

The Suites at  
**BROAD  
GATE**

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THE HEADROW, LEEDS ONE

**TO LET**

**Prime Grade A Offices**  
**2,142 - 2,324 sq ft**

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# 02

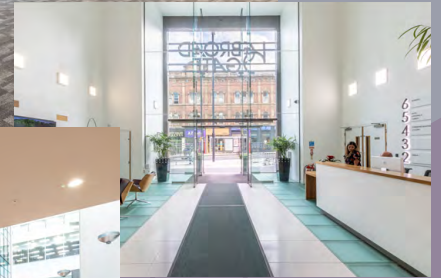
## Description

The suites at Broad Gate are small but perfectly formed offices situated across the 5th and 6th floors of this landmark building.

Whether you need a fully fitted office ready for immediate occupancy or would prefer a refurbished open plan space to make your own mark, we have solutions for all requirements.



Refurbished  
Open Plan



Fully Fitted and  
Ready for you

Indicative Image\*

# Specification

Unrivalled to its core, Broad Gate benefits from the following Grade A Specification:



WELCOMING  
DOUBLE-HEIGHT  
RECEPTION



LARGE RE-MODELLED  
COMMUNAL ROOF TERRACE  
(USED FOR EVENTS)



2.8 METRE  
FLOOR TO  
CEILING HEIGHT



METAL  
CEILING TILES



AIR  
CONDITIONING



100% RENEWABLE  
ELECTRICITY  
(SUPPLIED VIA  
THE GREEN BASKET)



BREEAM  
'EXCELLENT'  
RATING



IMPRESSIVE, REFINISHED  
ATRIUM WITH  
BREAKOUT SPACE,  
MEETING ROOMS



ACCESS TO  
BRAND NEW TOP BREWER  
COFFEE FACILITIES



BREAKOUT  
AREAS WITH WIFI  
THROUGHOUT



6X PASSENGER  
LIFTS



ULTRA HIGH-SPEED  
FIBRE OPTIC  
BROADBAND



LED LIGHTING  
THROUGHOUT



SECURE BICYCLE  
STORAGE WITH CYCLE  
REPAIR CENTRE



SHOWER FACILITIES  
WITH LOCKER  
STORAGE



CONCIERGE AND  
24/7 MANNED  
SECURITY



SECURE PARKING  
(ADDITIONAL COST)

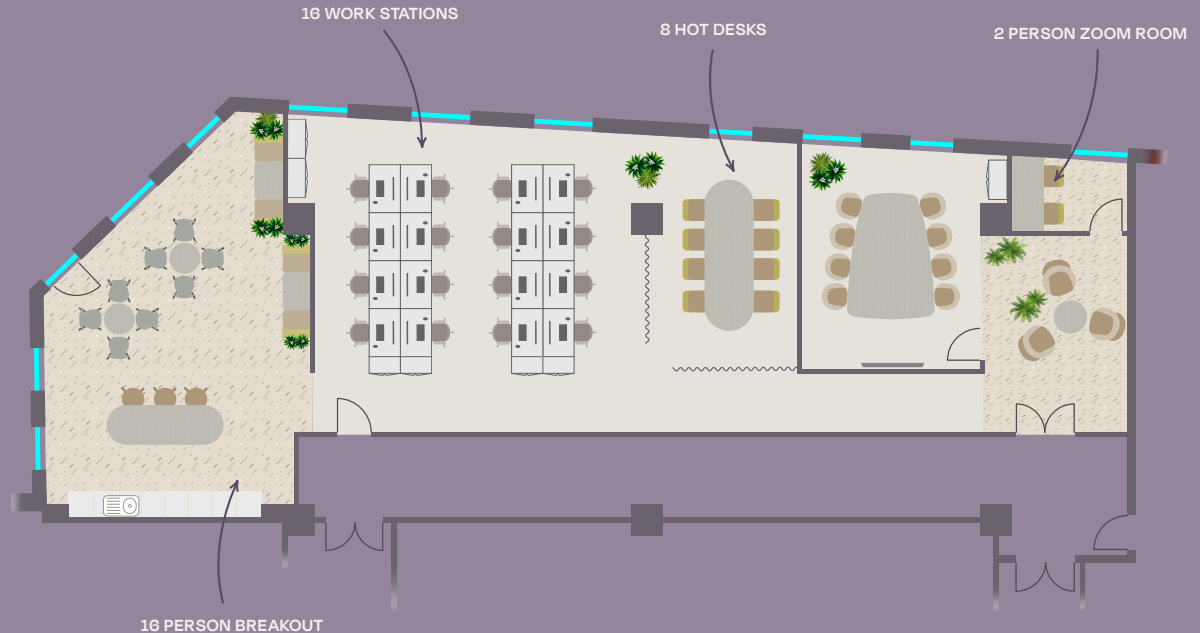
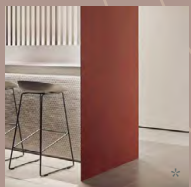


EPC - BAND B

03

# The 5th Floor Suite

## Fully Fitted, Grade A Office



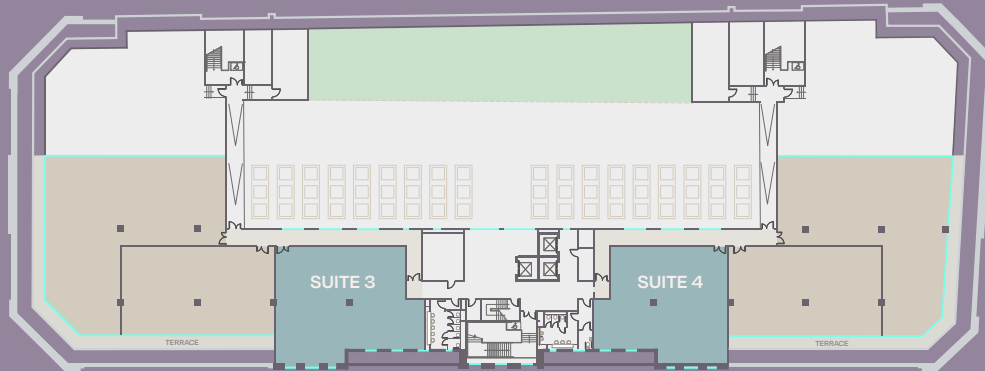
2,227 sq ft  
(207 sq m)

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\* Indicative OGI's of fit-out style. The Landlord would consider working with an occupier to bespoke the design to specific requirements. Further information is available on request.

# The 6th Floor Suites

## Refurbished Open Plan Offices



**2,324 sq ft**  
(216 sq m)

**2,142 sq ft**  
(199 sq m)

# Location

Located on The Headrow, Broad Gate's location within the hub of retail and leisure activity is second to none both Leeds Railway and Bus Station are within easy walking distance.

[broadgateleeds.co.uk](http://broadgateleeds.co.uk)



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## EPC

The suites have been assessed to have an Energy Performance Certificate Rating within Band B.

## Viewing

For further information or to arrange a viewing, please contact the joint sole Agents.

## Terms

The accommodation is available on Full Repairing and Insuring Lease Terms for a term of years to be agreed. Further information is available on request.

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