

COMMERCIAL



TO LET

THIRD FLOOR OFFICE

48.6 m² (523 sq ft) approx.

Fantastic opportunity to occupy a compact suite in an attractive Georgian fronted office building located in the main professional and commercial office area of Leeds city centre, a short distance from City Square and the Railway Station.

4 PARK PLACE, LEEDS, LS1 2RU



MISREPRESENTATION ACT 1967

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ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

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LOCATION: Park Place is approximately 250m west of Leeds City Square and the Railway Station and is situated just off the Inner Loop Road and King Street.

ACCOMMODATION: Accessed by communal central entrance lobby, stairs and passenger lift leading to:

THIRD FLOOR WEST SUITE

Front office/working area with partitioned room to rear. Fully carpeted and decorated with fitted kitchenette. Perimeter trunking, lighting and benefits from gas central heating.

NIA 48.6m² (523 sq ft) approx.

Gents and ladies toilets are located in the communal areas.

RATING: From the VOA Rating List the 2023 RV is £6,400

This is not what you pay and is **eligible for 100% small business rates relief**. Interested parties should make their own enquiries with Leeds City Council regarding the amount payable.

LEASE: Available on a new Lease for a term of years to be negotiated subject to service charge provision for the upkeep and maintenance of the common facilities.

Further details available on request.

RENT: £650 per calendar month exclusive.

LEGAL COSTS: The ingoing Tenant to contribute towards the Landlord's legal costs in granting a Lease.

E.P.C: Exempt due to Listed Building status.

VIEWING: By appointment through this office:

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