

# ONE

## CITY WALK

REFURBISHMENT  
COMING SOON

1 CITY WALK, LEEDS, LS11 9DX

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AVAILABLE FROM  
Q3 2026

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4,500-52,000 SQ FT





## LOCATION

ONE CITY WALK IS LOCATED AT THE ENTRANCE TO LEEDS CITY CENTRE IN A GATEWAY BUSINESS LOCATION, WITH EASY ACCESS TO LEEDS' RETAIL QUARTER AND AMENITIES.

A LANDMARK OFFICE BUILDING, OCCUPYING A PROMINENT POSITION WITHIN LEEDS' SOUTH BANK.

WITH DIRECT RAIL LINKS TO MANCHESTER, LONDON, AND KEY BUSINESS HUBS, COMMUTING IS EFFORTLESS AND CLIENT MEETINGS FEEL CLOSER.

ON YOUR DOORSTEP, YOU'LL FIND EVERYTHING FROM ARTISAN COFFEE SPOTS AND AFTER-WORK BARS TO GYMS, GREEN SPACES, AND LUNCHTIME FAVOURITES.

**DISTANCE FROM RAILWAY STATION: 10 MIN WALK**

### OCCUPIERS

1. EVERSHEDES
2. MEDICAL PROTECTION SOCIETY
3. LHASA
4. ASDA HQ
5. DWF
6. KNOWBE4
7. RIVENDELL
8. ADDLESHAW GODDARD
9. KPMG
10. SMIFFYS
11. JET2

### AMENITIES

12. DOUBLE TREE AT HILTON
13. BAKE
14. WATER LANE BOAT HOUSE
15. LIVIN' ITALY
16. BARRECORE
17. AZOTEA
18. HYATT
19. CLAYTON HOTEL
20. NORTH STAR
21. M&S FOODHALL
22. THE TETLEY
23. TESCO (COMING SOON AT AIRE PARK)
24. CROWN POINT RETAIL PARK
25. STARBUCKS, TESCO AND PHILPOTTS AT BRIDGEWATER PLACE

### LANDMARKS

26. SOVEREIGN SQUARE
27. GRANARY WHARF
28. SOUTHERN ENTRANCE TO THE TRAIN STATION
29. TEMPLE DISTRICT
30. LEEDS RAILWAY STATION
31. TRINITY SHOPPING CENTRE
32. BRIDGEWATER PLACE
33. AIRE PARK



INCLUSION OF BIOPHILIC ELEMENTS



COFFEE DOCK



ACCESSIBLE SHOWERS



NEW RECEPTION & COMMON AREAS



UPGRADE TO LED LIGHTING



NEW FLOORING & DECORATION THROUGHOUT



NEW HEATING & COOLING

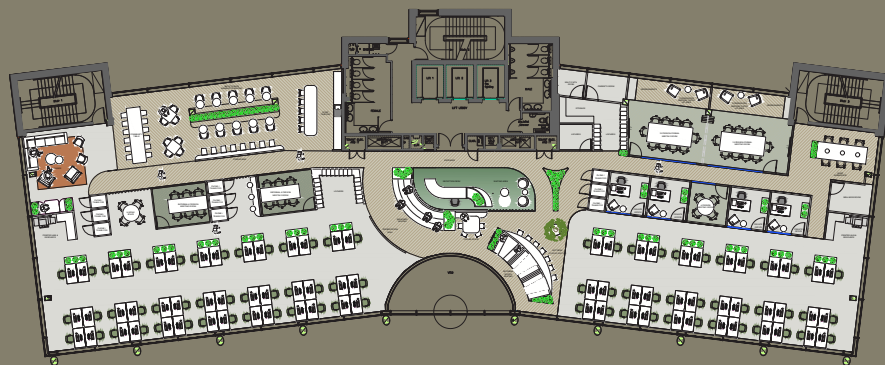


TARGETING EPC A



ON SITE PARKING SPACES AVAILABLE

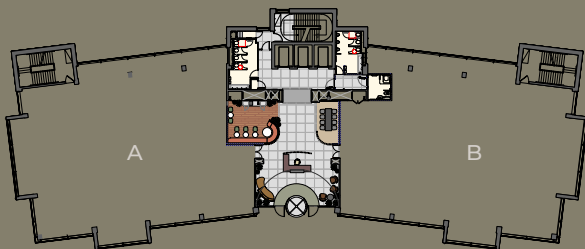




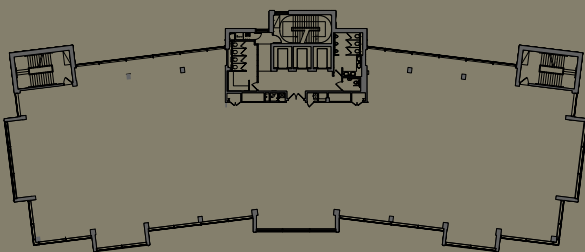
INCLUDED WITHIN INDICATIVE SPACE PLAN

- 78NO DESKS
- 4NO INDEPENDENT OFFICES
- 5NO MEETING ROOMS OF VARIOUS SIZES
- LARGE BREAKOUT AREA
- COLLABORATION SPACES THROUGHOUT INCLUDING PHONE PODS, LOUNGE AREAS, BOOTH SEATING AND AN AUDITORIUM STYLE SEATING SPACE
- DESIGNATED QUIET HOT DESKING AREA
- RECEPTION DESK WITH SOFT SEATING FOR WAITING AREA

SPACE PLAN



GROUND FLOOR LAYOUT



TYPICAL UPPER FLOOR

FLOOR INFO

FLOOR	AREA SQ.FT
5TH	10,155
4TH	11,219
3RD	<b>LET</b>
2ND	11,264
1ST	9,802
GROUND A	4,642
GROUND B	4,646
<b>TOTAL</b>	<b>51,728</b>

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