



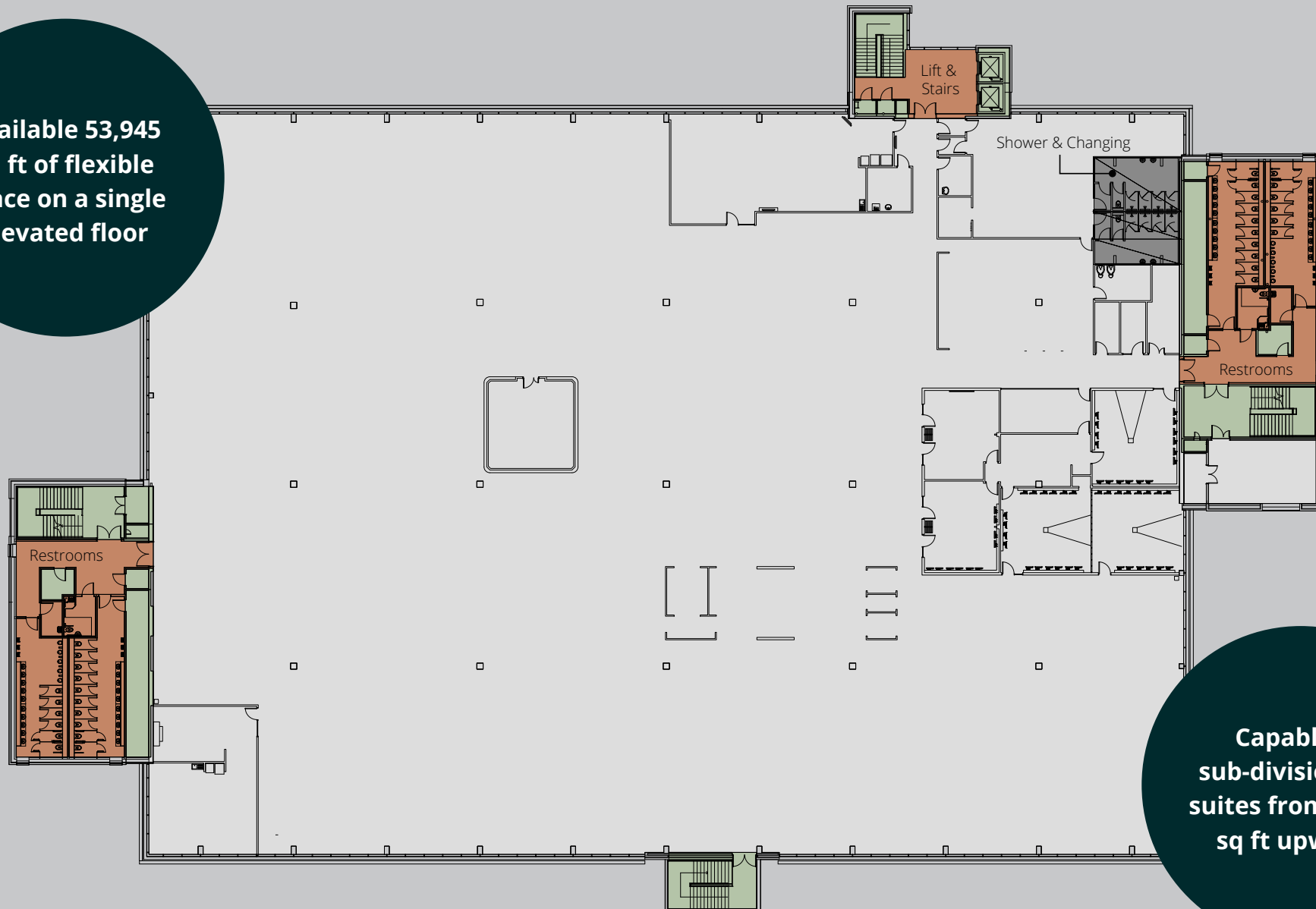
One Station Plaza

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



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

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.















The building offers 180 secure basement parking spaces, including 5 EV charging points, ensuring ample parking for your team and visitors. For resilience, the office is equipped with an 800Kva dedicated power supply, a backup generator, and three independent fibre routes, providing robust business continuity solutions.

The existing high-quality fit-out offers a plug-and-play opportunity, allowing for a seamless transition into a fully operational office space.



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.

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

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 6th Form College



EV Charging

Situated adjacent to the new White Rose Railway Station (opening Dec 2025) and the main Leeds to Manchester railway line and visible from the London to Leeds line.

Adjacent to the White Rose Park HUB, providing restaurant, meeting rooms and Starbucks coffee shop.

Overlooking the White Rose Park, training gym and 2G football, basketball and netball pitch.





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