

No 1 Whitehall  
Riverside  
LSI 4BN

# RARE PREMIUM BUSINESS SPACE

9,000  
SQ FT  
REMAINING



“  
LEEDS’ FINEST  
BUSINESS LOCATION  
”

# WELCOME

Boasting a commanding presence in the West End district of Leeds, 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.

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.

## AVAILABILITY

	sq ft	sq m
4TH FLOOR	9,000	836

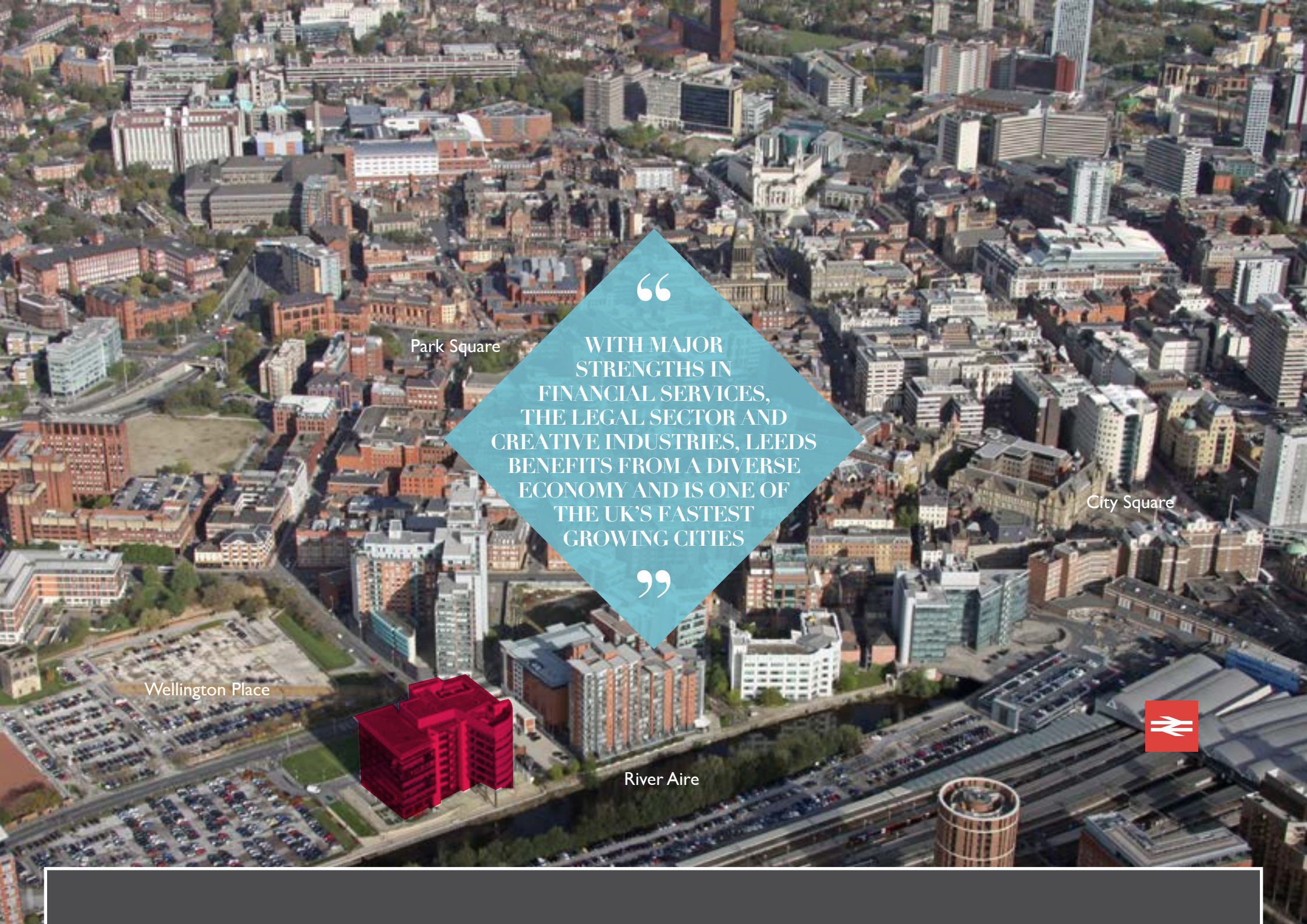
6 basement car parking spaces available.

## THE BUILDING IS ALREADY HOME TO:

- FDM
- Handelsbanken
- Grant Thornton
- Bond Dickinson LLP
- BNY Mellon
- Michael Page International
- Arcadis
- Mackenzie Stuart
- Henderson Insurance Brokering Group







Park Square

“

WITH MAJOR STRENGTHS IN FINANCIAL SERVICES, THE LEGAL SECTOR AND CREATIVE INDUSTRIES, LEEDS BENEFITS FROM A DIVERSE ECONOMY AND IS ONE OF THE UK'S FASTEST GROWING CITIES

”

City Square

Wellington Place



River Aire





# LEEDS AT A GLANCE

Leeds is located in the centre of the UK and lies on the axis of the country's main north south (M1) and east west (M62) motorways. A regional population of 3 million, Leeds boasts a city population of 715,500 and 2 million people within a 30-minute drive. This makes Leeds the biggest city after London and Birmingham.







# THE BIGGEST CITY AFTER LONDON AND BIRMINGHAM

Leeds City Station is one of the busiest in the country outside central London, with over 900 trains and 101,000 passengers daily. Leeds to London travel times are from as little as 2hrs 6mins.

Leeds Bradford International Airport is the fastest growing regional airport with over 75 direct destinations across the UK and around the world. Leeds also has four regional airports within an hours' drive.

The city offers the largest financial and legal services hub outside London and is one of the leading business locations in Europe with a business base of 105,000 companies and a diverse economy worth over £53 billion per year.

£6 billion is currently being invested in the city through major domestic development projects including Trinity Leeds shopping centre, the state of the art Leeds Arena and Victoria Gate.

Impressively, Leeds will be one of the first cities in the UK to receive city-wide wireless broadband, providing instant access to anyone using a wi-fi enabled computer or mobile phone.



# LOCATION

## KEY

- ◆ No1 Whitehall Riverside
- ◆ Local businesses
- ◆ Hotels
- Train station
- Southern Quarter
- Retail Quarter
- West End
- Central Business District

## LOCAL BUSINESSES INCLUDE:

- ◆ 1 Lloyds Banking Group
- ◆ 2 ASDA House
- ◆ 3 Eversheds • BDO • Ernst & Young • DWF
- ◆ 4 UKI Partnerships • RBS
- ◆ 5 KPMG
- ◆ 6 Addleshaw Goddard
- ◆ 7 BT
- ◆ 8 Pinsent Masons
- ◆ 9 Gordons Solicitors • LV Insurance • Richard Boothroyd & Associates
- ◆ 10 Gaz De France • Yorkshire Post • Gratterpalm • IoD • i2
- ◆ 11 Irwin Mitchell • PwC • Regus • Allianz • RSM Tenon
- ◆ 12 Regus • DLA Piper
- ◆ 13 Walker Morris
- ◆ 14 Mercer • MWB • Baker Tilly





## SPECTACULAR SPACE

No1 Whitehall Riverside represents a very unique opportunity within Leeds city centre to acquire up to 9,000 sq ft on the fourth floor.

Approached through a striking full height atrium with a manned reception, the property incorporates a central lift service to all floors. The main envelope of the building is of steel frame construction, which is clad externally with curtain walling incorporating double glazed windows, providing high levels of natural light and stunning riverside views.

Secure basement parking with internal access to the building, along with shower and changing facilities for those who cycle to work.



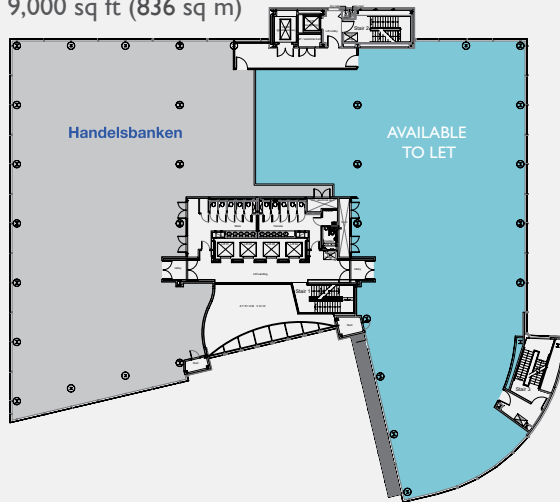
# FLOOR PLANS

THE OPTIONS ARE ENDLESS...

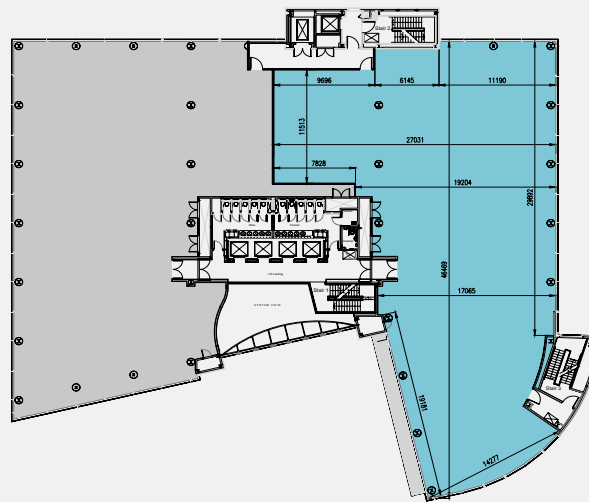
The offices provide for flexible and highly efficient open plan accommodation. The layout is ideal for either an open plan or a cellular layout. A selection of indicative floor layouts can be viewed to show low, medium and high density occupation.

## FOURTH FLOOR

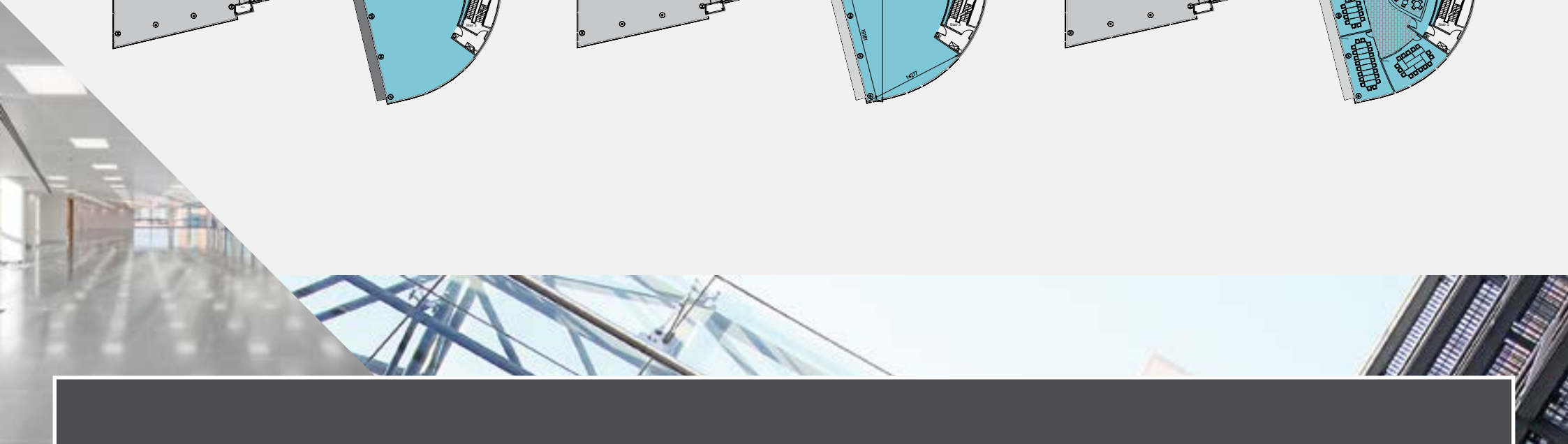
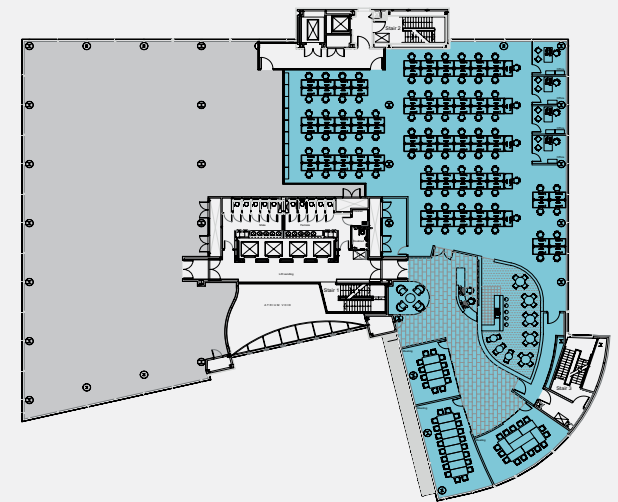
9,000 sq ft (836 sq m)



## FOURTH FLOOR



## INDICATIVE DESK LAYOUT – 101 DESKS







# HIGH SPECIFICATION

Approached by a stunning full height atrium the Grade A offices benefit from very high quality fixtures and fittings and are finished to an excellent standard throughout including:

- Reception upgrade
- 4-pipe fan coil air conditioning
- Metal tiled suspended ceilings with new ultra efficient LED lighting
- Fully accessible raised floors (150mm void)
- Clear floor to ceiling height of 2.8m
- Four, 13 person passenger lifts
- Secure basement car park
- Building commissionaire

Occupiers enjoy generous common areas and washrooms with contemporary fittings and a café bar on the ground floor.

The abundance of glazing on each office floor creates a light and spacious working environment with stunning riverside views.







No1  
Whitehall  
Riverside







# T&Cs

## TENURE

A new lease is available for a term of years to be agreed.

## RATEABLE VALUE

The ingoing tenant will be responsible for all rates and taxes levied on the accommodation. We advise that interested parties make their own enquiries of the Local Rating Authority.

## SERVICE CHARGE

The tenant will be responsible to pay a service charge for the repair, maintenance, management and upkeep of the common areas of the building. This includes all maintenance items including the air conditioning and the provision of 24 hour security.

A separate insurance rent will be payable by the tenant.

Power for the Suite: Power for the suite will be metered separately and billed independently from the service charge via sub meter readings.

Power for Air Conditioning: Power for AC units is calculated on a floor by floor basis and these costs are then recovered separately for each floor according to use and area occupied by way of the electricity reconciliations.

## VAT

All prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to contract.







# CONTACT



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