



NORTHSPRING

PARK ROW

YOUR OFFICE REDEFINED

NORTHSPRING.COM

A detailed architectural rendering of a modern dining room. The space features a central dining table with several chairs, a patterned rug, and a herringbone wood floor. In the background, there is a bar area with a glass partition and a lounge area with a sofa and armchairs. The lighting is warm and ambient, with recessed ceiling lights and pendant lamps. The text 'PARK ROW' is overlaid in a large, white, serif font in the center of the image.

PARK
ROW

YOUR OFFICE REDEFINED

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ELEGANCE IS THE ONLY BEAUTY THAT NEVER FADES

Situated at the
centre of the thriving
financial district,
Park Row provides
premium, boutique
office space in Leeds
City Centre

Are you looking for complete control
over your workplace, while still being
able to enjoy all the benefits of
being part of a prosperous business
community?

Are you looking for a place to call home,
while still having access to a host of
hotel-style services and perks?

Are you looking for a refined workspace
for your team and clients, that proudly
reflects your company?

Then perhaps Park Row is where you
need to be.



A PLACE WHERE ELEGANCE MEETS FUNCTIONALITY

Park Row is more than a co-working office. It is a place you and your business can call home

Northspring's expansion means their high-end, boutique office buildings are arriving in Leeds. Park Row has been beautifully remodelled to create a newly sophisticated and professional environment.

It provides a place to work and relax in. A place to be proud of, and a place to evolve. Most importantly, it is YOURS and you have full control over it.

Following a transformational renovation, Park Row boasts 15 suites across seven floors, with offices starting from 1,800 sq ft.





Opulent design and polished furnishings, coupled with the latest in structural details and workplace technologies, make Park Row a workspace like no other

7
FLOORS

15
EXCLUSIVE
WORKSPACES

SUITES FROM
1,800 Sq Ft



Park Row caters to your every need, providing refined facilities alongside valuable initiatives, to help you settle into this vibrant, professional community

01 CONCIERGE

Our concierge service is integral to the inner workings of the building. From the greeting of clients and visitors on arrival, to business lounge management and individual concerns, our concierge responds efficiently to every situation.

02 THE CLUB

The new, in-house business lounge is an elegantly refurbished communal space, complete with a members club ambience, at every resident's disposal. It is designed around the concepts of luxury and functionality, and encourages social interaction, casual and professional collaboration, and co-working within our community. This stunning space offers:

- 10 person board room
- Arrival lounge
- Touchdown zone
- Booth seating meeting spaces
- Breakout spaces
- Refreshment bar

03 THE PARK

The lower ground floor at Park Row accommodates all your wellbeing and fitness needs, comprising sleek workout spaces and amenities for cycling and changing, such as:

- Gym / Fitness Studio
- Bike store
- Showers
- Unisex changing facilities
- Accessible shower & change
- Locker storage



WORK LIFE BALANCED

The average person spends over 90,000 hours of their life at work. We want to help make those hours enjoyable

Unhealthy and uncondusive working environments can lead to a plethora of problems, including rising stress levels, weight gain, and reduced mobility in the office, all of which can contribute to higher rates of absenteeism. To avoid such conduct, Park Row has been re-designed with built-in leisure facilities, and workplace wellbeing at its core.

The lower ground floor offers access to a sleek, high-spec Gym / Fitness Studio, coupled with showering and changing facilities, and cycle storage, to ensure residents can stay content, active and motivated during the working day.



THERE IS BEAUTY IN EVERYTHING

OFFICE SPECIFICATION

Every detail matters and we have considered them all

With a concierge style front-desk, arrival lounge, fitness hub and in-house meeting areas, and interiors inspired by the roaring twenties, Park Row provides a full range of high-quality amenities. These sit alongside initiatives that will help you become a part of this exciting community.



Complimentary Wifi In Arrival & Business Lounge



LED Strip Lighting



24/7 Secure Building Access



Secure Basement Parking



2 x Passenger Lifts



Luxury Arrival & Business Lounge



Fully Serviced Kitchenette On Each Floor



Shower Facilities & Lockers



Lower Ground Gym & Fitness Studio



Cycle Storage



Manned Concierge



New Vrf Air Conditioning System



Newly Fitted Booth & Perch Seating



LEASING OPTIONS

At Northspring, customisation meets convenience for your premium office.

That's why our flexible office solutions are designed to adapt to your unique business needs. From traditional leases to made & measured or all-inclusive packages, you have the freedom to shape a space that suits your vision.

Traditional Lease Occupier Fit-Out



Enjoy the flexibility of your own front door with 24/7 access, transparent terms, and the option to add fibre-ready connectivity.

This option gives you the responsibility to design, fit out, and personalise your office to meet your business needs.

Traditional Lease Made & Measure



Enjoy all the benefits of a traditional lease at Northspring, with the added option to create a bespoke package.

Select from our range of services to tailor your office experience.

All-Inclusive Made & Measured



Choose all-inclusive, where your office suite comes fully fitted and furnished for your convenience.

Plus, all services are covered in a single, straightforward monthly payment.

WITH THESE LEASING OPTIONS, UPGRADING TO A LUXURY OFFICE IS EASIER THAN EVER.

	Traditional Lease Occupier Fit-Out	Traditional Lease Made & Measured	All-Inclusive Made & Measured
24/7 access and your own front door	✓	✓	✓
Access to luxury amenities	✓	✓	✓
Transparent terms	✓	✓	✓
Fibre connectivity cable ready	✓	✓	✓
Fitted & furnished to your specification		✓	✓
All-inclusive monthly payment			✓
Internal suite cleaning & maintenance			✓
Service charge, business rates, building insurance			✓
Utilities			✓
Internet Line			✓

WORK AT NORTHSPRING NATIONALLY

When you become part of the Northspring family, you get access to luxury amenities across all Northspring properties.

SPRING GARDENS



WELLINGTON ST



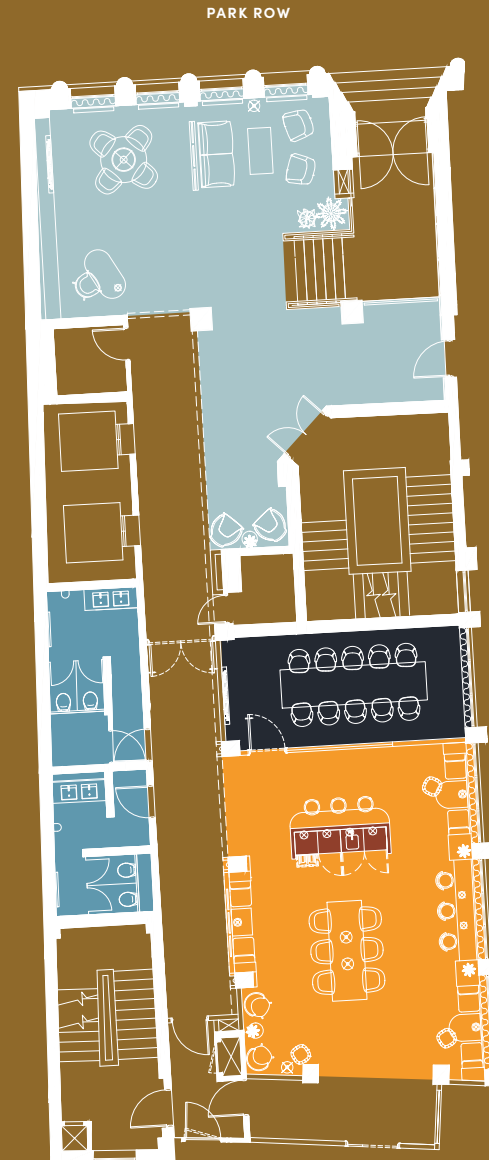
TEMPLE ST



-
- MANCHESTER
 - SPRING GARDENS
 - KING ST
 - PETER ST
 - CHAPEL WALKS
 - LEEDS
 - WELLINGTON ST
 - PARK ROW
 - TEMPLE ST BIRMINGHAM

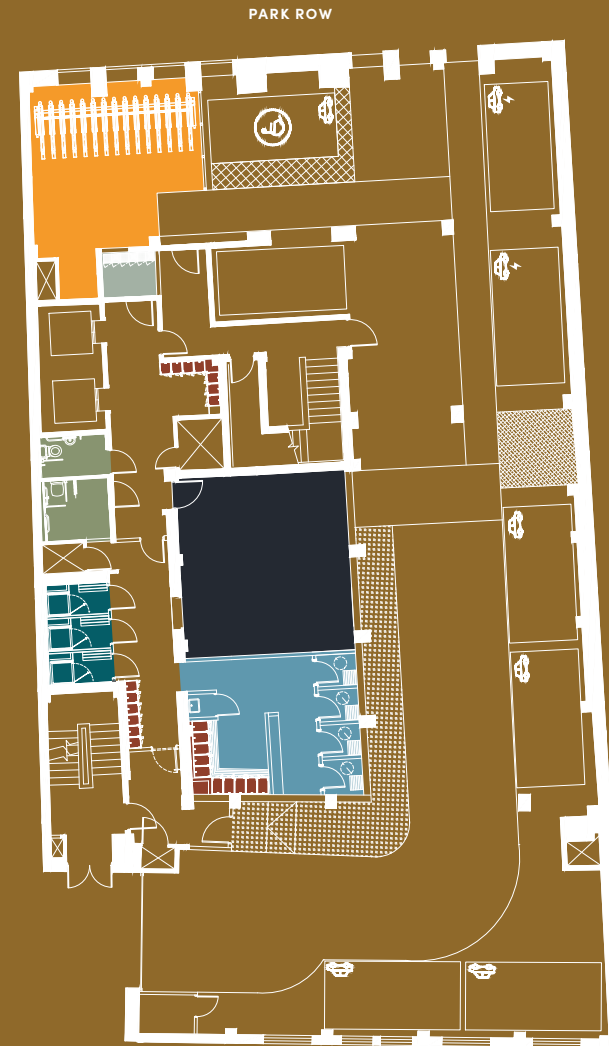
THE CLUB

SPACE	KEY
Bookable Meeting Room	●
Touchdown Zone	●
Concierge / Arrival Lounge	●
Refreshment Bar	●
Toilets	●



THE PARK

SPACE	KEY
Gym / Fitness Studio	●
Showers	●
Changing Rooms	●
Drying Room	●
Cycle Storage	●
Accessible Toilet/Shower	●
Lockers	●

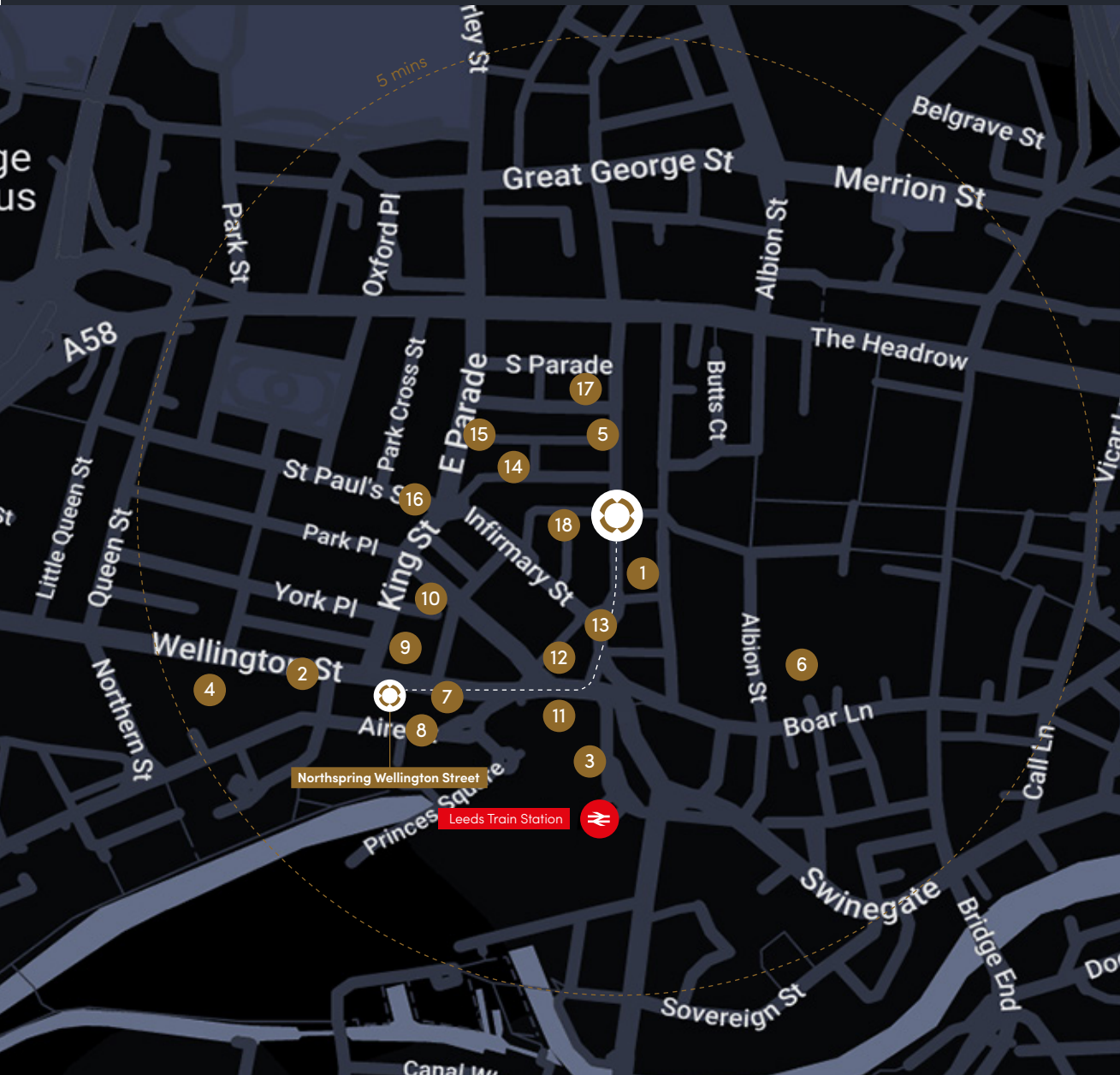


FLOOR FOUR

OFFICE SPACE	INDICATIVE FLOORPLANS	LEASING OPTIONS	SQ M	SQ FT
A				LET
B	Floorplan	All-inclusive Floorplan	78	843
C				LET

- Stairwell ●
- Toilets ●
- Kitchenette ●





PERFECTLY POSITIONED

Northspring, 36 Park Row, Leeds, LS1 5JL

Park Row is located within the heart of Leeds City Centre and prominent within the city's traditional financial district. On its doorstep, the vibrant retail core offers the best restaurants, bars and leisure outlets in Leeds.

The building couldn't be better positioned just off City Square, and Leeds City Railway station can be reached in 5-minutes from our front door.

1. El Gato Negro Tapas
2. Wolfox
3. Pret A Manger
4. Toast Bar
5. Gino D'Acampo
6. Everyman Cinema
7. Caffè Nero
8. Appetite Deli
9. Trib3
10. The Met Hotel
11. The Queens
12. The Restaurant Bar & Grill
13. Banyan
14. The Alchemist
15. Tattu
16. Dirty Martini
17. Sukothai
18. La Bottega Milanese

ON FOOT

Granary Wharf	15 min
Victoria Quarter	15 min
Briggate	15 min
Trinity Leeds	10 min
Park Square	5 min
Leeds Station	2 min

RAIL

London	2.5 hours
Edinburgh	3 hours
Birmingham	2 hours
Liverpool	2 hours
Newcastle	1.5 hours
Sheffield	1 hour
Manchester	1 hour



NORTHSPRING

PARK ROW



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