

No1 Whitehall Riverside

LSI 4BN

NOIWHITEHALLRIVERSIDE.CO.UK



**TO FIND
IMPRESSIVE
WELL LOCATED
FLEXIBLE
GRADE 'A'
WORKSPACE**

**MAKE YOUR
WAY TO NO1
WHITEHALL
RIVERSIDE**

FOR
PREMIUM
SPACE FROM
2,507 SQFT
TO
19,707 SQFT

NO.1 WHITEHALL RIVERSIDE OFFERS
FLEXIBLE HIGH QUALITY OFFICE
ACCOMMODATION SET OVER
3RD AND 4TH FLOOR LEVEL -

THE 3RD FLOOR CURRENTLY HAS
SUITES, WHICH IF COMBINED OFFER
AN OPEN FLOOR TOTALLING **17,200
SQFT**, WHILE THE 4TH FLOOR OFFERS
2,507 SQFT.

**MAKE YOUR
WAY TO NO.1
WHITEHALL
RIVERSIDE**

NO 1 WHITEHALL RIVERSIDE COMPRISES AN UNRIVALLED GRADE A OFFICE BUILDING WITH EIGHT FLOORS OF ACCOMMODATION AND AN ATTRACTIVE WATERSIDE FRONTAGE TO THE RIVER AIRE.



IMPRESSIVE



SITUATED ON WHITEHALL ROAD, ONLY A FEW MINUTES' WALK FROM THE TRAIN STATION, THE BUILDING PROVIDES A PREMIUM GRADE A SPECIFICATION THROUGHOUT, INCLUDING RIVERSIDE CAFÉ/ RESTAURANT AT GROUND LEVEL AND A 72 SPACE BASEMENT CAR PARK. THIS IS AN ENVIABLE BUSINESS DESTINATION WITH ALL THE BENEFITS OF THE CITY CENTRE AND TRANSPORT LINKS ON THE DOORSTEP.

ENVIABLE



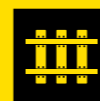
A STUNNING OFFICE BUILDING



SECURE BASEMENT CAR PARKING



RIVERSIDE LOCATION



CLOSE TO TRAIN STATION



SECURE PARKING



GROUND FLOOR CAFE-BAR



ENVIA

WITH GRADE 'A' SPECIFICATION

THE AVAILABLE ACCOMMODATION IS SITUATED ON THE 3RD AND 4TH FLOORS AND BENEFITS FROM A GRADE A SPECIFICATION WHICH INCLUDES THE FOLLOWING:

- 4-PIPE FAN COIL AIR CONDITIONING
- METAL TILED SUSPENDED CEILINGS WITH NEW ULTRA EFFICIENT LED LIGHTING
- RECEPTION UPGRADE
- FULLY ACCESSIBLE RAISED FLOORS (150MM VOID)
- CLEAR FLOOR TO CEILING HEIGHT OF 2.8M
- FOUR, 13 PERSON PASSENGER LIFTS
- SECURE PARKING & CYCLE STORAGE
- SHOWER AND CHANGING ROOMS
- BUILDING COMMISSIONAIRE

THE ABUNDANCE OF GLAZING ON EACH OFFICE FLOOR CREATES A LIGHT AND SPACIOUS WORKING ENVIRONMENT WITH STUNNING RIVERSIDE VIEWS.



THE BUILDING IS ALREADY HOME TO:

- AVIVA
- FDM
- HANDELSBANKEN
- GRANT THORNTON
- BOND DICKINSON LLP
- BNY MELLON

A STUNNING OFFICE BUILDING



SECURE BASEMENT CAR PARKING

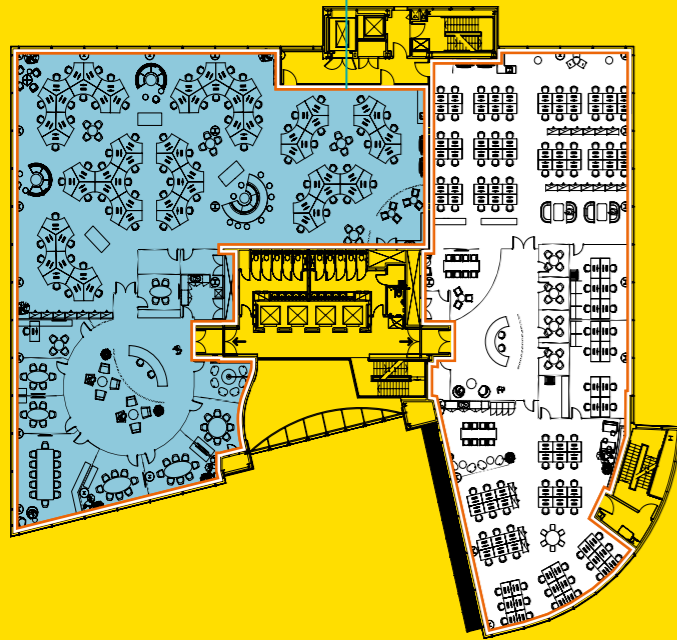
- MICHAEL PAGE INTERNATIONAL
- ARCADIS
- MACKENZIE STUART
- HENDERSON INSURANCE BROKERING GROUP

GROUND FLOOR LET TO CAL KITCHEN ??

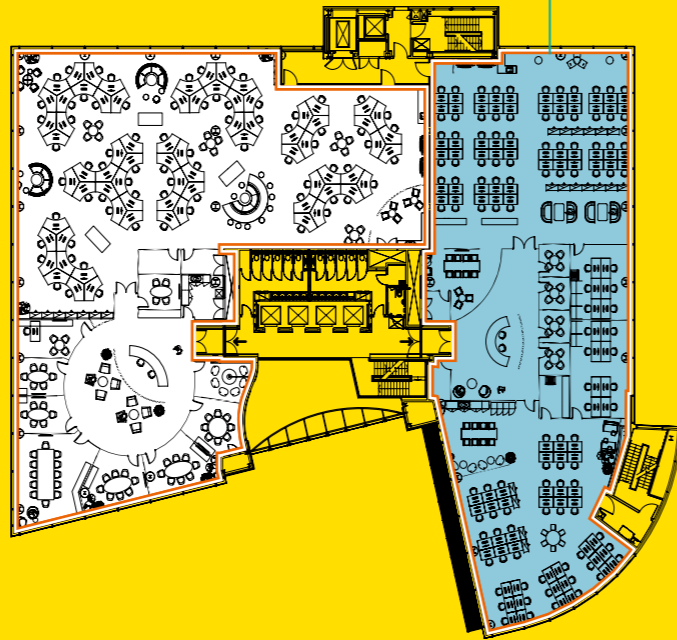


3RD

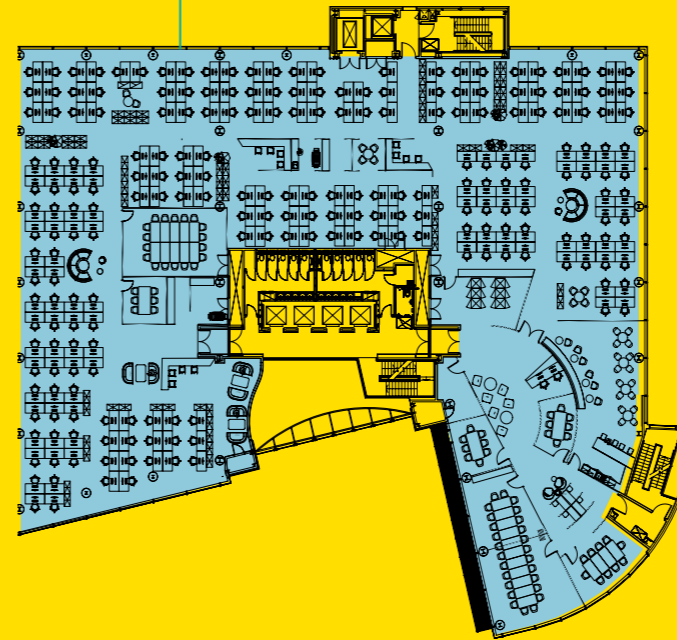
OPTION 1
9,526 SQFT



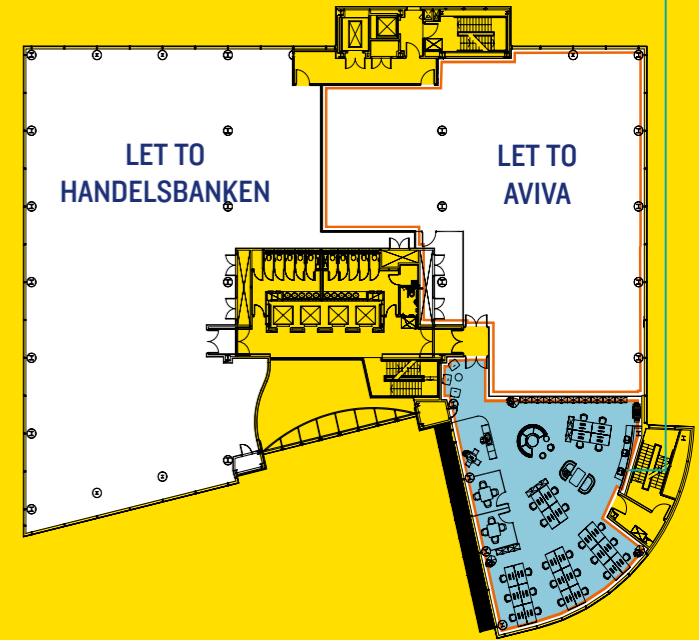
OPTION 2
7,595 SQFT



OPTION 3
17,200 SQFT (COMBINED)



OPTION 4
2,507 SQFT



3RD FLOOR SPLIT OPTIONS

THE OFFICES PROVIDE FOR FLEXIBLE AND HIGHLY EFFICIENT ACCOMMODATION. THE LAYOUT IS IDEAL FOR EITHER AN OPEN PLAN OR A CELLULAR LAYOUT.

TRINITY LEEDS



**109,000 BUSINESSES
ALREADY HERE**



**2ND CENTRE FOR
FINANCIAL & LEGAL
SERVICES**



**THE LARGEST CITY
REGION ECONOMY
OUTSIDE LONDON**



**FASTEST GROWING UK
CITY WITH AN ECONOMY
OF £56BN**



**38% OF TOTAL OUTPUT
IS ACCOUNTED FOR
BY FINANCE & BUSINESS**

NERO, CENTRAL SQUARE



SOCIABLE FOLK, WELLINGTON PLACE



VICTORIA GATE



NO.1 WHITEHALL RIVERSIDE

PRIME POSITION

LOCATED IN THE DYNAMIC
WEST END BUSINESS
DISTRICT OF LEEDS NO.1
WHITEHALL RIVERSIDE IS
CENTRALLY LOCATED.

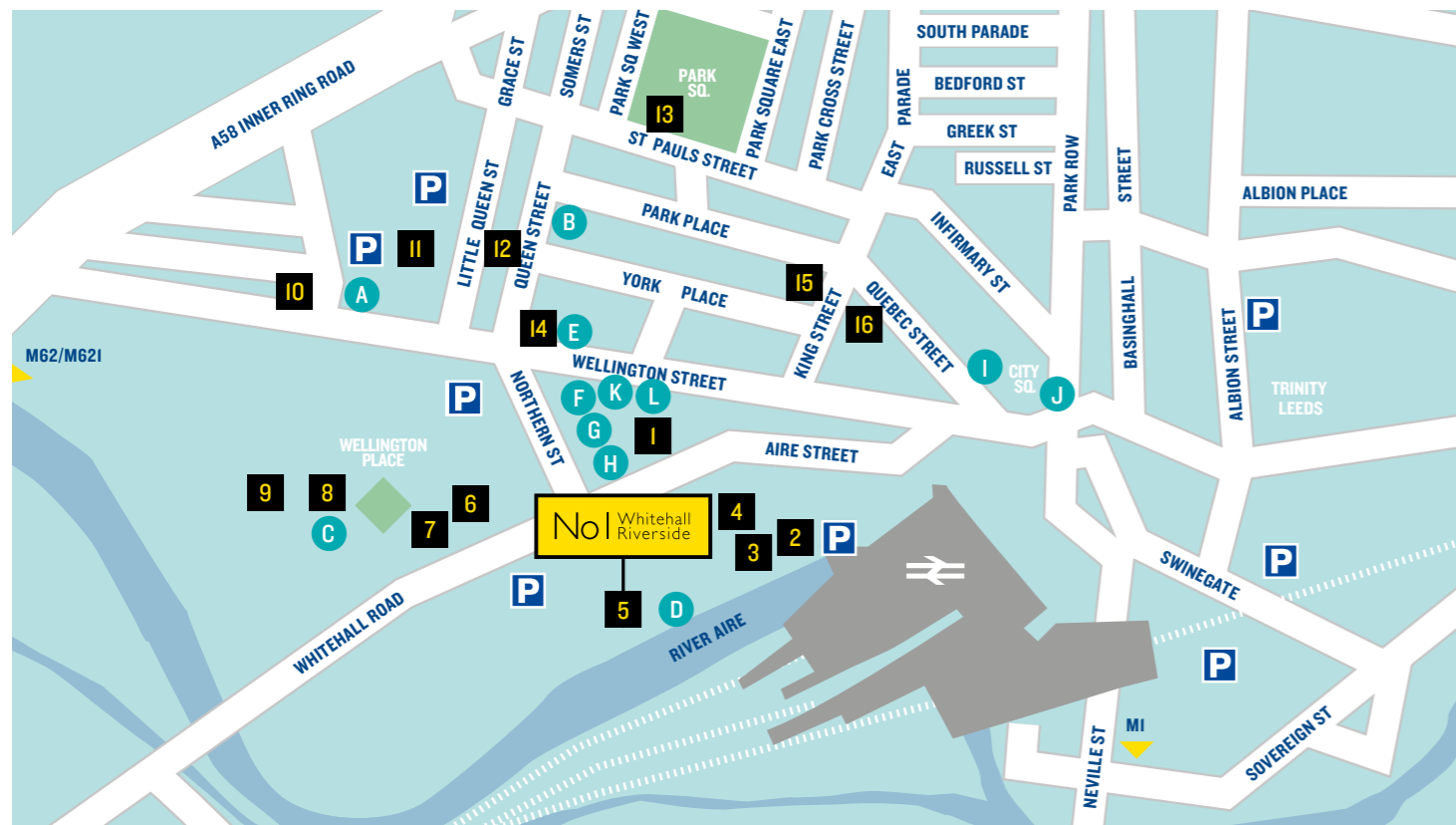
TRINITY LEEDS



FIRST DIRECT ARENA



VICTORIA GATE



WEST ENDERS

BUSINESS

1. PWC, RSM, BDO
2. DLA PIPER
3. MERCER
4. RBS GROUP, BPP LAW, NHS
5. BOND DICKINSON, HANDELSBANKEN
6. WARD HADAWAY
7. SQUIRE PATTON BOGGS, EQUIFAX, SKY BET
8. SHULMANS, BREWIN DOLPHIN
9. IRWIN MITCHELL, SKY BET
10. LLOYDS BANKING GROUP
11. HMRC
12. CLARION SOLICITORS
13. DAC BEACHCROFT
14. SCHOFIELD SWEENEY
15. BANK OF ENGLAND, WALKER MORRIS
16. WALKER MORRIS

AMENITIES

- A. STARBUCKS
- B. CITY IMAGE GENTS HAIRDRESSING
- C. SOCIALBLE FOLK
- D. CAL KITCHEN
- E. ELYSIUM RESTAURANT
- F. GREGGS
- G. CO-OP
- H. TOAST
- I. RESTAURANT BAR & GRILL
- J. BANYAN
- K. CAFE NERO
- L. M&S SIMPLY FOOD



VICTORIA GATE



LOCATION

LOCATED IN THE DYNAMIC WEST END BUSINESS DISTRICT OF LEEDS NO.1 WHITEHALL RIVERSIDE IS CENTRALLY LOCATED.

LOCATION

AN ENVIABLE BUSINESS LOCATION IN THE HEART OF THE WEST END

PLANNED DEVELOPMENTS

- | | |
|--|------------------------------------|
| A FORMER YORKSHIRE POST SITE (GRAINGER PLC) | E WELLINGTON PLACE (MEPC) |
| B TEMPLE QUARTER (CEG) | F WHITEHALL RIVERSIDE (TCS) |
| C TOWER WORKS (CARILLION) | G PARK LANE PROPERTIES |
| D MUSTARD WHARF (U+I / CTP) | H INTERNATIONAL POOL |

PLACES OF INTEREST

- | | |
|-------------------------------------|-----------------------------|
| I GRANARY WHARF | M FIRST DIRECT ARENA |
| J LEEDS TRAIN STATION | N CITY SQUARE |
| K TRINITY LEEDS | O TOWN HALL |
| L VICTORIA GATE / JOHN LEWIS | P LAW COURTS |

HOTELS

- | | |
|------------------------|----------------------------|
| Q PREMIER INN | U RESIDENCE 6 |
| R NOVOTEL | V DAKOTA |
| S THE METROPOLE | W THE NEW ELLINGTON |
| T THE QUEENS | X CROWNE PLAZA |





**TO FIND
YOUR NEW
BUSINESS
ADDRESS**



MAKE YOUR WAY TO THE RIVERSIDE

NOIWHITEHALLRIVERSIDE.CO.UK

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Misrepresentation Act: The agent for themselves and for the vendors or lessors of their property whose agent they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property.

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