

Available  
**Immediately**

# Designed to deliver

[www.6EP.co.uk](http://www.6EP.co.uk)

Leeds, LS1 2AD

**6EP**  
East Parade





**Newly refurbished**, fully fitted  
Grade A Office Space available.

6EP offers occupiers an unrivalled address and a enviable working environment. It is located in the heart of the commercial and financial district of Leeds City Centre fronting East Parade, which forms part of the City's loop road network.

Situated only a 3 minute walk from Leeds Train Station and a 5 minute stroll from the Trinity Shopping Centre, 6EP provides the perfect staff and customer experience.

The property has undergone a £3.5m redevelopment programme to provide stunning Grade A office accommodation, over 7 floors, with secure basement parking, showers, bike storage, and much more.






# 6 Every Particular

A stunning finish throughout,  
because **first impressions** count.

Specifications:

-  Fully electric building
-  LED lighting
-  Plug & play connectivity
-  VRF air-conditioning system
-  Raised access floors
-  Exposed ceilings
-  x2 passenger lifts
-  External lighting scheme
-  Concierge & 24 / 7 access
-  EPC Rating A (23)
-  Secure basement parking spaces
-  High quality toilet and shower facilities
-  Cycle storage and lockers / Drying room
-  New external cladding system

## 6EP Suite C - 2,615<sup>sqft</sup>

## Suite D - 1,083<sup>sqft</sup>





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# Excelling in Performance

Welcome to Suite C – Where Creativity **Meets Collaboration.**

Suite C is a vibrant, inspiring space designed to energise your workday.

With bold colours, eye-catching artwork, and cosy spots to recharge, it's where creativity flows and collaboration thrives. Whether you're brainstorming big ideas or enjoying a quiet moment, Suite C has everything you need to do your best work.

Suite C | 2,615sqft



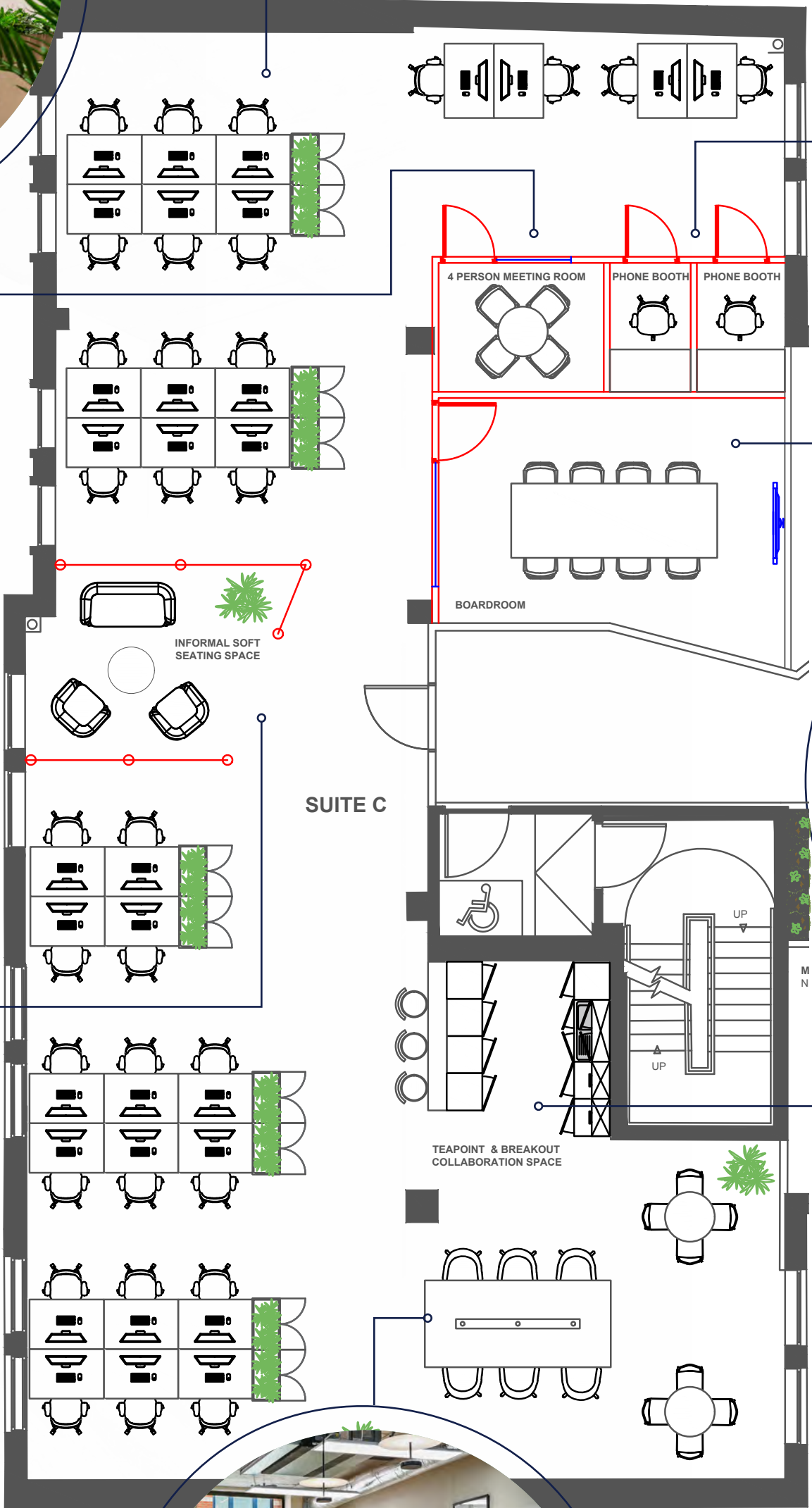
Open Desk Space  
32 Desks



Phone Booth



4 Person Meeting Room



Boardroom



Reception Nook



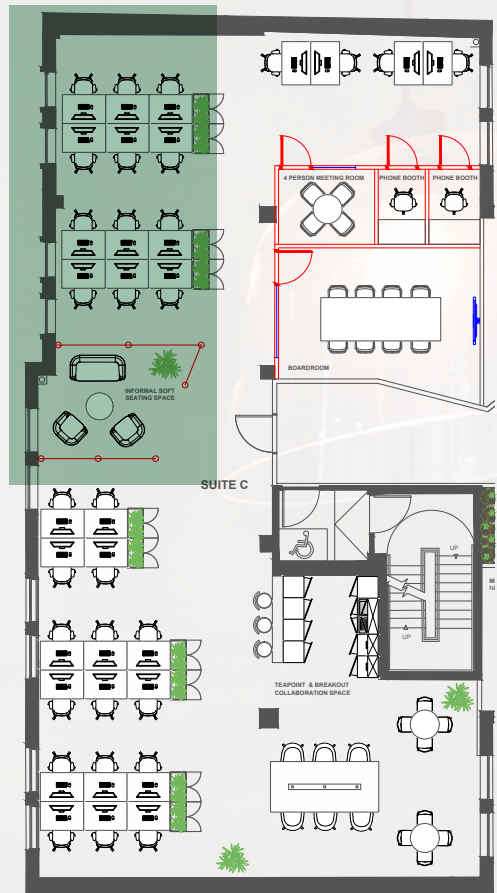
Collaboration Space



Kitchen & Breakout Area



Suite C | 2,615<sup>sqft</sup>



Designed as a serene space for quiet work or casual collaboration, this area lets you unwind, stay productive, and allows ideas to flow in comfort.





Meeting Room View

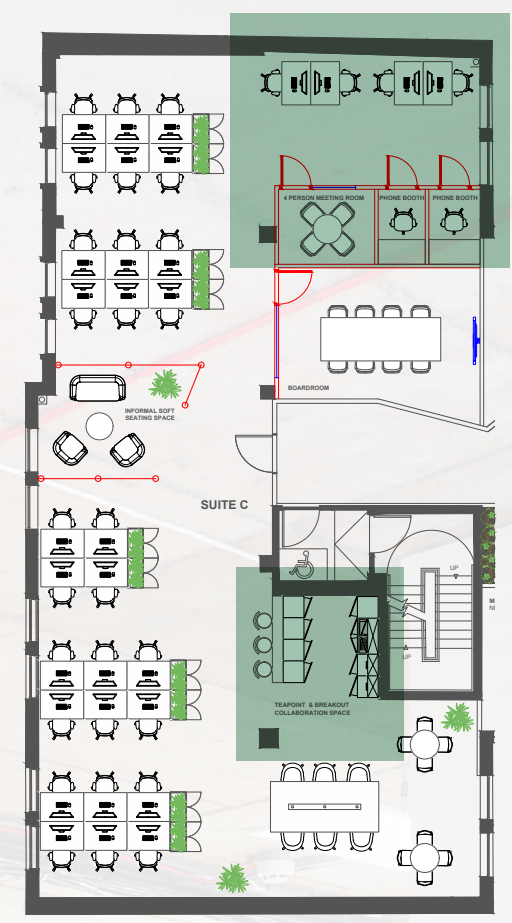
A quiet, comfortable space for your team to focus, brainstorm, and engage in meaningful discussions.



The Heart of the Office

A cosy oasis to relax, recharge, and spark conversation—grab a coffee, unwind, and reconnect.

Suite C | 2,615<sup>sqft</sup>





# 6

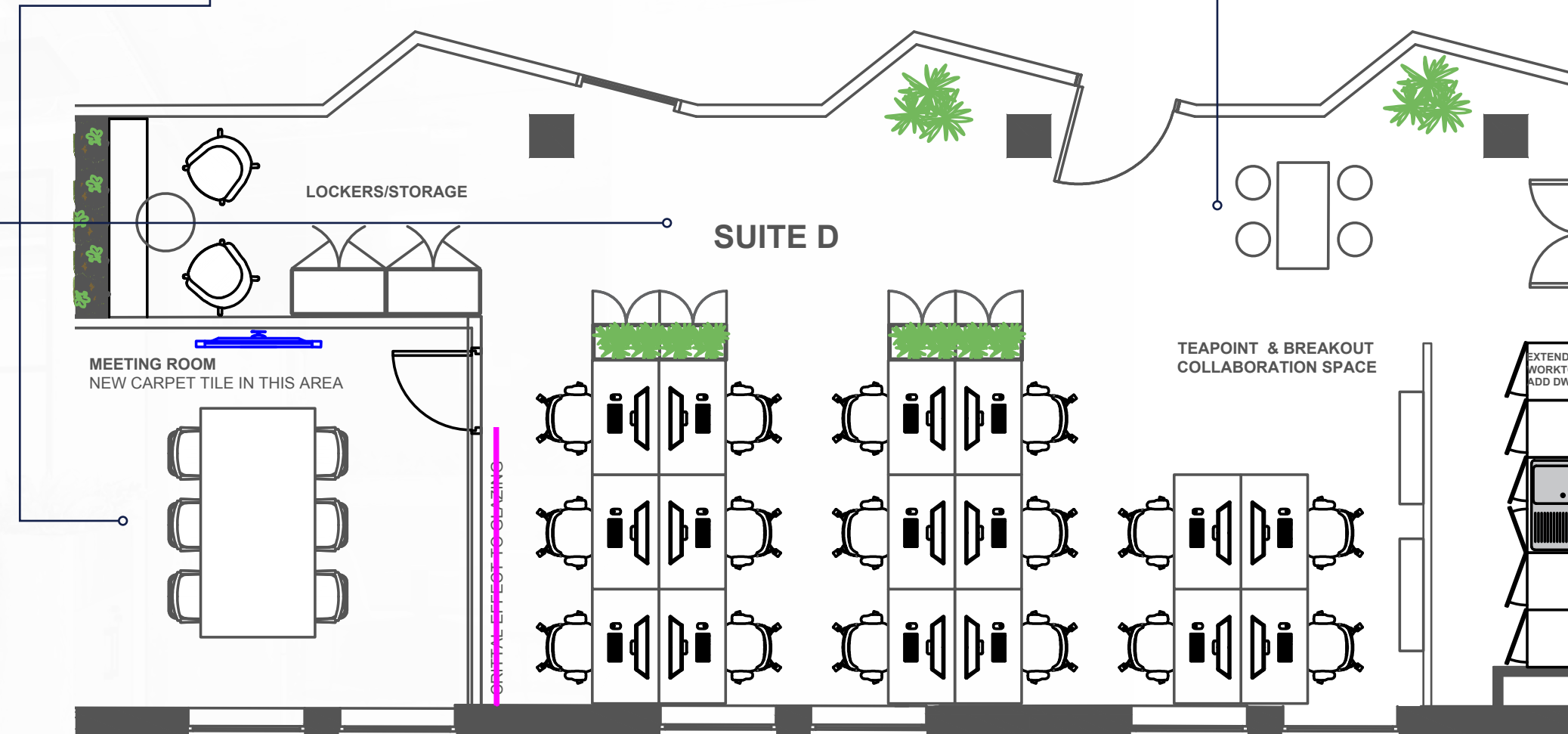
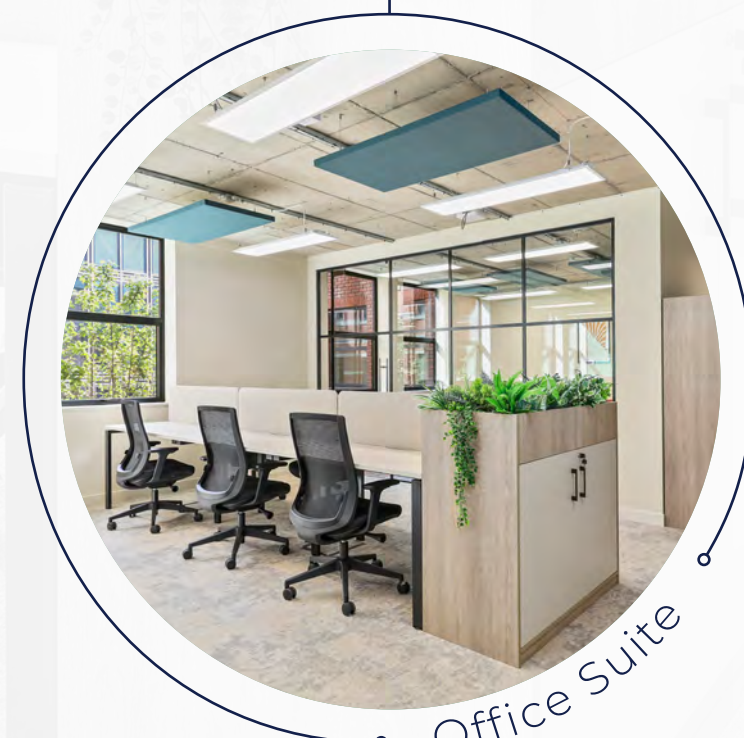
# Enabling Your Potential

Welcome to Suite D – Where Ideas **Take Shape**.

Suite D is a thoughtful workspace, offering a little bit of everything. From vibrant collaboration areas, focussed workstations, and a cosy snug - to a confidential and AV enabled meeting room.

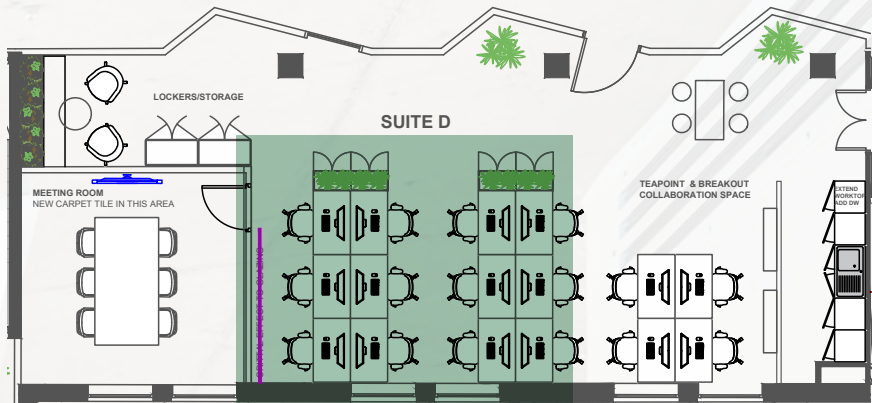
It's a welcoming environment where ideas can grow and connections thrive. Whether you're brainstorming or diving into teamwork, Suite D is here to support your next big idea.

Suite D | 1,083sqft





Suite D | 1,083sqft



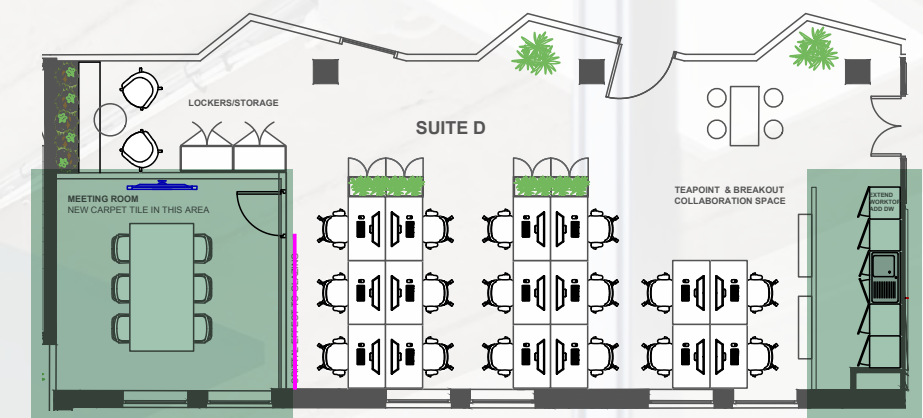




**6EP** / Kitchen Suite



Suite D | 1,083sqft



**6EP** / Meeting Room

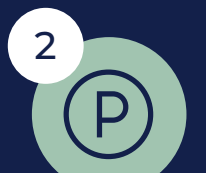
A spacious meeting room with soft colours, modern amenities, and integrated AV technology—ideal for presentations, conferences, and seamless collaboration.



# 6 Elite Positioning



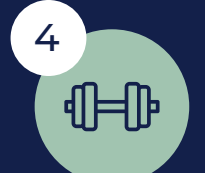
1. All Bar One



2. Q-Park Albion Street



3. The Alchemist



4. Ryde Studios Gym



5. La Bottega



6. Moose Coffee



7. Black Sheep Coffee



8. San Carlo



9. Tesco Express



10. Club House Coffee



11. Blackhouse



12. Park Square



13. The Restaurant Bar and Grill



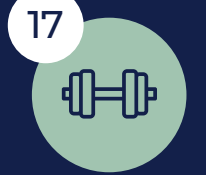
14. The Queens Hotel



15. Sesame Sandwich Bar



16. Wellington St. Multi-Storey



17. Nuffield Health



18. Leeds New Station



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# Environment Protected



## Energy Saving Technologies

Currently one of the most energy efficient heating/cooling systems available, which incorporates heat recovery.

Thermal modelling has been undertaken to target key areas to improve the building's insulation characteristics.

LED lighting is incorporated within all core areas, which are 80% more efficient than traditional lighting.



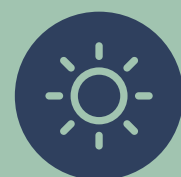
## Financials

A target of zero energy cost to run the core areas of the building.

The Government paid annual subsidy (Feed in Tariff) will be transferred to the service charge. This provides a long term financial cash benefit to reduce the running costs of the building.



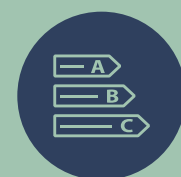
## Fully electric building



## Energy Harvesting Technologies

A 10kWp Photovoltaic solar panel system is installed on the roof which will generate electricity for the core areas of the building.

6EP utilises the latest renewable energy saving and harvesting technologies to **provide a class leading sustainable environment**. It is anticipated that this will lead to savings of 115 tonnes of CO2 per annum.



## EPC Certificate

We have an Energy Performance Certificate of (A) 23.

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# Every Point of Contact

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