fountain House has created an attractive working environment in the heart of a vibrant city. Our offices are decorated to a high standard incorporating LED lighting, comfort cooling and raised floors. Add to this our flexibility on space and service levels and it all starts to sound like an ideal base for your business.



# Why Fountain House?

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- Attractive entrance foyer with commissionaire and security
- 24-hour access
- 10- person passenger lift
- Dedicated reception for serviced offices
- Modern IT, communications and power infrastructure
- LED lighting and comfort cooling
- Contemporary decoration and carpeting
- Meeting rooms and break out spaces available
- Raised floors and modern suspended ceilings
- Accessible shower and toilet facilities
- Changing rooms and lockers
- Secure cycle storage





# Break Out Areas

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# Connected and Convenient

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Whether it's close contacts with project partners, great places to meet for a drink after work or convenient access to public transport and parking, Fountain House is perfectly placed in a prime city centre location. Renting office space in Fountain House puts you in the heart of the thriving commercial district of Leeds with banks, legal firms, accountants and other financial sector neighbours on your doorstep.

Step out of your office and there are popular bars, cafes and restaurants in easy reach, including Gaucho, All Bar One and Sukhothai, as well as two leisure and retail centres filled with restaurants, shops, a cinema and gym a short walk away.

**BY CAR:** There's a choice of The Light underground car park or the multi-storey car park on Albion Street, both a few minutes' walk from the building. There is also limited pay and display parking on South Parade just outside. Contract parking is available locally too.

**BY BUS:** Leeds City Bus Station is on Dyer Street, just a 10-minute walk away.

**BY TRAIN:** The main Leeds train station is a five minute walk away on New Station Street LS1 4DY.





# Aerial Location

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Fountain House Business Centre, 4 South Parade, Leeds LS1 5QX



Leeds Town Hall

Leeds Art Gallery

Radisson Blu Hotel

The Light

Caffe Nero

Gaucho

Sukhothai

South Parade

The Alchemist

Iberica

The Headrow

All Bar One

Gusto

Tesco Express

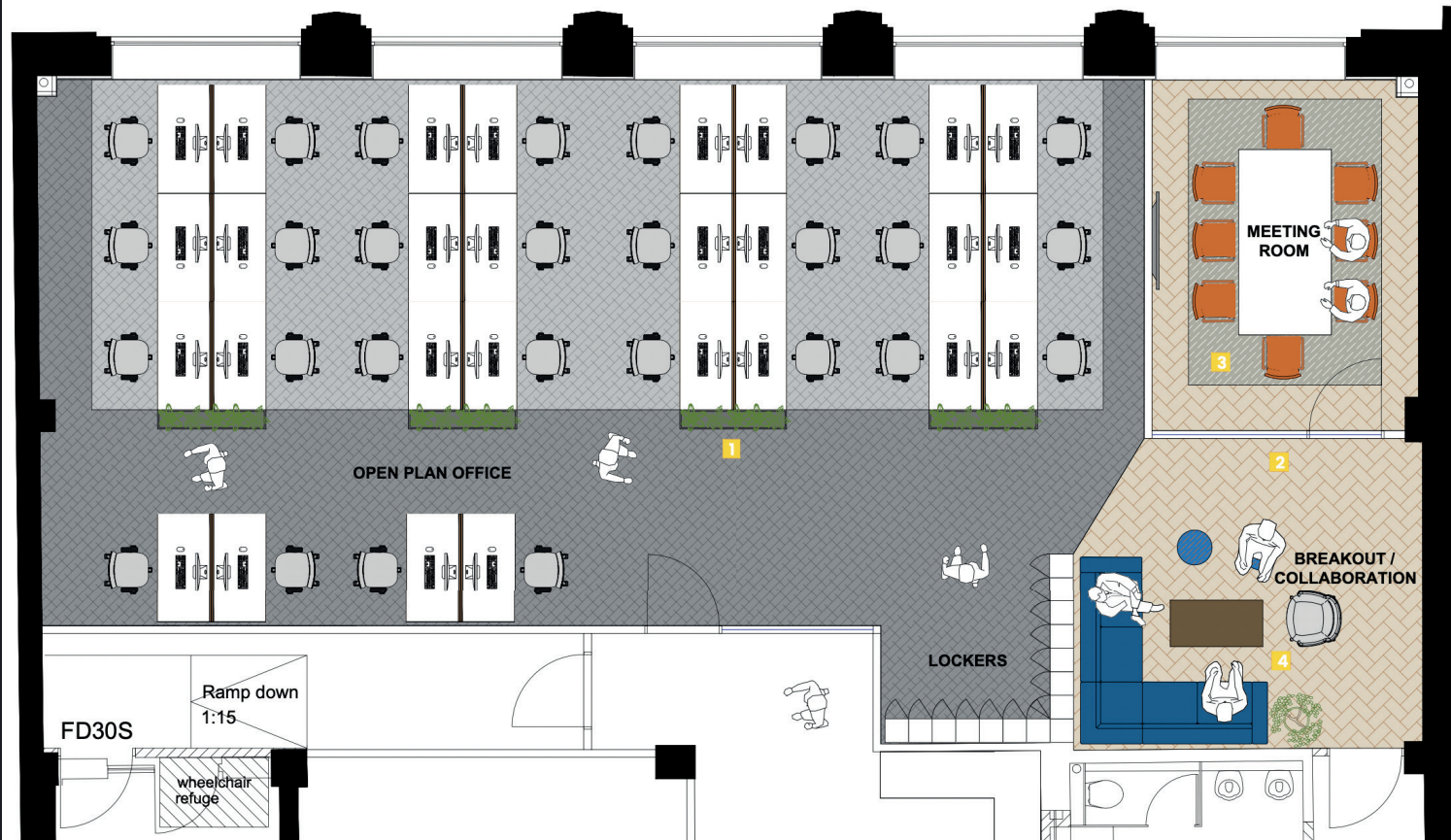




# Contracts, Service Levels and Options

Fountain House offers complete occupational flexibility which could include anything from one fully serviced office desk to more traditional office rental agreements. Whatever your current requirements and your growth plans for the future, we would like to talk to you.

Indictative Serviced Office Plan





# Typical Floor Plan

Fourth Floor







Edwin  
Thompson



For more information please contact Edwin Thompson: 01228 548385 or email [jg.raven@edwin-thompson.co.uk](mailto:jg.raven@edwin-thompson.co.uk) / [j.sykes@edwin-thompson.co.uk](mailto:j.sykes@edwin-thompson.co.uk)  
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