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-  New Air conditioning system
-  New toilet and shower facilities
-  DDA compliant
-  Executive coffee lounge
-  Outside seating area
-  Informal meeting areas
-  Cycle storage
-  84 on-site parking spaces
-  Electric vehicle charging points



**TO LET**  
Available Now!

## Final phase just released

Stunning first floor space with views across Leeds, the first two phases of the building sold out in record time and with a bespoke fit-out service available.



Fully-fitted



Business lounge



Parking

## Viewing & Enquiries

Strictly by appointment



**Paul Fitzsimmons**  
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Lower Wortley, Leeds, LS12 6AB

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## Ready for immediate occupation



## Ability to tailor

### Dedicated team:

A dedicated team that can design, construct and create.

### Tailored solutions:

Create a space that perfectly aligns with your business needs.

### Design Consultation:

Benefit from expert advice to develop a space that is both functional and visually appealing.

### Energy Efficiency:

Incorporate sustainable features to reduce energy consumption and environmental impact (EPC A).



Already furnished and ready to go



Desk space for c.50 people



Internal glass meeting rooms (can be used as you wish)



Ample breakout space

