

**Project:**

# 6-7 Park Row, Leeds

**Contract value:**  
Circa £12.5m

**Client:**  
CBRE Global Investors

**Contractor:**  
Harris CM

A major regeneration refurbishment of an office in Leeds giving it a new lease of life.

**About**

Built in the early 1970s, the brown granite-clad 12-storey building is located close to Leeds railway station and Trinity Leeds shopping centre. The former Lloyds Bank head quarters has been refurbished with the creation of additional floor space via cantilevered extensions.

The main works include the installation of new curtain wall glazing to the tower, ground and first floors, extending each of the floorplates, creation of two new entrances and change of use of the ground floor from financial services to restaurant, conversion of roof top plantroom to new office accommodation. The reconfiguration of basement 1 carpark, servicing areas and associated public realm improvements also form part of the works. The project has been delivered with a BREEAM Very Good rating.

Internally, the building has received a Category A fit out with the core being reconfigured to include toilets and new finishes throughout. New exposed ceiling soffit and services within some of the offices creates iconic office spaces. The new development benefits from a double height contemporary reception area, incorporating a range of high end materials and finishes.

Work on the building started in November 2016, with a tight schedule, with completion expected January 2018. Box Architects have worked closely with Harris Construction Management to deliver a high quality refurbishment.

 **Comprehensive external and internal refurbishment**

 **Landmark office in Leeds**

 **Bream “very good”**

*“Box Architects have demonstrated a clear understanding of what is a complex existing building, to help to deliver a quality landmark office building in the heart of Leeds City Centre”*

*Danny Mulqueen, Harris CM*

