



HIGH SPEC
GRADE 'A'
OFFICE SPACE
SET OVER
4 FLOORS

Darwin

ValleyPark LEEDS

LS10 1AB



Modern, energy efficient business space.
Well located with great connectivity to the city of Leeds and wider Yorkshire region.

Darwin, constructed to the highest European standards and specification, embraces sustainability best practice initiatives to deliver modern, energy efficient business space. Darwin offers a large triple-height glass atrium providing impressive facades and high levels of natural light with office accommodation arranged over ground and three upper floors.

Darwin
is a building
that makes
the right kind of
statement



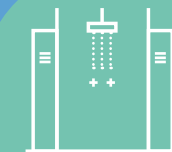
A full refurbishment of the reception area and amenities has recently completed making Darwin an attractive choice for any discerning occupier.

NEW FITNESS
STUDIO



NEW COFFEE LOUNGE
WITH BREAK OUT SPACE

MEETING BOOTHS



NEW SHOWERS &
CHANGING ROOMS



SPECIFICATION

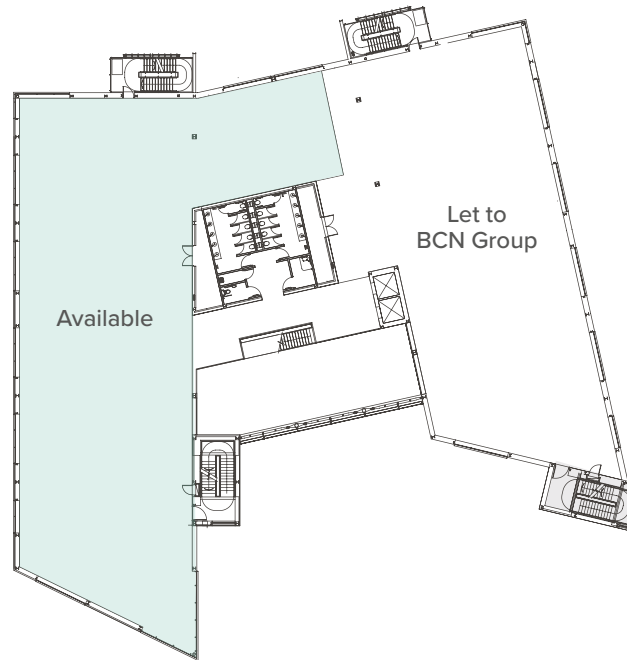
- Flexible floor plates of 15,000 sq.ft. suitable for both single or multi-occupation
- Designed to accommodate an occupational density of 1:10 sq.m.
- BREEAM Very Good
- VRV air conditioning
- Suspended metal tiled ceilings
- Fully accessible raised floors
- LG3 recessed fluorescent lighting
- Floor to ceiling height of 2.90m
- Two 10 person lifts
- Newly refurbished WC facilities on each floor
- New shower and changing facilities
- New fitness studio.
- Impressive triple-height reception area
- Slab to slab height - 4.125m
- 30 cycle spaces in the cycle room
- EV charging points
- The building is designed to 1:10m2 but following upgrades to the AHU by tenant/current occupier the space can accommodate 1:5/6m2



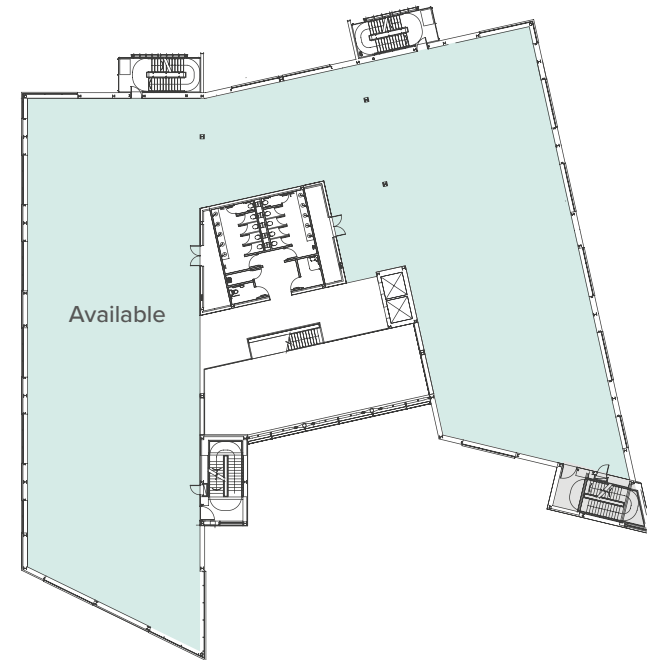
GROUND FLOOR



FIRST FLOOR

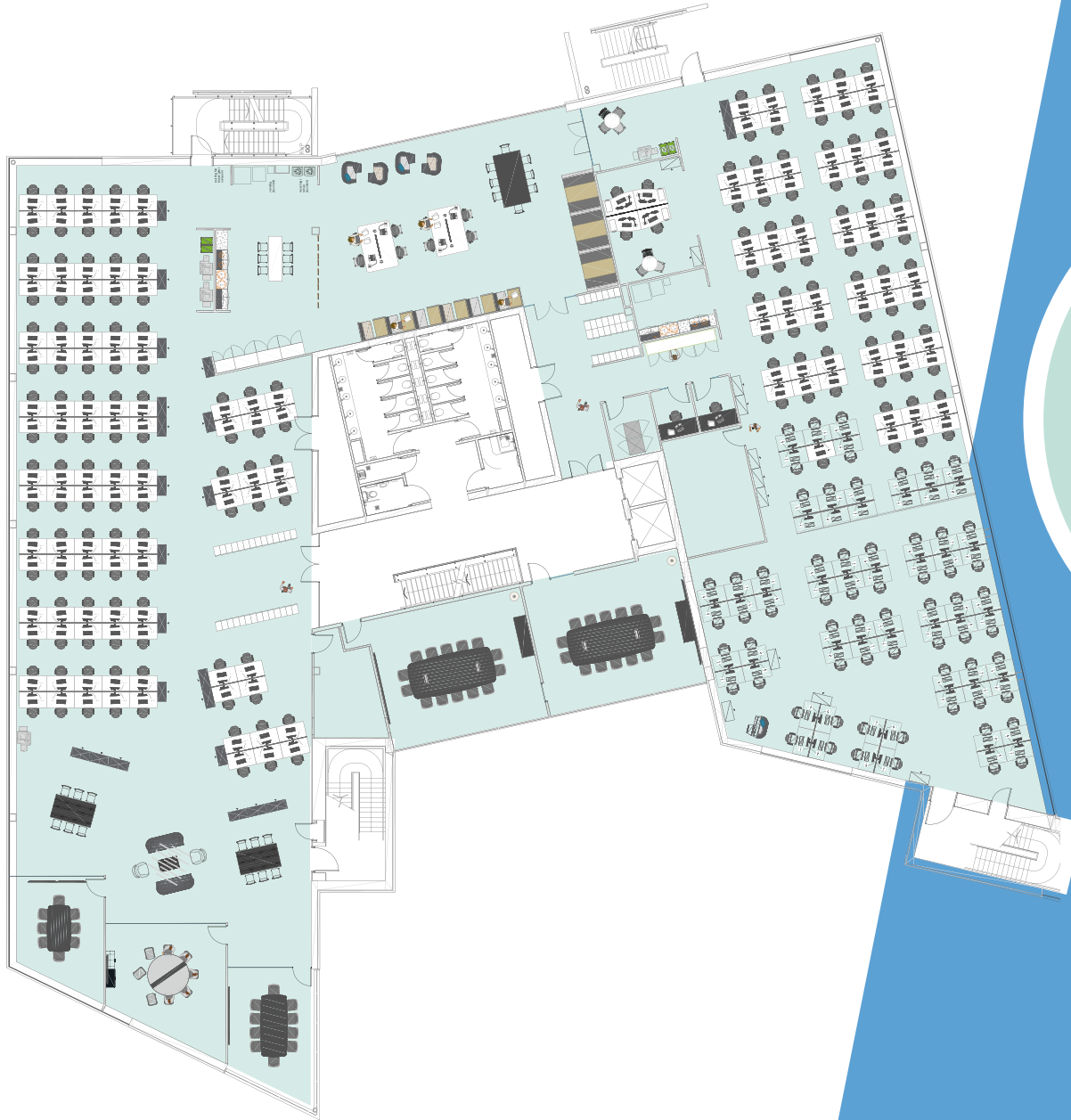


SECOND FLOOR



FLOOR	NIA (SQ FT)
Ground floor	From 1,994 – 5,131
First floor	8,250
Second floor	15,246
TOTAL	28,715

SPACE PLANNER



Flexible space
that
accommodates



Creating a more work-life balance



AMENITIES

Darwin will not only provide excellent work space but also brand new on site amenities such as fitness studio, cafe and business lounge.

CAR PARKING

The building benefits from a total of 311 car park spaces* (including those held on a separate lease) along with 7 car charging points. This provides an outstanding car parking ratio of 1:210 sq ft.





LOCATION

Valley Park Leeds is ideally located for excellent connections to Leeds and the wider area. Situated at the intersection of the M1 (Junction 44) and M621 (Junction 7) motorways and approximately 3 miles from the M62 motorway (Junction 29).

Leeds City Centre is 3.5 miles to the north and can be reached in just 10 minutes drive time. The Park is served by several bus routes, which provide access to the city centre and the surrounding suburbs.

CONNECTIVITY

 **CAR**

- Junction 44 off the M1
- 3 miles from Junction 29 of the M62
- 1 mile to Junction 7 of the M621
- Sat Nav – LS10 1AB

 **BUS**

- 9 bus services run every hour to and from the park
- Connections with the city and surrounding suburbs

 **TRAIN**

- 10 minute drive to Leeds City Station
- Leeds to London trains run half hourly
- 2 hours 10 mins from Leeds to London

 **PARK & RIDE**

A new park and ride site with capacity for 1,200 cars is adjacent to the M621 Junction 7 and is serviced by high quality, all-electric buses, into Leeds city centre. There is also the provision of an inbound bus lane from Leeds Valley Park to the M621 Junction 7 approach.

Darwin

valley-park.co.uk

ValleyPark
LEEDS

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