



One Station Plaza

@ White Rose Park

A unique opportunity to join a growing
business and education community



**Available 53,945
sq ft of flexible
space on a single
elevated floor**

Shower & Changing

Restrooms

Restrooms

**Capable of
sub-division into
suites from 22,500
sq ft upwards**

Lift &
Stairs

The Opportunity

One Station Plaza features a dedicated glazed reception, offering an impressive entrance that enhances your brand's visibility and creates a fantastic branding opportunity with prominent signage, fronting the Leeds to Manchester train line.

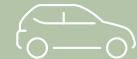
The open-plan layout, thanks to the single floor plate, is ideal for fostering collaboration and team cohesion. With a highly flexible planning grid, you can customise the workspace to suit all your business needs

Security is paramount, with 24/7 on-site guarding and a comprehensive CCTV system, ensuring a safe and secure working environment. The space is flooded with natural light, promoting staff wellness and creating an uplifting atmosphere. Additionally, the property is sustainably designed, boasting a B EPC rating, PV solar power generation, and EV charging points to support eco-friendly commuting and operations.



Grade A Specification:

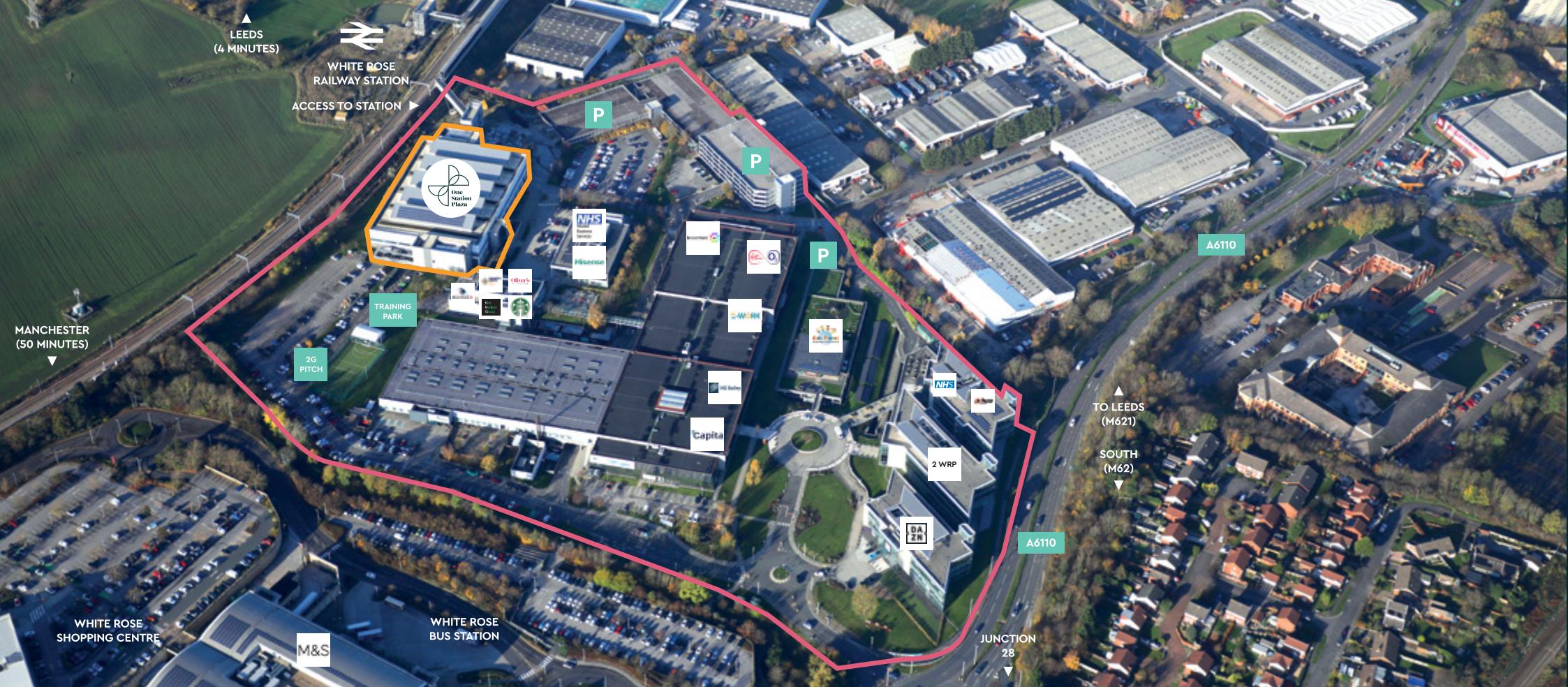
This Grade A office space boasts top-tier features including breakout rooms, modern showers and a wellbeing room, all designed to create an exceptional, modern working environment.

	Displacement Air Conditioning		Raised access floors with BusBar power system		LED lighting with daylight savings		Floor to ceiling glazing and north light roof		180 secure undercroft parking spaces
	Access Control System		Secure under building store & parking area		Dedicated PV		Back-up generator		5 x Dedicated EV space
	Wellbeing and Prayer Room		Showers, changing rooms, lockers and drying room		Breakout and meeting room suites		Kitchen amenities		

Abundance of Amenities & Prominent Location

			
Starbucks Coffee	2,700 Car Parking Spaces On Site	100 Place Award Winning Nursery	Personal Training/ Weekly Running & Walking Clubs
			
2G Pitch & Training Ground	The Chelsea Garden	Oliver's Restaurant	Yoga, HITT & Personal Health Check Ups
			
Indoor Gym, Fitness Studio, Spin Room & outdoor gym	On Site Lending Library	Top 5 UK Rated 6 th Form College	EV Charging





WHITEROSEPARK.CO.UK

MUNROE K, The Hub, White Rose Park
Millshaw Park Lane, Leeds
West Yorkshire, LS11 0DL
T: +44 (0)113 387 7774

David Aspin MRICS
M: +44 (0)7765 404160
E: DAspin@munroek.co.uk

Jonathan Shires MRICS
M: +44 (0)7932 326795
E: JShires@munroek.co.uk

CBRE

Alex Hailey
alex.hailey@cbre.com

Clair McGowan
clair.mcgowan@cbre.com

SW

Richard Dunn
Richard.Dunn@sw.co.uk

Jay Dhesi
jay.dhesi@sw.co.uk

Knight Frank

Eamon Fox
eamon.fox@knightfrank.com

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