



# 2 CITY WALK

SOUTH BANK - LEEDS - LS11 9AR

# YOU COULD BE A PART OF IT ALL NOW

2 City Walk is a landmark office building occupying a prominent position within Leeds' South Bank. Already home to occupiers including Highways England, Aecom and UK Coaching.

Available accommodation ranges in size from 5,119–21,590 sq ft and benefits from 30 car parking spaces.



**The South Bank is one of the largest and most important regeneration and growth initiatives in the country.**



**The redevelopment and regeneration of Granary Wharf has made it into a leading mixed-use destination.**



**Home of Asda's national headquarters, in addition to this, Allied London and Sky have invested at Leeds Dock creating a world-class technology hub.**



**The area has already attracted over 300 creative and digital businesses.**



**2 City Walk is a Grade A Office Building.**



# IT'S THE RIGHT TIME & PLACE



Leeds City Centre is set for transformation with plans for its size to double in coming years.

The South Bank area of Leeds is being regenerated and will become a distinctive European destination for investment, living, learning, creativity and leisure.

South Bank is the proposed location for the new HS2 station creating an integrated Leeds Station. 30 million people will be served by HS2 over 25 stations, and it will enable travel from Leeds to London in just 1 hour and 20 minutes.





# BE AT THE CENTRE OF THE REGENERATION

Detailed plans for investment in infrastructure



Home to over 3,000 residents



Over 250 businesses



Proposed location for HS2 station





2.8m floor to ceiling heights



150mm raised access floors



Impressive refurbished reception with full height glazed atrium



Cycle storage



30 on-site car parking spaces



# FANTASTIC GRADE A SPACE

3 no.8 person passenger lifts



Shower facilities



Modern WC facilities

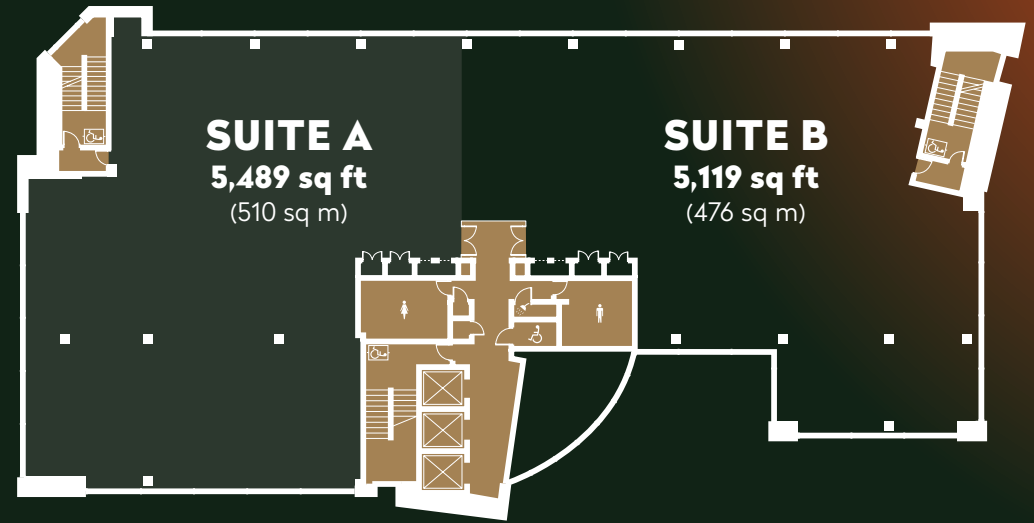


4 pipe fan coil air conditioning

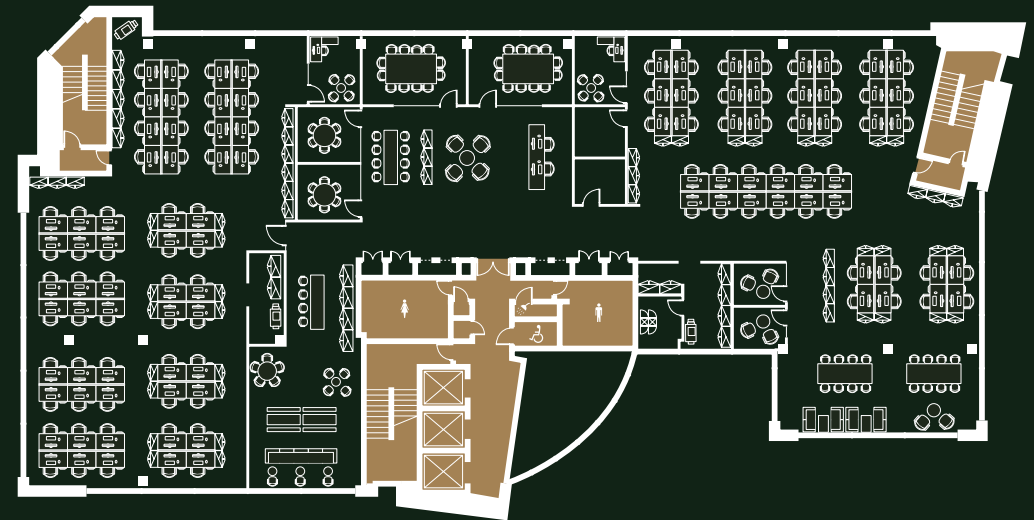


# FLOORS TO SUIT YOU

Floor	sq ft	sq m
Third	10,795	1,003
Fourth	10,795	1,003
<b>Total</b>	<b>21,590</b>	<b>2,006</b>



**POSSIBLE FLOOR SPLIT**



**TYPICAL SPACE PLAN**

**5,119 - 21,590 SQ FT**  
**(476 - 2,006 SQ M)**

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## EPC

The property has an Energy Performance Certificate rating of band C (74).

## TERMS

The accommodation is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed. Further information on request.

## VAT

All prices/rents are deemed to be exclusive of VAT.

## LEGAL COSTS

For the avoidance of doubt each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

## VIEWING

For further information or to arrange a viewing please contact our joint letting agents.



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