

CAPITOL

AT BOND COURT, LEEDS

CITY CENTRE OFFICES

HIGH SPEC & Improved Space

Capitol has been extensively refurbished to a high specification with quality finishes throughout. The scheme includes a stunning new double height glazed reception, which has been remodelled providing an impressive welcome from Bond Court. Internally the office suites, lift lobbies and toilets have been refurbished to a high standard and benefit from the following:

- BREEM – 'Excellent'
- EPC – B-30
- Double height glazed entrance foyer/reception opening directly onto Bond Court
- Raised Access Floors
- Suspended ceilings
- LED lighting
- Comfort cooling
- Concierge reception
- Fully refurbished WC's throughout
- Provision of cycle storage and shower/changing facilities
- Private terrace to the 1st floor

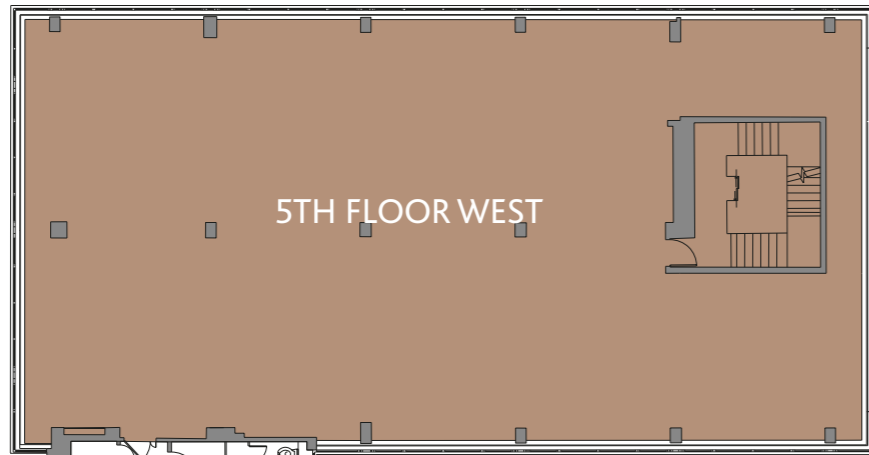


OPEN PLAN & Flexible

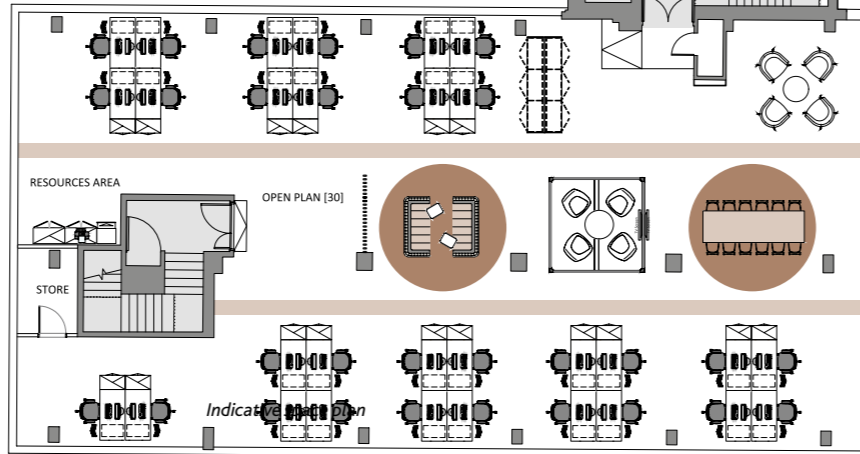
The floors have been designed to facilitate part floor lettings allowing occupiers to future-proof their space. Measured in accordance with IPMS 3.

FLOOR	SIZE SQ.M	SIZE SQ.FT
5 TH FLOOR (EAST)	352.56	3,795
5 TH FLOOR (WEST)	353.49	3,805
MEZZANINE	451.23	4,857
TOTAL	1,157.28	12,457

Other occupiers include CAP HPI, Keeble Hawson & Quod Planning

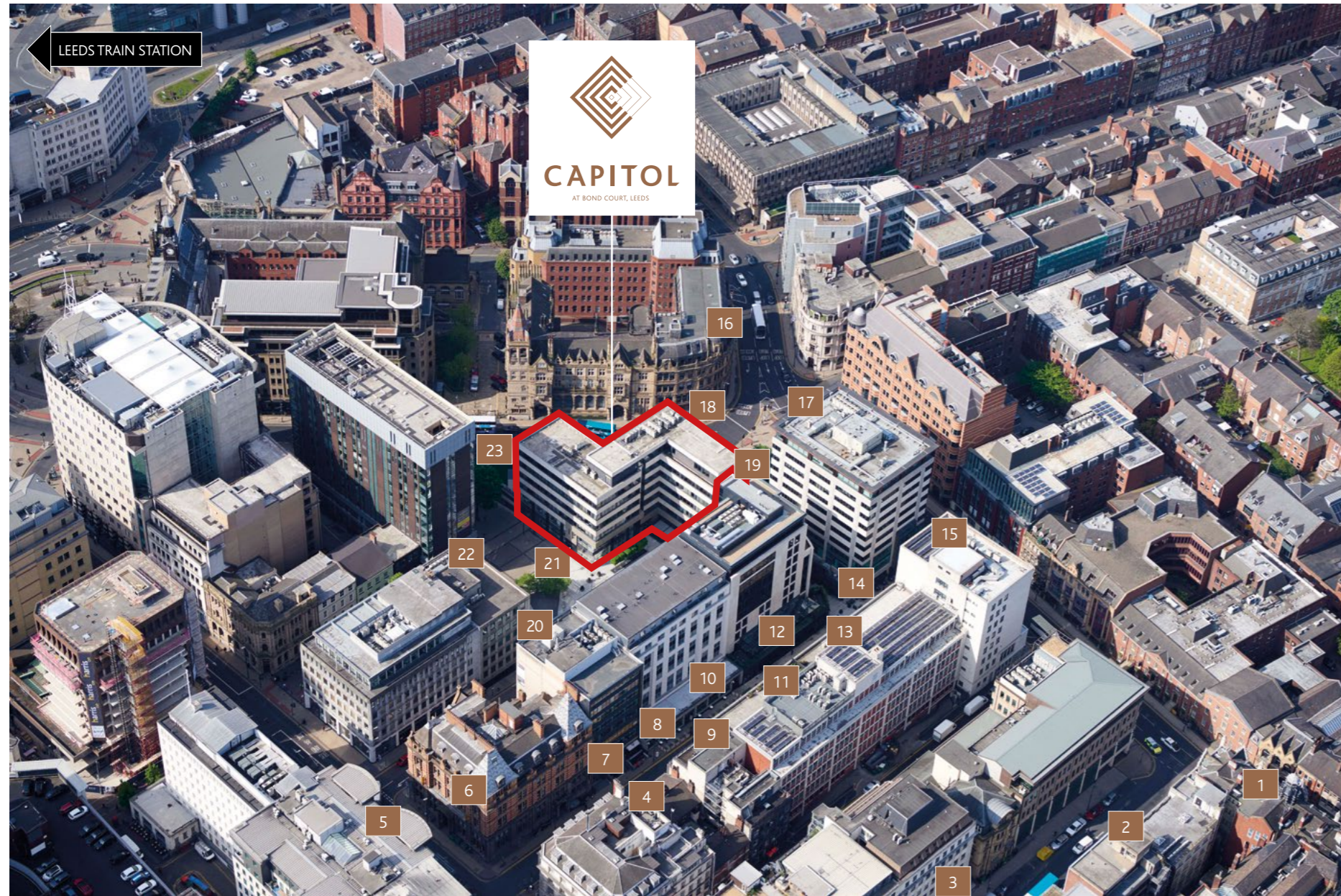


5TH FLOOR SPACE PLAN

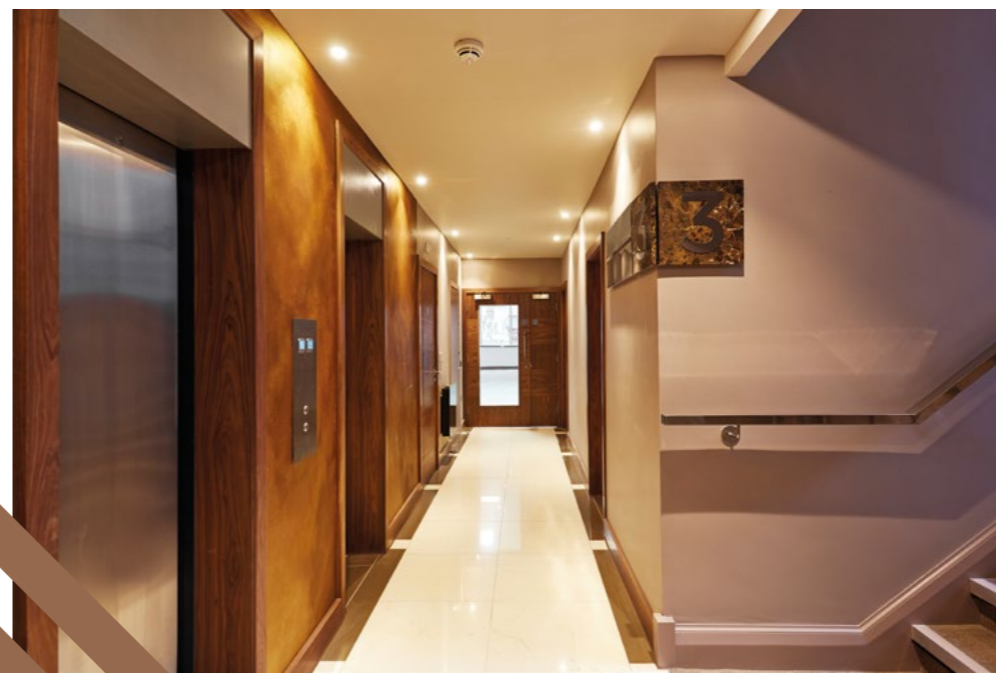


MEZZANINE SPACE PLAN





- | | | | |
|-----------------|----------------------|------------------|------------------------|
| 1 IBERICA | 7 THE LOST AND FOUND | 13 ALCHEMIST | 19 BLACKHOUSE |
| 2 SAN CARLO | 8 WAGAMAMA | 14 MANAHATTA | 20 LA BOTTEGA MILANESE |
| 3 SUKHOTHAI | 9 BEM BRASIL | 15 ALL BAR ONE | 21 BOND COURT |
| 4 THE LIQUORIST | 10 GUSTO | 16 TESCO EXPRESS | 22 COSTA COFFEE |
| 5 RIVA BLU | 11 NEIGHBOURHOOD | 17 TATTU | 23 PRET A MANGER |
| 6 LE CHALET | 12 DAKOTA DELUXE | 18 DIRTY MARTINI | |



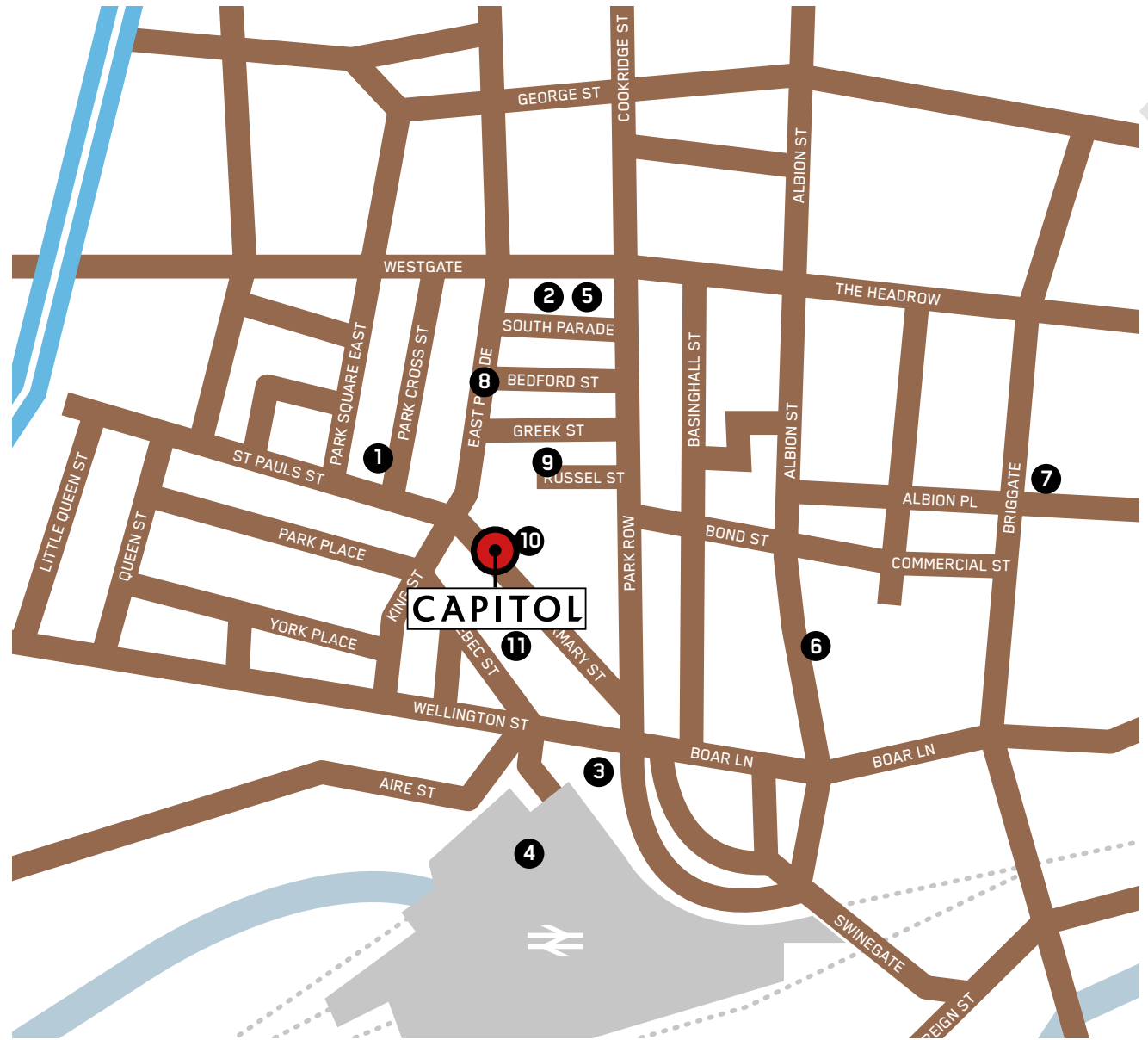


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CENTRAL LOCATION & Doorstep Amenities

Capitol is superbly located to take advantage of a growing range of shopping, eating and leisure facilities nearby. With only a 5 minute walk to the new Leeds trinity shopping centre and coffee shops, banks and other facilities on the doorstep, Capitol benefits from all of the upsides of being situated in the heart of Leeds city centre.

- | | |
|-----------------------|---------------------|
| 1 PARK SQUARE | 7 VICTORIA QUARTER |
| 2 TOWN HALL | 8 EAST PARADE |
| 3 CITY SQUARE | 9 GREEK STREET |
| 4 LEEDS TRAIN STATION | 10 BOND COURT |
| 5 LEEDS ART GALLERY | 11 INFIRMARY STREET |
| 6 TRINITY LEEDS | |



A development by



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Evans Property Group is a long established Leeds based privately owned property investor and developer. Its property portfolio comprises Grade A investment assets together with a substantial development land bank.

Evans is a major investor in Leeds and the wider Yorkshire region. Property assets in Yorkshire include both Minerva and the nearby Capitol, Dakota Deluxe, 1 Park Row, White Rose Shopping Centre and extensive investments in student accommodation at the University of York as well as strategic land interests in the Aire Valley.



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