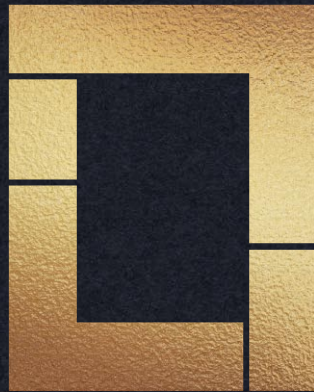


TO LET



**Joseph's Well**  
**2 PARK LANE**

LEEDS LS3 1ES

Very high quality open-plan office space

5,246 SQ FT - 16,236 SQ FT



PRESTIGIOUS  
NEW AIR  
CONDITIONED  
OFFICES WITH  
ON-SITE  
PARKING

2 Park Lane is a modern office building providing high quality open-plan office accommodation on 5 floors.



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

The available space now provides very modern, very high quality open-plan floor space benefitting from the following specification features:

New VRF heating and cooling system



Fully accessible raised floors



LED lighting throughout with energy efficient PIR detection



Exposed ceiling and M&E to 5th floor

Cycle stores, high quality showers and drying room



12 person meeting room available to hire



Fully DDA compliant



Guest Wi-Fi available throughout common parts



Spacious manned reception area



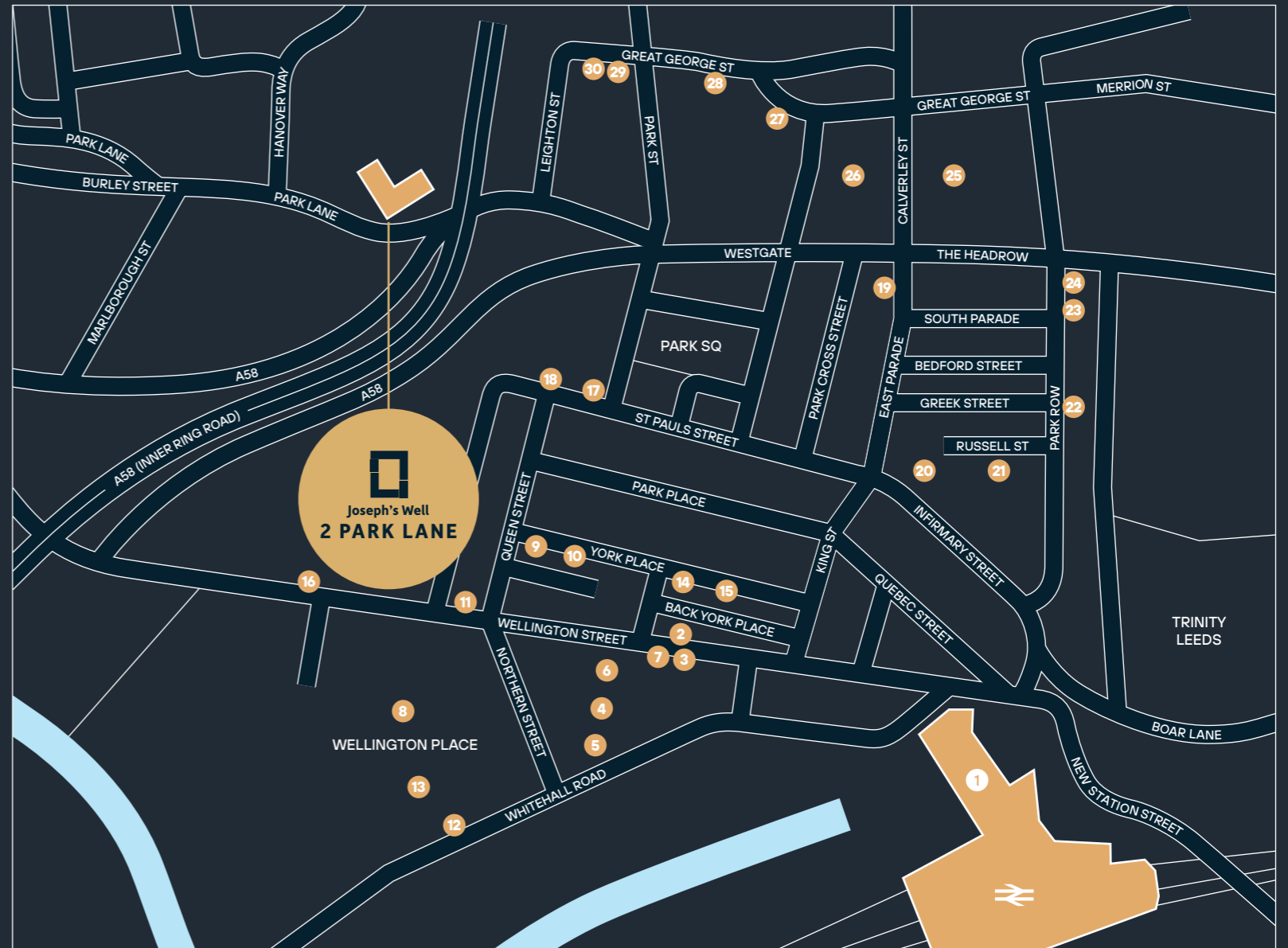


# LOCATION & CONNECTIVITY

Occupying a highly prominent position overlooking the Leeds Inner Ring Road (A58M), 2 Park Lane is situated within easy walking distance of Leeds City Train Station, City Square and Trinity Shopping Centre.

Situated in the north-west corner of Leeds' traditional commercial core 2 Park Lane is conveniently situated for easy access to all areas of Leeds and is surrounded by a range of professional and corporate occupiers including Interactive Investor, Weightmans Solicitors, Leeds University, Nuffield Health and the Magistrates Court building.

There are a variety of coffee shops, bars, cafes and restaurants all within a few minutes walk of 2 Park Lane on Great George Street and in the Park Square area of the City Centre.



LOCATION

2 PARK LANE



Trinity Leeds



County Arcade

## Local Occupiers

- |                        |                         |                            |
|------------------------|-------------------------|----------------------------|
| 1. Leeds Train Station | 12. The Place           | 23. Gaucho                 |
| 2. Wolfex              | 13. Good Luck Club      | 24. Caffè Nero             |
| 3. M&S Simply Food     | 14. Nosh                | 25. Leeds Art Gallery      |
| 4. Toast               | 15. Miah's Kitchen      | 26. Leeds Town Hall        |
| 5. Lazy Lounge         | 16. Starbucks           | 27. Brød Sandwich Bar      |
| 6. Co-op               | 17. La Bottega Milanese | 28. The Union Coffee House |
| 7. Caffè Nero          | 18. Bagel Nash          | 29. Senbon Sakura          |
| 8. Sociable Folk       | 19. Iberica             | 30. Fint                   |
| 9. My Thai             | 20. Blackhouse          |                            |
| 10. IF... Up North     | 21. La Bottega Milanese |                            |
| 11. Editors Draught    | 22. Riva Blu            |                            |







# ACCOMMODATION

2 Park Lane provides a range of sizes of high quality office accommodation as follows:

First Floor	Let to NHS
Second Floor	Let to NHS
Third Floor (East)	5,246 sq ft
Third Floor (West)	5,322 sq ft
Fourth Floor	Let to ICS-Digital
Fifth Floor (West)	5,668 sq ft



Meeting Room



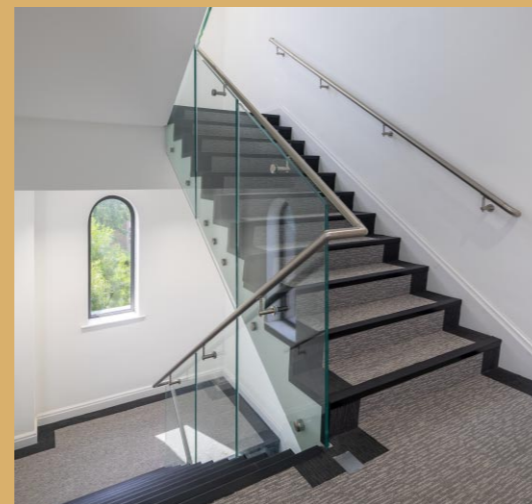
Core Services



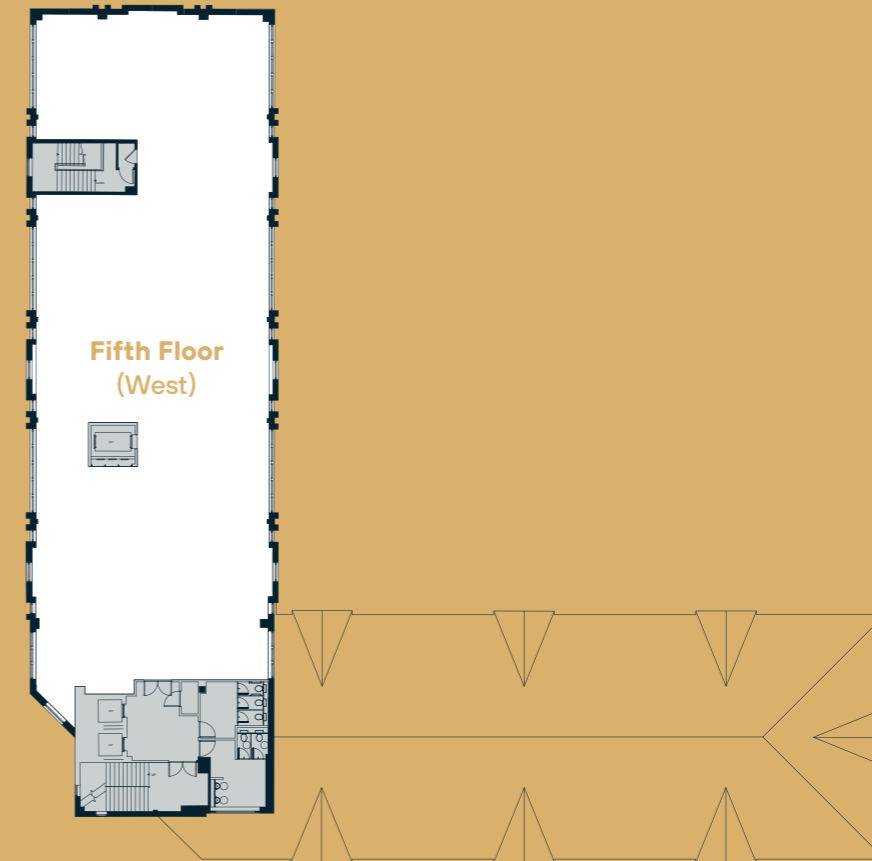
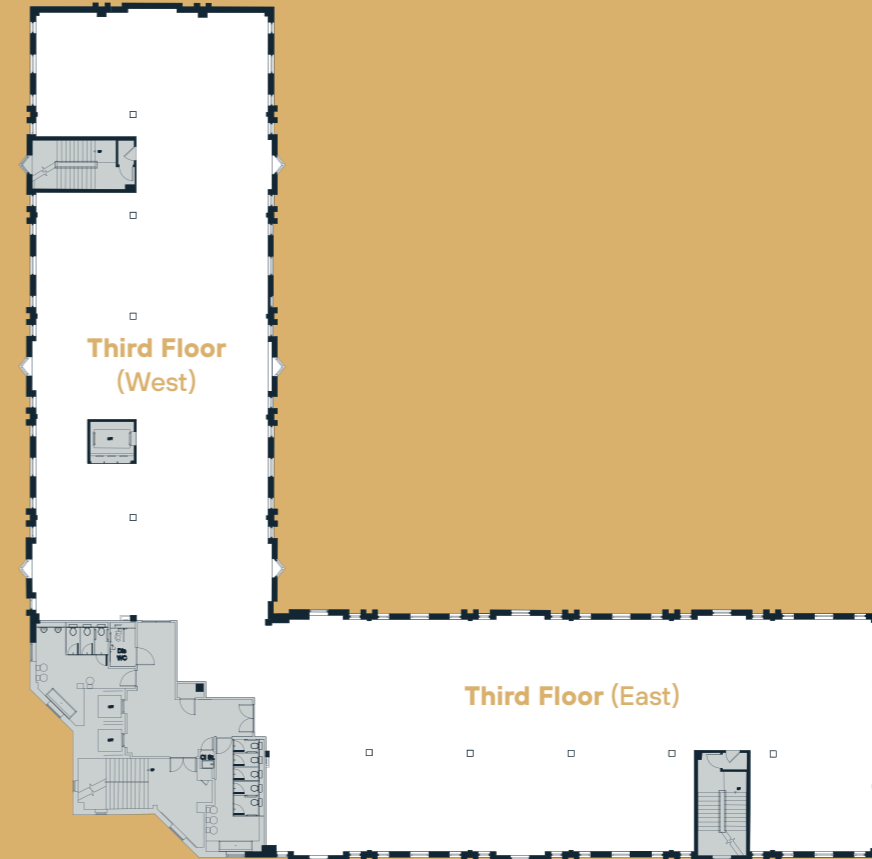
Fifth Floor (West)



Reception Area



Core Services



# FLOOR PLANS



## PARKING

On-site parking is available with every suite within 2 Park Lane at a ratio of 1 space per 1,000 sq ft.

## RATES

2 Park Lane will be re-assessed for rating purposes on occupation by new tenants. For guidance on the likely rates payable please contact the letting agents.

## EPC

The property has been assessed as having an energy rating of 83 (Band D). A full copy of the EPC is available on request.

## TERMS

Office suites within 2 Park Lane are available by way of a new full repairing and insuring lease for a term to be agreed.

The commencing rental is to be based on **£21 per sq ft** exclusive.

## FIT OUT EXAMPLES



Collaborative Working Spaces



Open Plan Office Space



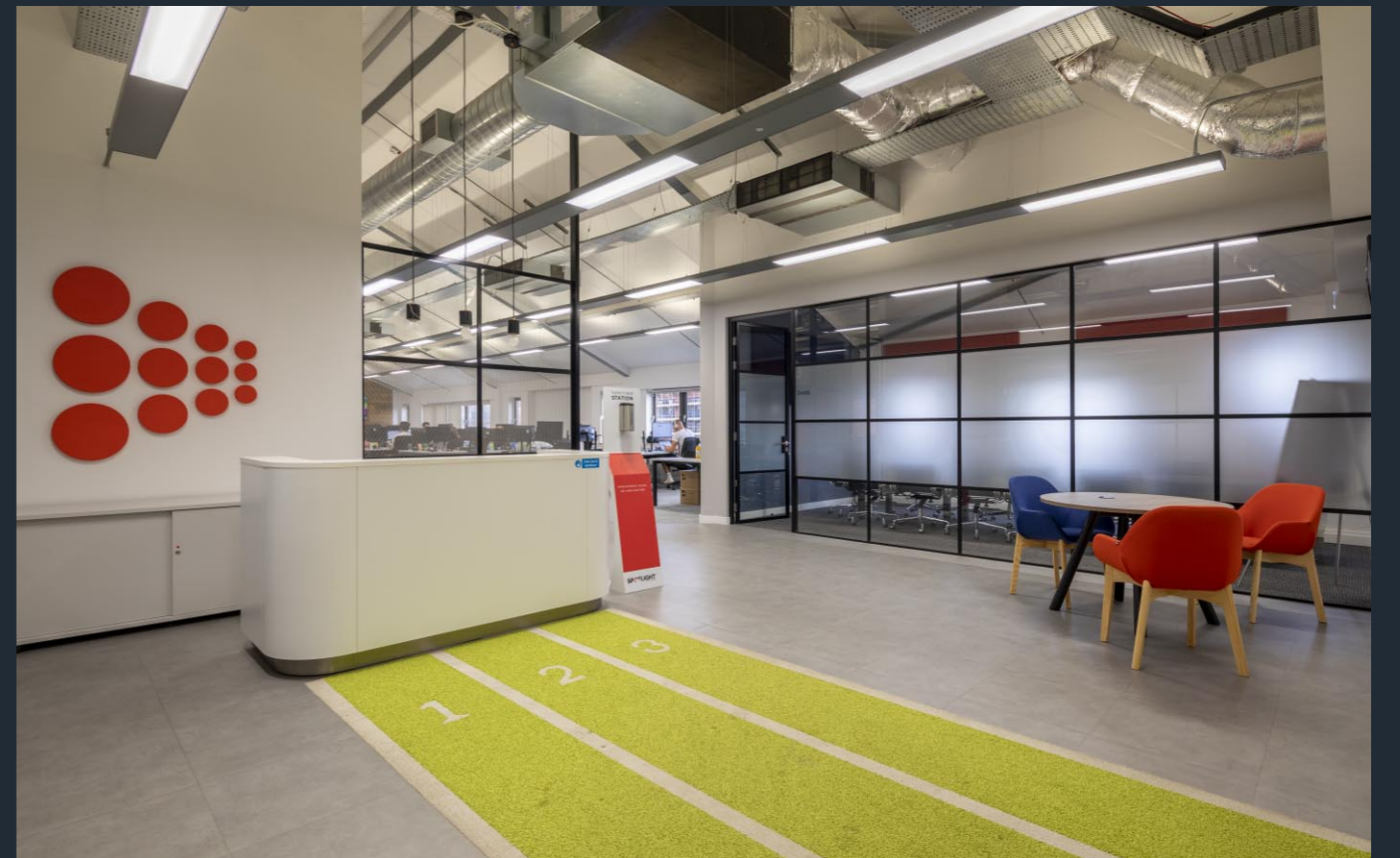
Meeting Room



Break Out Areas



Dinning Area



Reception



## VIEWING / FURTHER INFORMATION

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



**Richard Fraser**  
richardfraser@cartertowler.co.uk

**Clem McDowell**  
clemmcdowell@cartertowler.co.uk



**Elizabeth Ridler**  
elizabeth.ridler@knightfrank.com

**Victoria Harris**  
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dsenior@wsbproperty.co.uk

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