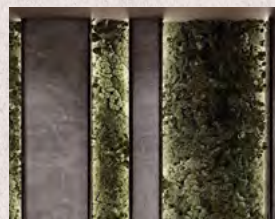


SOUTH BANK - LEEDS

TWO CITY WALK

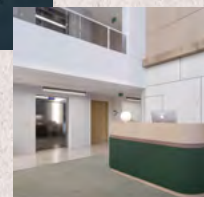
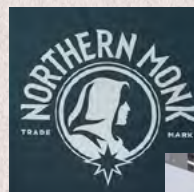




WALK ON THE SOUTH SIDE

Located on the South Bank of Leeds, 2 City Walk is a landmark building having undergone a fully comprehensive refurbishment providing Grade A office accommodation for the future.

With unrivalled connectivity by road and rail and a provision of amenities on the doorstep, 2 City Walk provides an ideal business location.



SPLIT FLOORS FROM 5,119 - 26,694 SQ FT



FULLY
REFURBISHED
(COMPLETED Q4 2025)



SOUTH BANK
LOCATION



LEEDS RAILWAY
STATION
8 MIN WALK



STRONG ESG
CREDENTIALS
(EPC B)



CONTEMPORARY WELCOME AREA

STEP INTO THE NEW

2 City Walk has undergone an extensive refurbishment to the reception and common areas.

The remodelled reception will deliver a high quality arrival experience for both occupiers and clients.



REDESIGNED 1ST FLOOR LOBBY



RE-MODELLED RECEPTION SPACE

TWO CITY WALK

AIRE PARK

CROWN POINT

ASDA HOUSE

LEEDS CITY OFFICE PARK

EMBANKMENT

RAILWAY STATION

BRIDGEWATER PLACE

VICTORIA PLACE

GRANARY WHARF

THE MINT

TEMPLE LEEDS

GLOBE POINT

MARSHALL'S MILL



1 MIN DRIVE TO
M621 JUNCTION 3

8 MIN WALK TO
LEEDS RAILWAY STATION



2.8M FLOOR TO
CEILING HEIGHTS



150MM RAISED
ACCESS FLOORS



REFURBISHED
RECEPTION WITH
FULL HEIGHT
GLAZED ATRIUM



26 ON-SITE
CAR PARKING
SPACES



3X 8 PERSON
PASSENGER LIFTS



SHOWER
FACILITIES



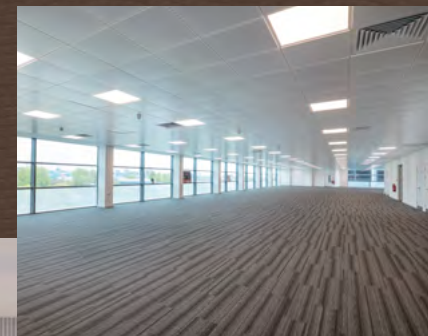
4 PIPE FAN COIL
AIR CONDITIONING



CYCLE
STORAGE



MODERN WC
FACILITIES



SET TO A HIGH
SPECIFICATION



SHAPE YOUR SPACE

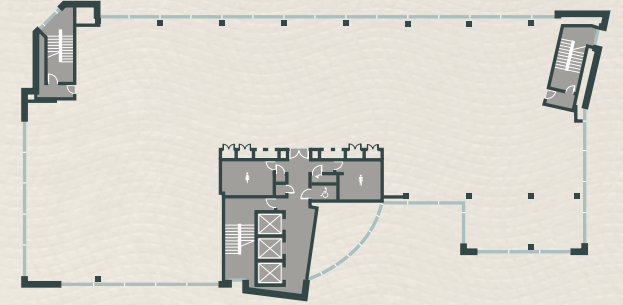
78 workstations
7 meeting rooms
2 private offices
casual meet room
reception area

business lounge
2 print hubs
kitchen & diner
tea point

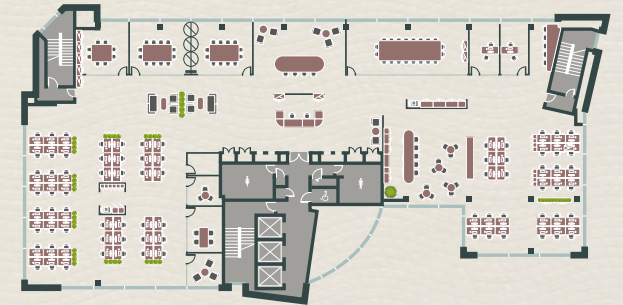
From
5,119 sq ft -
26,694 sq ft

FLOOR	SQ FT	SQ M
Third (Suite B)	5,119	476
Fourth	10,795	1,003
Fifth	10,780	1,002
Total	26,694	2,481

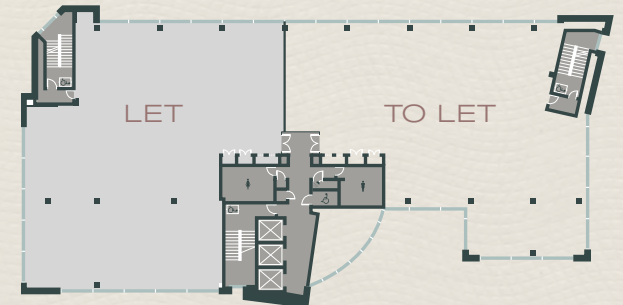
TYPICAL FLOOR PLAN



INDICATIVE SPACE PLAN



SPLIT PLAN - THIRD FLOOR



IN GOOD COMPANY

City Walk puts you just minutes from Leeds Station, a short stroll that connects you to the region and beyond. 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.

- 1 Crown Point
- 2 Northern Monk
- 3 The Midnight Bell
- 4 The Cross Keys
- 5 Water Lane Boathouse
- 6 Bake
- 7 Anytime Fitness
- 8 Tesco Express
- 9 Clayton Hotel
- 10 Fazenda



TWO CITY WALK
SOUTH BANK
LEEDS
LS11 9AR



TWO CITY WALK

VIEWINGS

For further information or to arrange a viewing please contact our joint letting agents.

EPC

The property has an Energy Performance Certificate rating of band B (47).

TERMS

The accommodation is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed. Further information on request.

VAT

All prices/rents are deemed to be exclusive of VAT.

LEGAL COSTS

For the avoidance of doubt each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.



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