



11 Park Square East

Leeds, LS1 2NG

High quality lower ground floor suite in this attractive Grade II listed office building overlooking Park Square

600 sq ft
(55.74 sq m)

- Prominent position in the heart of the professional district
- Kitchen area
- Own toilets & shower
- Configured as 3 rooms
- Available by way of a new lease on flexible terms

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Summary

Available Size	600 sq ft
Rent	£11,000 per annum
Rates Payable	£4.74 per sq ft Qualifying businesses will qualify for business rates exemption
Rateable Value	£5,700
Service Charge	£4.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Description

No.11 Park Square is a stunning Grade II listed office building which has been comprehensively and sympathetically refurbished to provide office space of the very highest quality arranged over basement, ground, first and second floors.

Following completion of a comprehensive refurbishment & upgrade programme No.11 Park Square provides the following:-

- Attractive entrance area
- Secure door entry system
- Cat 6e data cabling pre-installed
- Energy efficient LED lighting
- Refurbished toilets
- Showers
- Kitchen facilities
- Timber sliding sash windows

Location

No.11 Park Square is situated on the eastern side of this picturesque Georgian garden square in the heart of Leeds city centre. Whilst offering the convenience of having the city's vibrant retail core, restaurants bars and leisure outlets on its doorstep, Park Square is an oasis of calm in the busy city centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Suite B	600	55.74	Available
Total	600	55.74	

Terms

Suite B, situated on the lower ground floor, provides a self-contained office of 6000 sq ft with its only kitchen, WC's and shower.

The suite is available to let by way of a new lease at a quoting rent of £11,000 + VAT per annum.



Viewing & Further Information



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