

# MINERVA

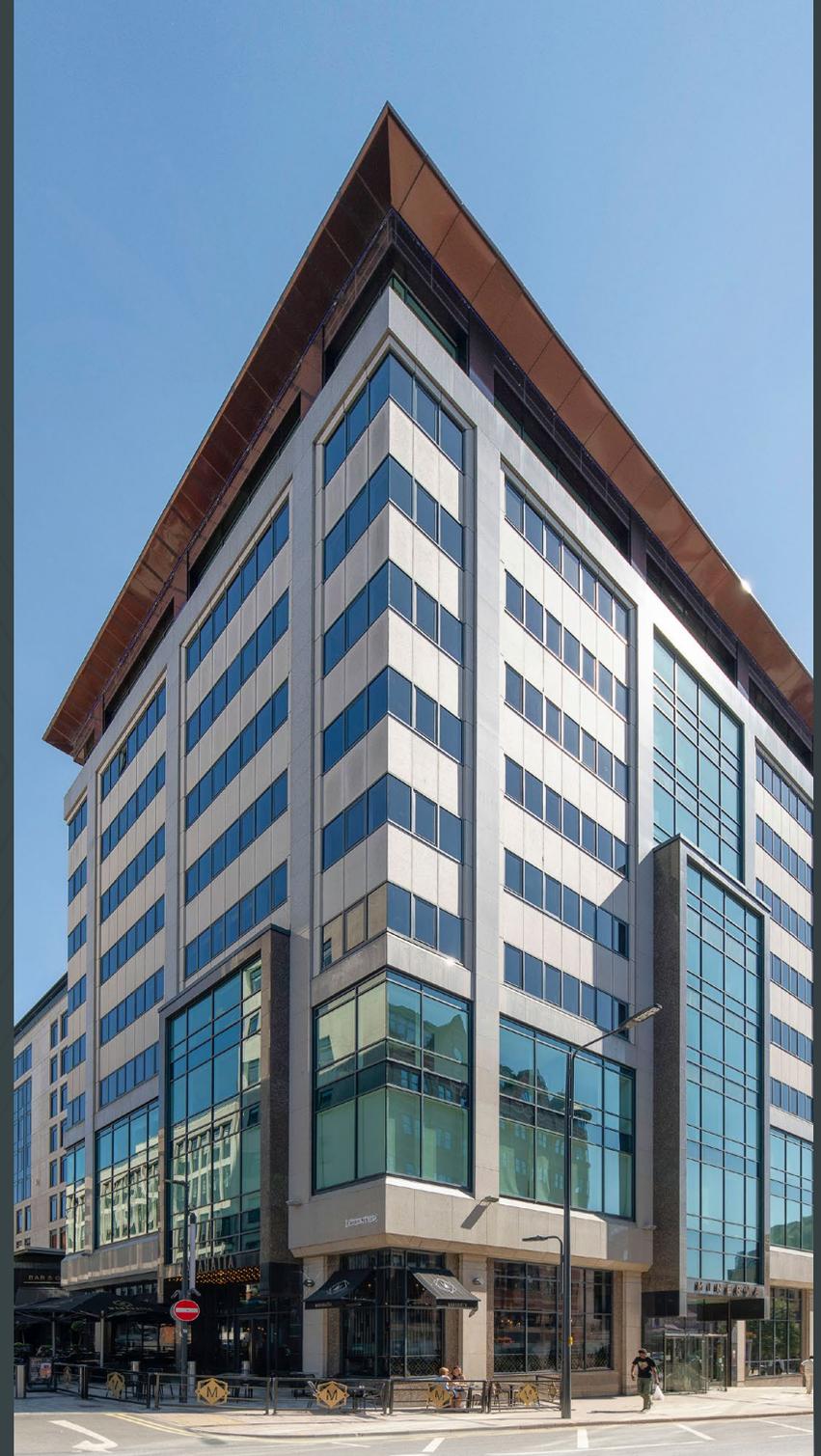
LS1

Excellence in Leeds' prime business core

TO LET

## BOUTIQUE GRADE A OFFICES SUITED TO YOU

- FULLY FITTED AND OPEN PLAN ACCOMMODATION AVAILABLE
- STRONG ESG CREDENTIALS
- PLUG & PLAY VIA NODE



TRINOVA **citybee**

A PRIME OFFER  
 READY  
 FOR  
 YOU  
 NOW



LS1

Minerva stands proud on East Parade, the centre of Leeds Business District, just minutes walk from Leeds Railway Station and Retail Core.

A timeless and unique refurbishment by award winning interior designers is nothing other than breath-taking as you enter the building through the reception.

Whatever your requirements we have the space for you, from fully fitted boutique suites to open plan accommodation.



✦ 1st floor suite B

**MINERVA**

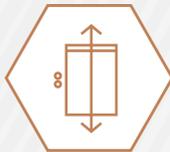


DESIGNED FOR

YOU



VRF COMFORT COOLING



TWO PASSENGER LIFTS



NODE FIBRE INFRASTRUCTURE



HIGH QUALITY WC & SHOWER FACILITIES



DDA COMPLIANT



LED LIGHTING



FULLY FITTED



PERIMETER TRUNKING



BREEAM 'EXCELLENT' (IN DESIGN)



CYCLE STORAGE



EXPOSED SERVICES



BREAKOUT SPACE



KITCHEN AREA



FITTED OUT



LED LIGHTING

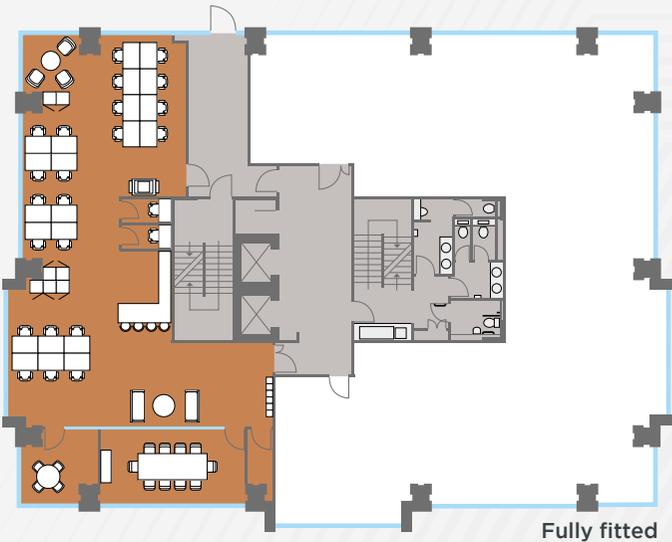
Excellence in Leeds' prime business core

1st floor suite B

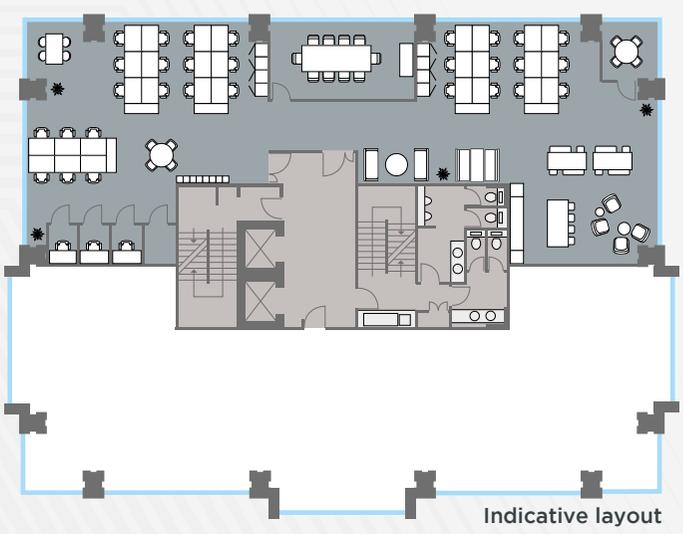
MINERVA

POSITIONAL IMAGE

1ST FLOOR SUITE A - 1,959 SQ FT



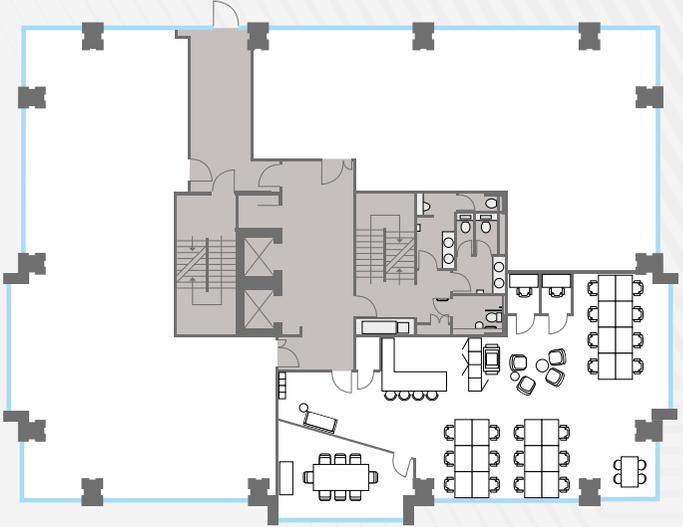
3RD FLOOR SUITE A - 2,693 SQ FT



AVAILABLE NOW

- 10 Person Boardroom
- 22 Fixed Work Stations
- 4 Person Meeting Room
- 2 Zoom Rooms
- Kitchen
- Breakout Space
- Welcome Area

1ST FLOOR SUITE B - LET



CURRENT OCCUPIERS INCLUDE:

- Abrdn
- BNP Paribas
- Ecorys
- FRP
- Gateley's
- German Consulate
- Sentio Partners
- Stowe Family Law
- UBS

Plug & Play available via **NODE** (fully connected within 5-10 days)



The available accommodation has been measured to have the following approximate net internal floor areas:

	SQ FT	SQ M	DESKS
1st Floor Suite A	1,959	181.9	22
1st Floor Suite B	LET		
3rd Floor Suite A	2,693	250.2	30

FULLY FITTED  
GRADE A OFFICE SUITES  
**1,959 & 2,693 SQ FT**

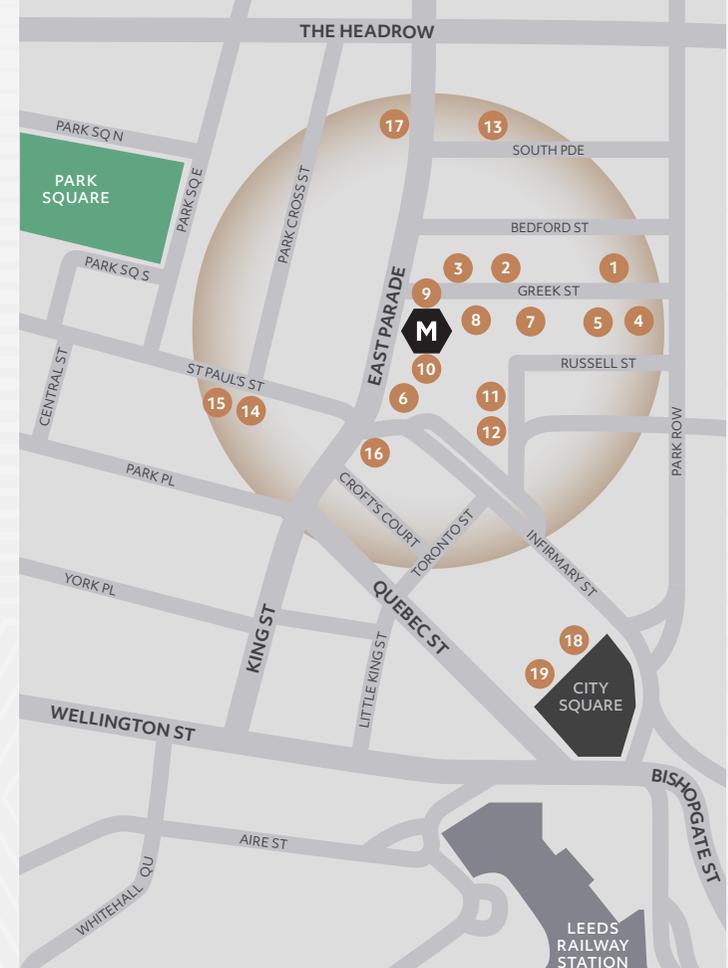
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**MINERVA**



Minerva is prominently situated on East Parade within the heart of the City's professional district within 2 minutes walk of Leeds Railway Station and the City's retail core.

The neighbouring Bond Court offers an impressive public realm adjacent to Dakota Deluxe Hotel. The micro location is undoubtedly one of the city's prime leisure locations with some of the finest bars and restaurants including Alchemist, Neighbourhood and Blackhouse complementing the award winning Tattu and Manahatta, the latter two of which are located within Minerva.



### AMENITIES

- |                           |                            |
|---------------------------|----------------------------|
| 1. THE LIQUORIST          | 11. LA BOTTEGA MILANESE    |
| 2. THE ALCHEMIST          | 12. PRET                   |
| 3. ALL BAR ONE            | 13. SAN CARLO              |
| 4. EL GATO NEGRO          | 14. STARBUCKS              |
| 5. THE LOST & FOUND       | 15. TESCO EXPRESS          |
| 6. BLACKHOUSE             | 16. THE BOX                |
| 7. GUSTO RESTAURANT & BAR | 17. IBERICA                |
| 8. DAKOTA HOTEL           | 18. BANYAN                 |
| 9. MANAHATTA              | 19. RESTAURANT BAR & GRILL |
| 10. TATTU                 |                            |

## MINERVA

### VAT

All price, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

### Service Charge & Building Insurance

The tenant will be responsible for the payment of the above from the date of legal completion or occupation whichever is earlier. Further information is available on request.

### Terms

The suites are available to let either as a whole or individually by way of new effective FRI leases for a term to be agreed.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Energy Performance Certificate

1st Floor B(30)  
3rd Floor B(28)

### Viewing & Further Information

Strictly by appointment with the sole letting Agents.



**Nick Gibby**  
Nick.gibby@jll.com

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Christabelle.day@jll.com



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