

Gilbanks.

ONE
PARK
ROW
LEEDS



AVAILABLE NOW


**ELEVATE YOUR BUSINESS WITH PREMIUM FLEXIBLE
WORKSPACE AT ONE PARK ROW**

LEEDS
LS1 5HN

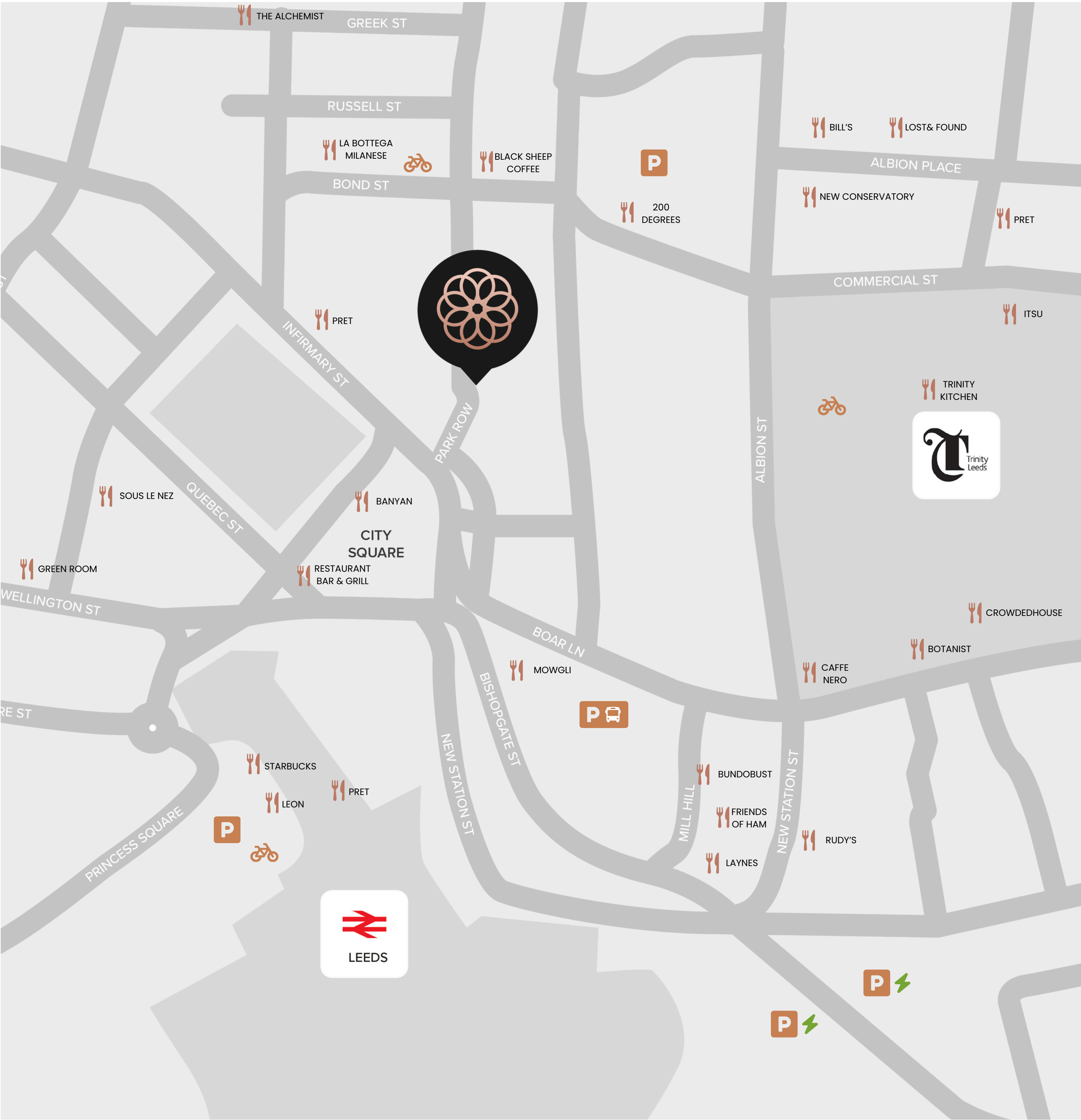
ULTRA-PRIME LOCATION

One Park Row is prominently situated in the very heart of the Professional and Financial district of Leeds.

Accessibility to transport links and the city's wealth of amenities could not be more convenient.

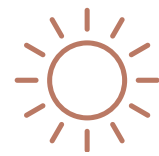
 **2 MINUTES**
To shops and wider business districts

 **3 MINUTES**
Walk to Leeds Station





An iconic building overlooking City Square, easily recognisable to visitors. Inside, it offers an array of amenities designed to delight and impress.



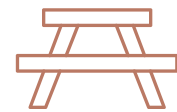
LIGHT-FILLED ATRIUM

Thoughtfully designed to capture maximum sunlight, the building ensures every workspace has natural light.



CANTEEN

Offering fresh breakfasts, warm lunches, a salad bar and a range of drinks and snacks.



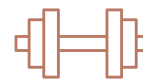
ROOFTOP TERRACE

A bright, inviting space with impressive city views – ideal for breaks or colleague catch-ups.



CYCLE STORAGE

Convenient, secure cycle parking is provided in the lower ground floor.



FITNESS ROOM

Peloton bikes, weights, mats, and spacious workout area free for tenant use. Optional yoga classes available for a small fee.



SHOWERS

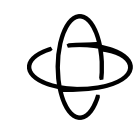
Freshen up with ease with showers and complimentary towel service.





PRIVATE SERVICED OFFICES BY GILBANKS

Gilbanks creates productive workspaces that allow professional communities to thrive. With industry-leading technology, class leading service and the embracement of well-being at work, our premium contemporary environments embody professional comfort at its best.



UNRIVALLED CUSTOMER SERVICE

Proactive, dedicated service is our most distinguishing benefit and our staff are trained to focus on the needs of our professional clientele. 100% CSAT score in 2024.



WORLD-CLASS CONNECTIVITY

All suites are provided with an uncontended, highly secure internet connection with backup line which can be configured to suit your precise infrastructure.



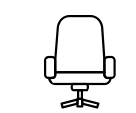
MEETING ROOMS

Three thoughtfully designed meeting rooms, built to inspire focus and collaboration. Each space features advanced video conferencing technology for effortless connectivity - with members receiving 25% off all bookings.



ACOUSTIC COMFORT

Acoustic barriers are installed throughout our workspaces, ideal for your comfort wherever you are.



ERGONOMIC FURNITURE

All suites benefit from the highest quality ergonomic furniture, with Humanscale task chairs for every workstation.



COMPLIMENTARY REFRESHMENTS

Only the finest and ethically sourced coffee from Nespresso and Pact are offered throughout our offices. Traditional and herbal teas are also available.

BE PART OF THE GILBANKS COMMUNITY ALONGSIDE
OUR VALUED NETWORK OF CLIENTS



Cavendish



INCLUDED IN PRICE

10 Gbps fibre internet with 1 Gbps satellite backup
Building utilities including heating, water and electricity
Service charges
Business rates
Building, public liability and products liability insurance
Office set-up costs
Workstations complete with 1400mm wide desks and ergonomic Humanscale task chairs
Reception service
Mail handling
Cleaning
Unlimited refreshments

EXTRA COSTS

Contents insurance
Meeting room bookings (Gilbanks members receive a 25% discount)
Printing and scanning
Franking and postage
Outgoing phone calls



For further information and current availability, please contact:

enquiries@gilbanks.com

0113 819 7300

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