



VALIANT
BUILDING

TO LET
AVAILABLE NOW
FLEXIBLE DEALS

**HIGH QUALITY INEXPENSIVE
OFFICE SUITES WITH
ON-SITE PARKING**

14 SOUTH PARADE | LEEDS 1

- AIR CONDITIONED
- GRADE A
- ON-SITE PARKING
- PRIME LOCATION
- PRESTIGE SPACE

DESCRIPTION

Valiant Building is a prominent imposing office building providing prestigious offices that have been refurbished to the highest quality standards.

Each suite is accessed via the commissionaire-controlled spacious ground floor reception area.

Contemporary male and female WC facilities are provided on each floor with disabled and shower facilities also available within the building.

FEATURES

Each available suite benefits from the following:-

- Air conditioning
- LED lighting
- Modern suspended ceilings
- 3 compartment perimeter power trunking
- 24 hour access
- Shower facilities
- On-site commissionaire
- New contemporary decoration and carpeting

PARKING

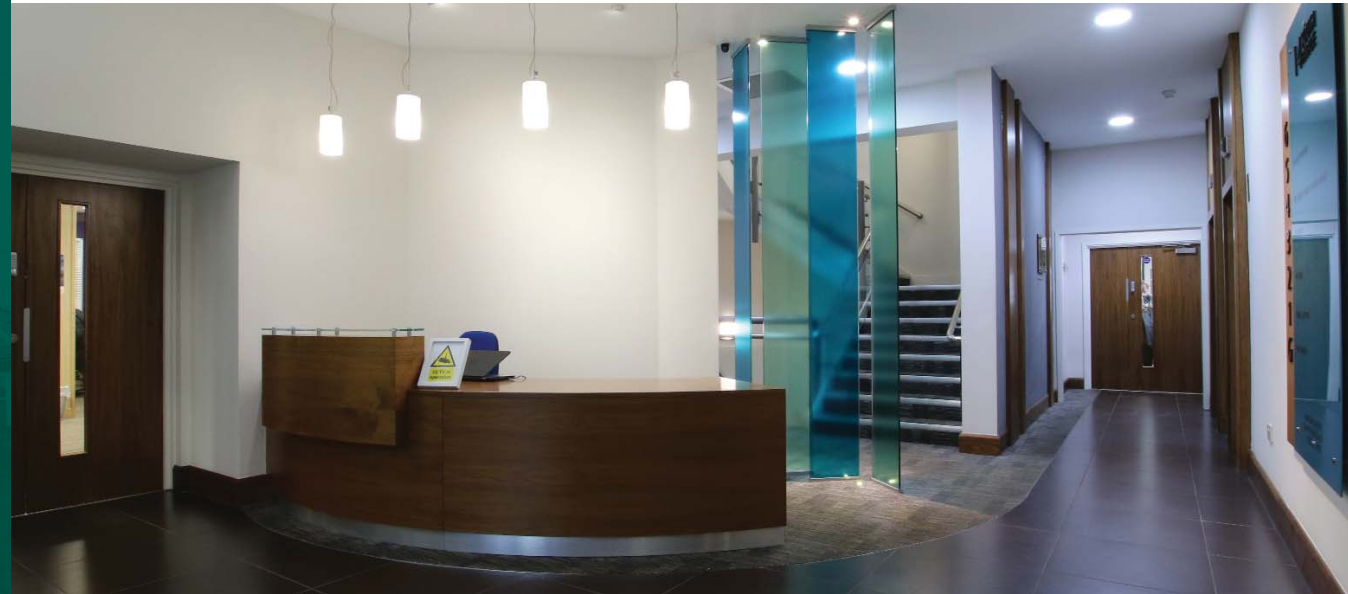
Valiant Building benefits from a secure basement car park where spaces are available for each occupier of the building.

RATES

Each suite is separately assessed for rating purposes. Further information is available on request.

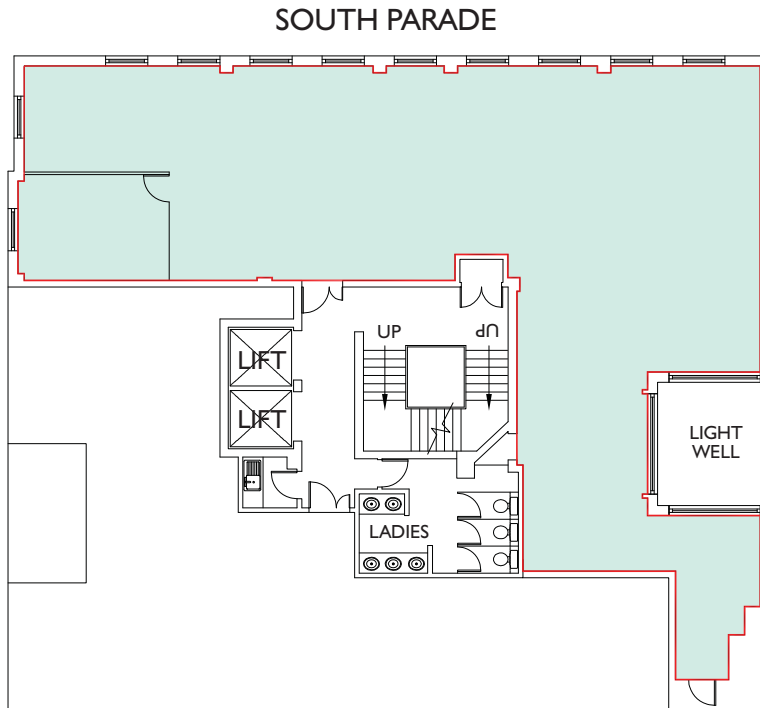
EPC

Valiant Building has been assessed as having an energy rating of 90 (Band D). Further information is available on request.

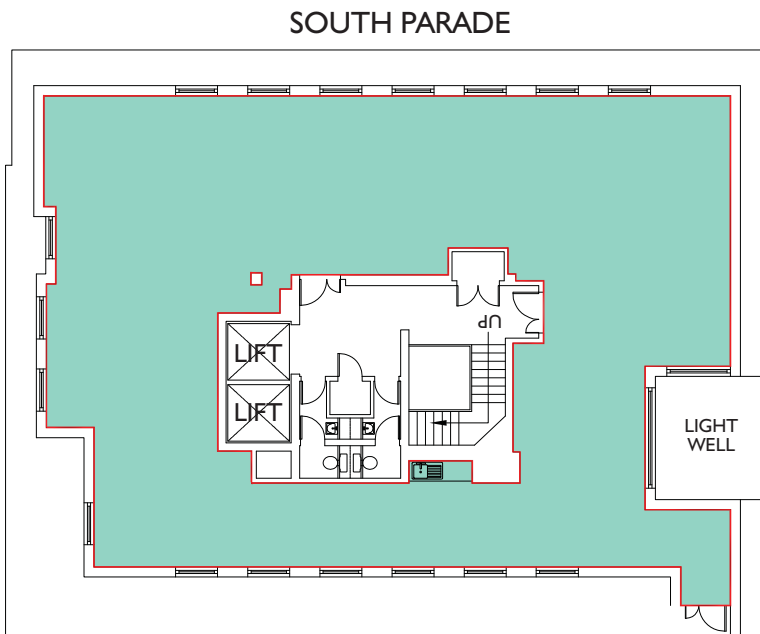




PART 3RD FLOOR



6TH FLOOR



ACCOMMODATION

Current availability in Valiant Building is:-

Part third floor	2,206 sq ft
Sixth floor	2,317 sq ft



LOCATION

Valiant Building occupies a prime location within the heart of the Leeds city centre professional business district only a few minutes walk from Leeds train station, the retail core and a wide range of Leeds' finest restaurants and bars.



KEY

LOCAL AMENITIES

- 1 Tesco
- 2 Trinity Leeds
- 3 Harvey Nichols
- 4 Victoria Quarter
- 5 The Light

BARS, CAFÉS & RESTAURANTS

- 1 Sukhothai
- 2 San Carlo
- 3 All Bar One
- 4 Gaucho Leeds
- 5 Restaurant Bar & Grill
- 6 Café Nero
- 7 La Bottega

HOTELS

- 1 Radisson
- 2 Quebecs
- 3 Marriott

PARKING

P1 NCP, Albion Street Car Park

P2 Q-Park, Albion Street Car Park

P3 Q-Park, St Johns Centre Car Park

VIEWING / FURTHER INFORMATION

Please contact any of the joint sole letting agents:-

CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

Knight Frank
0113 246 1533

Edwin Thompson
01228 548385
www.edwin-thompson.co.uk