



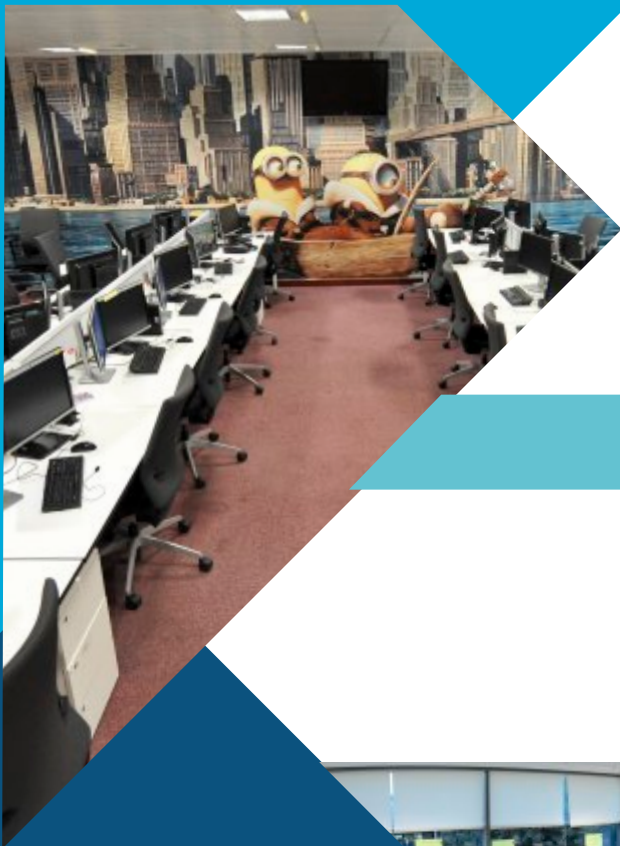
CITY WALK LEEDS

HIGH QUALITY OFFICES TO LET
UP TO 20,000 SQ FT (1,858 SQ M)



**Grade 'A' office space
over two floors.**

**Accommodate up to
430 workstations.**



CITY WALK

City Walk, is situated in Leeds City centre and offers 20,000 sq. ft. of Grade 'A' office space over two floors. The site has a fully manned reception, and can accommodate around 430 workstations in a modern, working environment with floor to ceiling glazed windows offering lots of natural light and views over Leeds.

THE OFFER

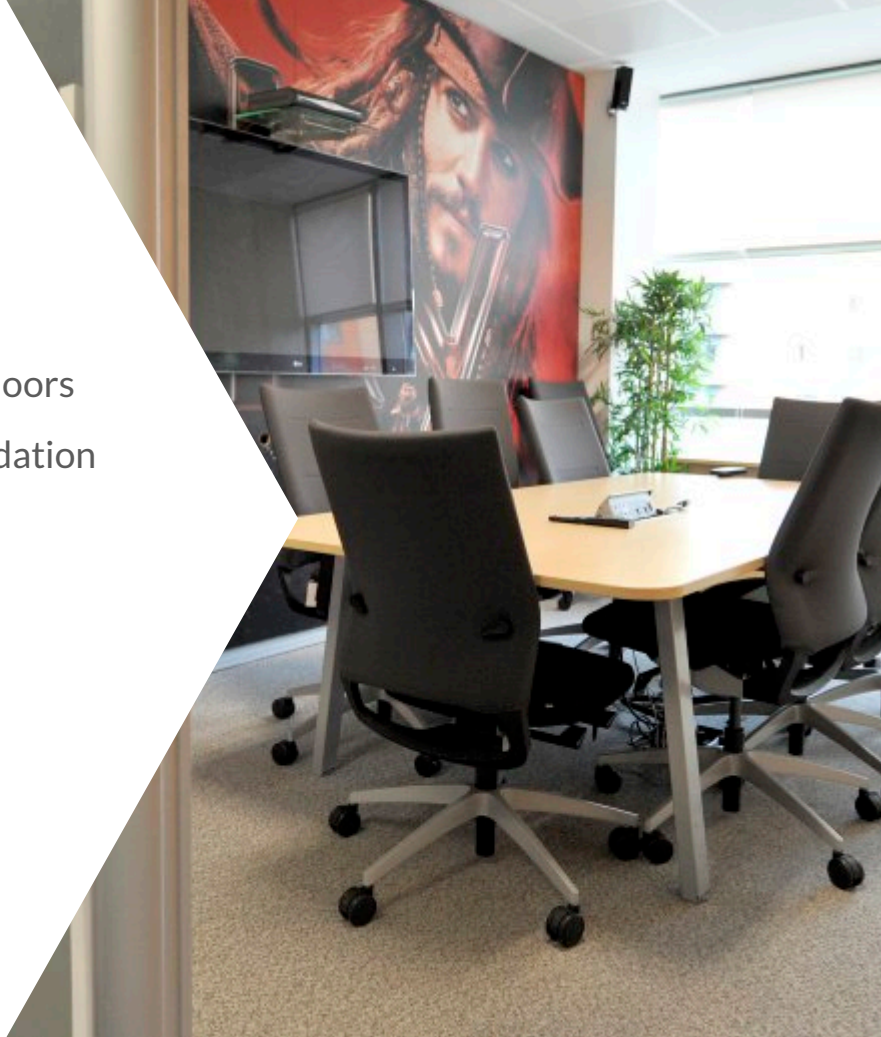
The building is available on new lease terms directly from the landlord. Alternatively, the building is also available utilising Portal's unique Managed Office Solution which provides reduced upfront capital costs, cost certainty, mitigates risk and enables you to focus on your core business.



City Walk is Grade A office specification

Current fit out includes:

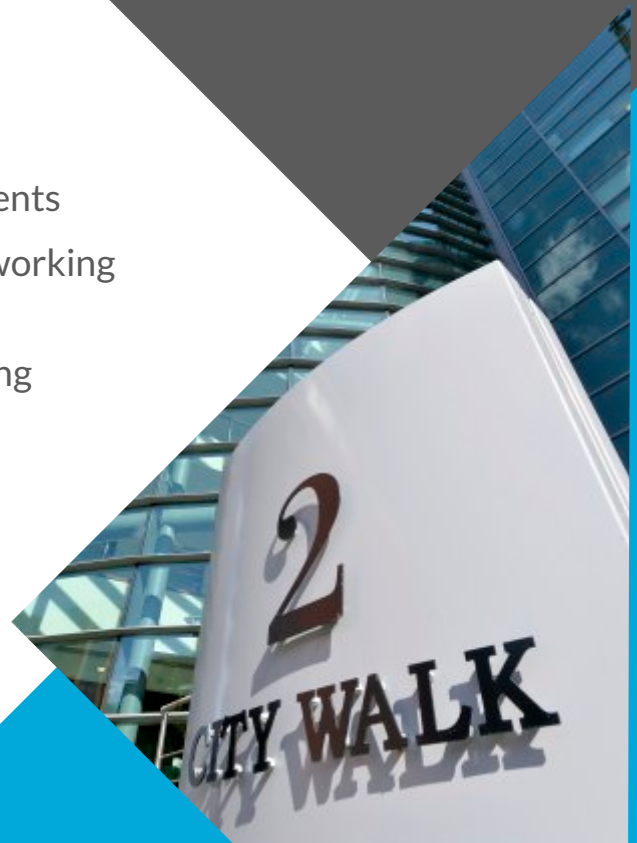
- 20,000 sq. ft. of fitted space over 2 floors
- Open plan contact centre accommodation for up to 420 workstations
- Meeting and training rooms
- On site Cafeteria
- A secure communications room
- Air conditioning throughout
- Raised floors
- UPS and backup generator



The Portal Service

Portal include the following services:

- Proven discovery exercise to establish requirements
- Fit Out design and implementation delivering a working environment aligned to the business
- Exclusive and qualified site management providing immediate client liaison
- 24x7 site security
- Hard and soft Facilities Management – catering, cleaning and maintenance
- Data capability (cabling to desktop)
- IT and telephony supply and support capability (specialist in Contact Centre technology)



OPEN PLAN



READILY ADAPTABLE



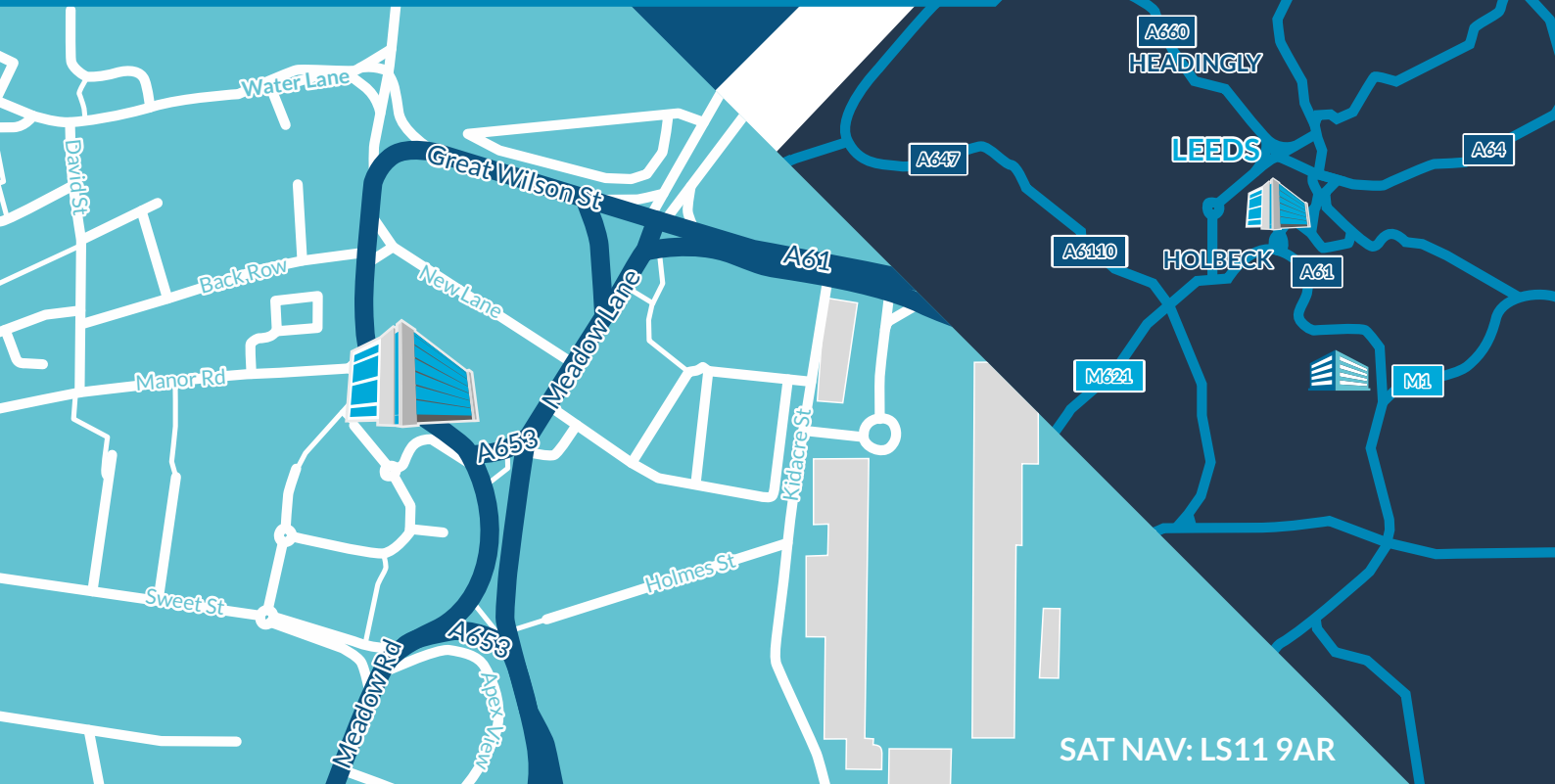
FIT FOR PURPOSE



FLEXIBLE

Location & Accessibility

Situated next to the M621 providing links to the M1 and M62, and close to Leeds City, City Walk has excellent access. In addition it has good public transport links, with the main train station and bus routes within a 5 minute walk.



For further information or to book a viewing:

Joint Letting Agents:



Adrian Griffith

Tel: 0121 609 8347

Email: adrian.griffith@gva.co.uk

Cameron Thomson

Tel: 0121 710 5789

Email: cameron.thomson@cushwake.com

Landlord:



Philip Sugden

Tel: 0207 495 5672 / 07917810508

Email: philip.sugden@portalgroup.uk.com

www.portalgroup.uk.com

Site Address:

Binley Court, New Century Park, 2 Brindle Avenue, Coventry, CV3 1JG

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