



# ATRIUM

2 LEEDS CITY OFFICE PARK

8,409 - 45,313 SQ FT  
OFFICES TO LET

[ATRIUMLEEDS.COM](http://atriumleeds.com)



# BRIGHTER WORKING BOLDER THINKING

Leeds City Office Park is more than just a great place to do business. It's a thriving community, a well connected hub and a relaxing haven.

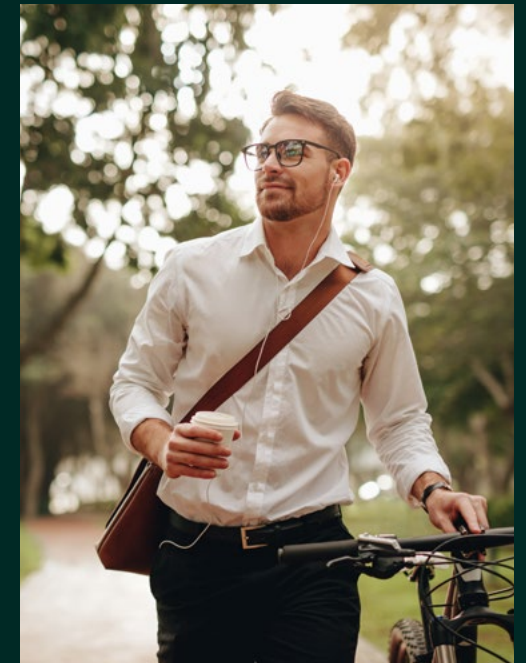
It offers all the benefits of a city centre location, but with substantial on site parking next to the motorway network.

Atrium is the latest opportunity at the park and provides contemporary workspace across two large highly efficient floorplates, with an impressive full height atrium offering a substantial break out facility.

Availability is from 8,409 - 45,313 sq ft across ground and first floors making it the ideal HQ for major corporate organizations to join the long standing tenant Centrica on the 2nd floor.

What the size of your ambitions, Atrium can deliver.





# TRANQUIL OUTDOOR SPACE TO RELAX AND ESCAPE

A perfect environment in which your company can flourish and grow.

We understand that access to green space is vital to the health and happiness of employees. That's why Atrium is set in acres of mature green parkland. This, together with its locality within the city makes Atrium the ideal place to work and unwind.



**GRANARY WHARF 8 MINS WALK**

- EDO SUSHI
- LA CASITA
- ARCHIES
- THE LOCK
- THE HOP
- LIVIN ITALY
- OUT OF THE WOODS
- SKY LOUNGE
- FAZENDA
- DOUBLE TREE BY HILTON
- PASTILLE
- LEEDS WATER TAXI

**BRIDGEWATER PLACE 5 MINS WALK**

- TESCO
- STARBUCKS
- PANINI SHACK
- PHILPOTTS

**CROWN POINT 3 MINS WALK**

- TK MAXX
- SUPERDRUG
- M&S FOODHALL
- NIKE
- ASDA LIVING
- NEXT
- SPECSAVERS
- CURRYS
- DREAMS
- SPORTS DIRECT
- AND OTHERS...

**BREWERY WHARF 5 MINS WALK**

- SAINSBURY'S
- 212 CAFE & BAR
- CAFE YUM YUM
- CIAO BELLA
- LEONARDO HOTEL
- THE ADELPHI
- CLASSIC CLEANERS
- CHA LOUNGE

**TRANSPORT**

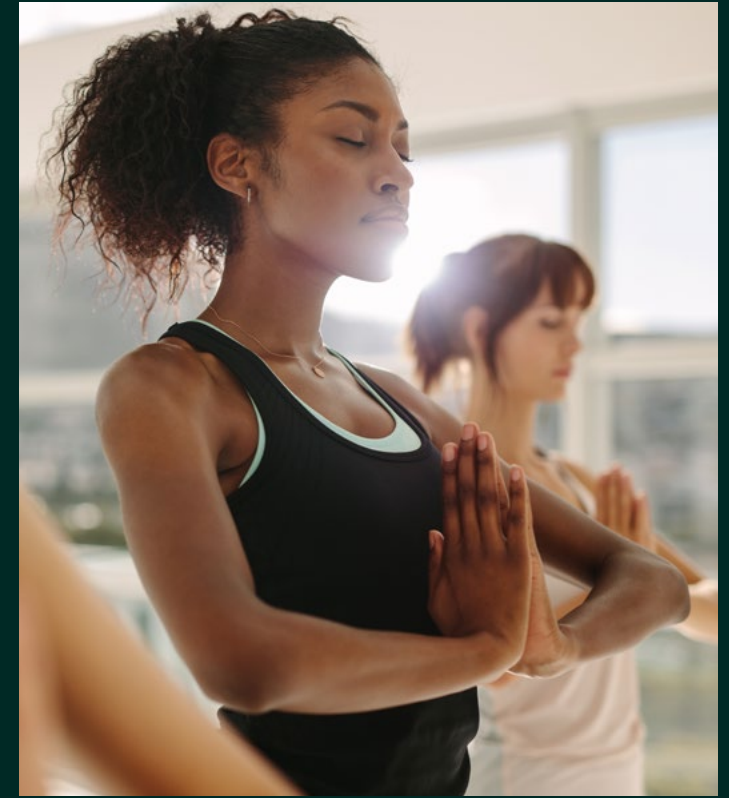
- LEEDS TRAIN STATION 9 MINS WALK
- LEEDS BUS STATION 14 MINS WALK

# THE CITY'S BEST KEPT SECRET

Wherever you're coming from and however you're getting here Atrium is ideally located.

The proximity of the M62, M1 and the train and bus stations means the park is accessible both by car and public transport providing excellent connections to a wider area. With Crown Point Retail Park a stones throw away the building benefits from easy access to a variety of shops providing a range of retail food & beverage and leisure amenities as well as being a 5 minute walk into Leeds city centre.

Home to one of Europe's biggest regeneration programmes, Southbank will aim to double the size of Leeds city centre. This 253-hectare space is the size of 350 football pitches and will be transformed into a 'globally distinctive' destination for living, learning, creativity, leisure and investment. At the core of this stands the new £3.25m city centre greenspace, Aire Park.



# SPACE THAT WORKS FOR YOU.

Atrium delivers big business advantages in a space that can adapt to your changing needs. Each floor provides efficient open plan workspaces providing aspirational space allowing occupiers a range of fit out options.

The large open plan floor plates offer the opportunity for an occupier to deliver a unique office design to transform the workplace and enhance the employee experience.



## HIGHLIGHTS



RAISED  
ACCESS FLOORS



BRISE SOLEIL



AIR  
CONDITIONING



BREAK OUT  
FACILITIES



SHOWERS



CYCLE STORAGE



SECURE CAR  
PARKING



MULTI PURPOSE  
STUDIO

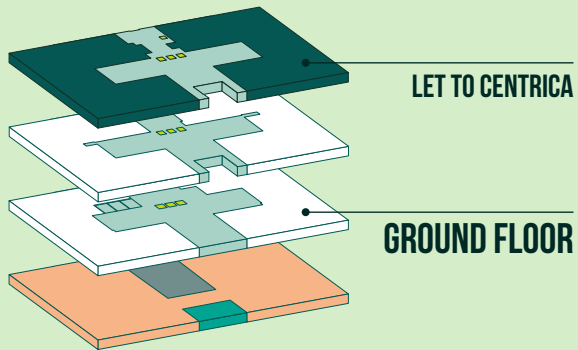
# GROUND FLOOR

2,094 SQ M / 22,530 SQ FT

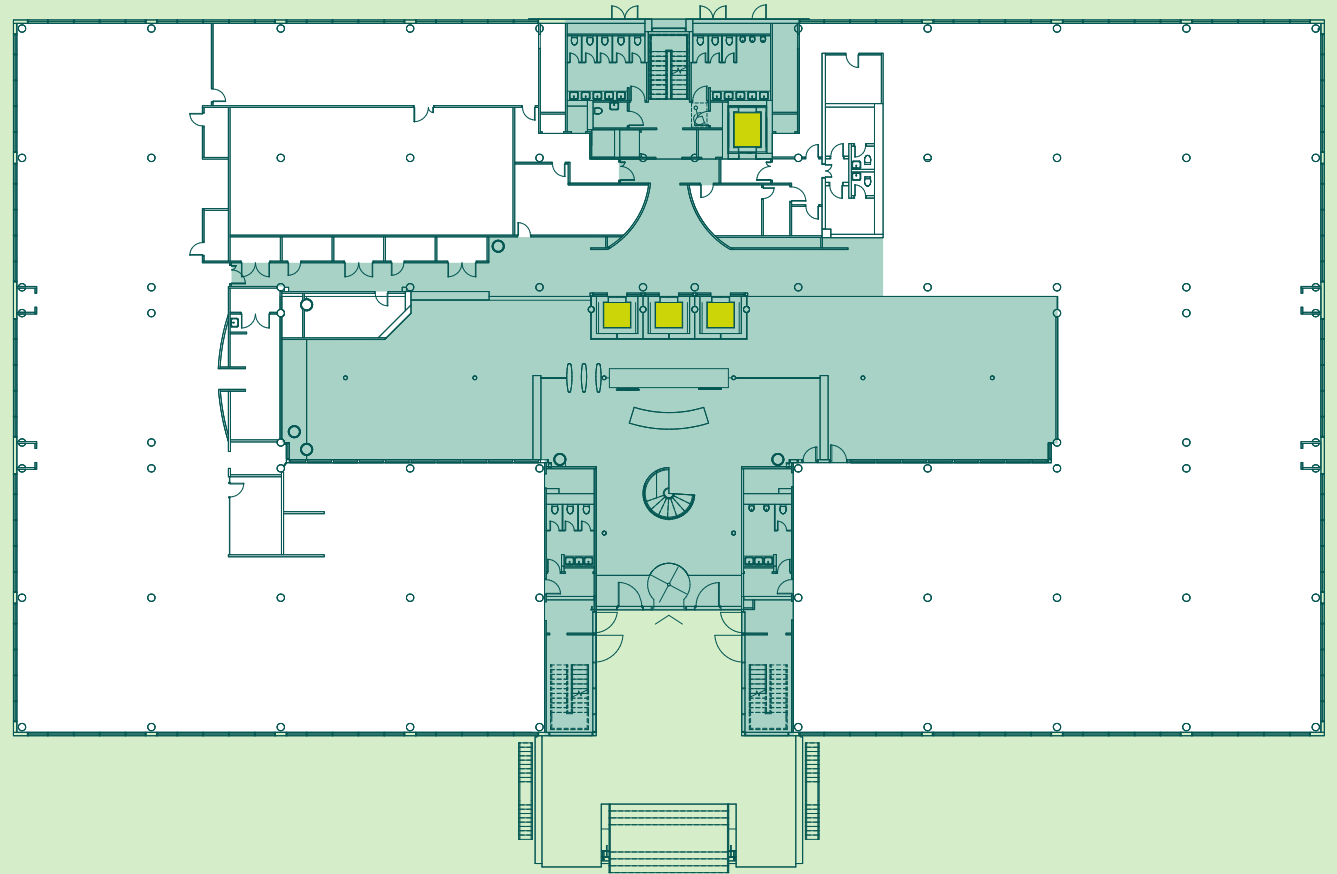
## KEY

- AVAILABLE SPACE
- BASEMENT PARKING AREA
- LET
- LIFTS
- CORE

## FLOORS



FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.



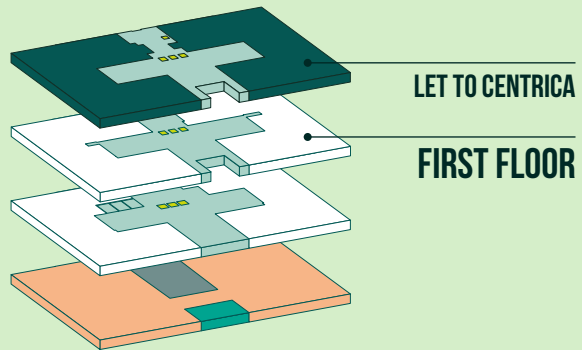
# FIRST FLOOR

2,218 SQ M / 22,783 SQ FT

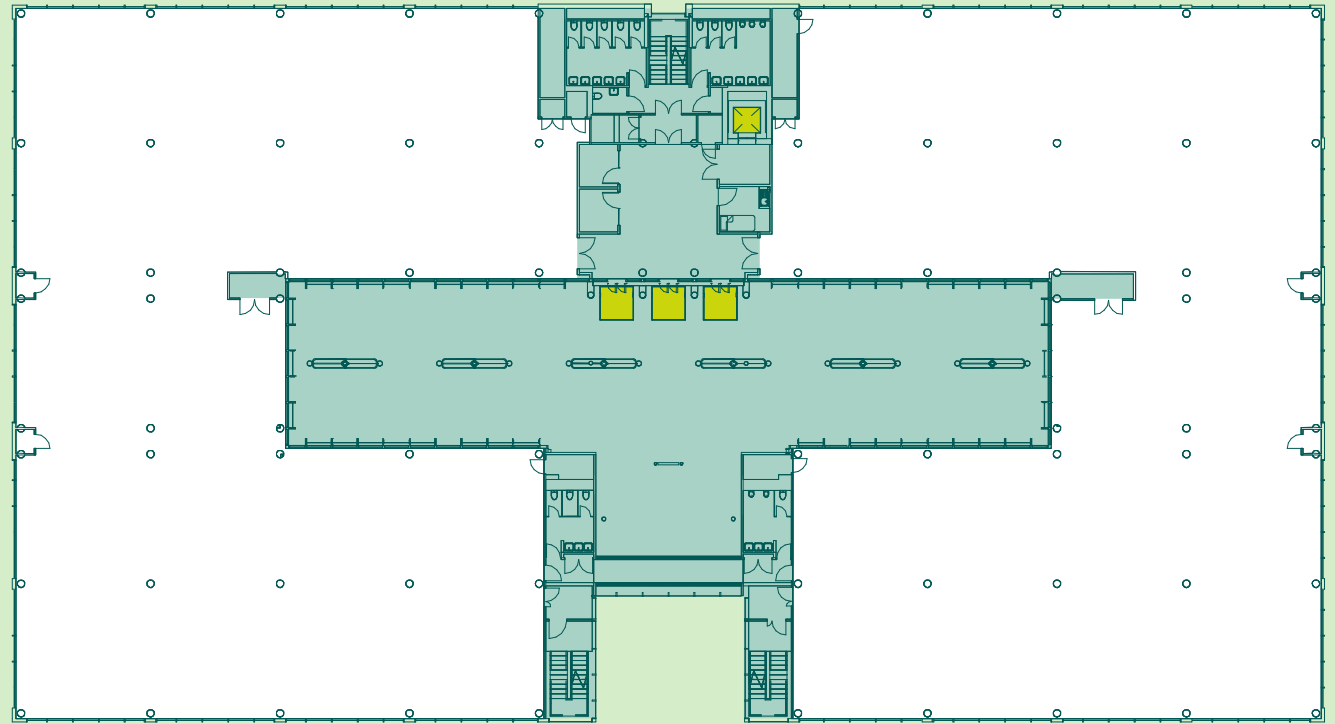
## KEY

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- LIFTS
- CORE

## FLOORS



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# INTERESTED? LET'S TALK



**SAM JAMIESON**

0113 233 7312

07385 411 183

[sam.jamieson@cushwake.com](mailto:sam.jamieson@cushwake.com)

**ALICE GILMAN**

0113 233 7359

07721 816459

[alice.gilman@cushwake.com](mailto:alice.gilman@cushwake.com)

**FOX  
LLOYD  
JONES**

**NICK SALKELD**

0113 243 1133

07732 690 585

[nick.salkeld@fljtd.co.uk](mailto:nick.salkeld@fljtd.co.uk)

**HARRY FINNEY**

0113 243 1133

07565 622 133

[harry.finney@fljtd.co.uk](mailto:harry.finney@fljtd.co.uk)

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**2 LEEDS CITY OFFICE PARK, LEEDS, LS11 5BD**

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