

COMMERCIAL

MAWSONS

COMMERCIAL
PROPERTY SERVICES

TO LET – GRADE A OFFICE BUILDING

NIA 1,132.0m² (12,186 sq ft) approx.



21-27 ST PAUL'S STREET, LEEDS, LS1 2RU

- A substantial and attractive period office building in the heart of Leeds city centre with up to **five car parking spaces** available at an additional rent
- Grade A office accommodation with own entrance and reception area
- Situated in the main traditional professional sector and short walking distance from Leeds Train Station
- Attractive **RENTAL INCENTIVES** available

MISREPRESENTATION ACT 1967

All statements in these particulars are made without responsibility on the part of Mawsons or the Vendor/Lessor. None of the statements contained in these particulars is to be relied on as a statement or representation of fact.

Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither Mawsons nor any person in their employment has authority to make or give any representation or warranty whatsoever in relation to these properties. Properties are offered subject to contract. No responsibility is taken for any inaccuracy or expense incurred in viewing.
ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

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LEEDS LS3 1AQ

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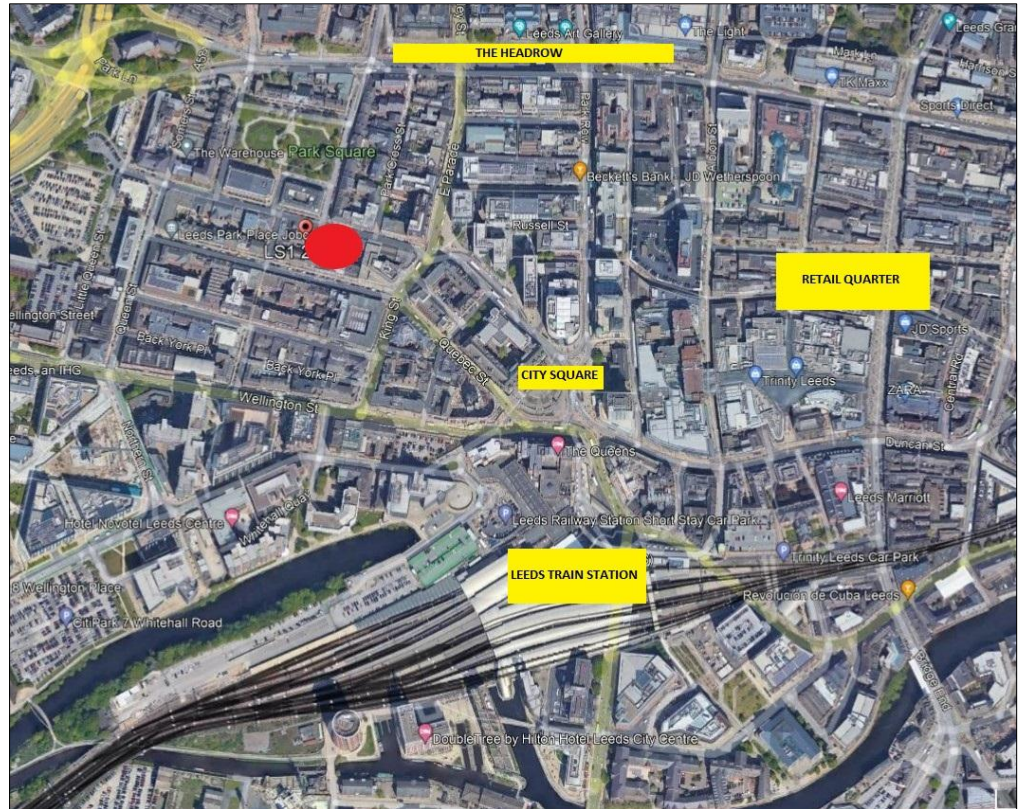
FAX: (0113) 246 0939

Email: info@mawsons-surveyors.co.uk

Web: www.mawsons-surveyors.co.uk

LOCATION:

St Paul's Street is approximately 250m west of Leeds Railway Station and the City Square. Situated just off the Inner Loop Road and King Street.



ACCOMMODATION:

- Fully glazed main entrance door to no. 21 leading to reception area and meeting rooms on ground floor
- Open plan office space to 1st, 2nd and 3rd floor benefiting from partitioned meeting/boardrooms and raised floors
- Modern kitchenettes fitted with worktop mounted Billi instant boiling/chilled water dispenser tap
- Air conditioning with ducted heat recovery system
- Dedicated staff breakout area to lower ground floor
- Passenger lift & WCs serving each floor

Net Internal Area (NIA):

Ground Floor no. 21	146.0 m ²	1,572 sq ft
First Floor	293.0 m ²	3,154 sq ft
Second Floor	288.0 m ²	3,100 sq ft
Third Floor	281.0 m ²	3,025 sq ft
Lower Ground no. 21	124.0 m ²	1,335 sq ft
TOTAL	1,132.0 m²	12,186 sq ft

All measurements are approximate.

RATING: From the VOA Rating List - 2023 RV £159,000 under the description of offices and premises.

This is not what you pay and interested parties should make their own enquiries with Leeds City Council regarding the amount payable.

LEASE: Available for a term of years to be negotiated on effectively a Full Repairing & Insuring Lease subject to a service charge provision for the upkeep and maintenance of the common facilities and services.

RENT: £20.00 psf exclusive

Attractive rental incentives and concessions to be made available subject to overall terms agreed and status

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

E.P.C: Certificate No.5478-2882-5501-5018-9964
Rating: 60 'C'

VIEWING: By appointment through this office:

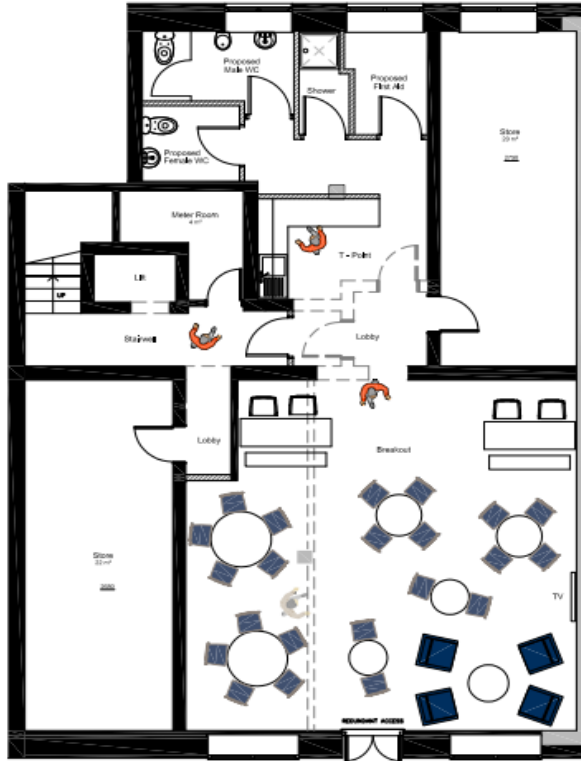
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Website: www.mawsons-surveyors.co.uk

DATE: Details amended June 2025

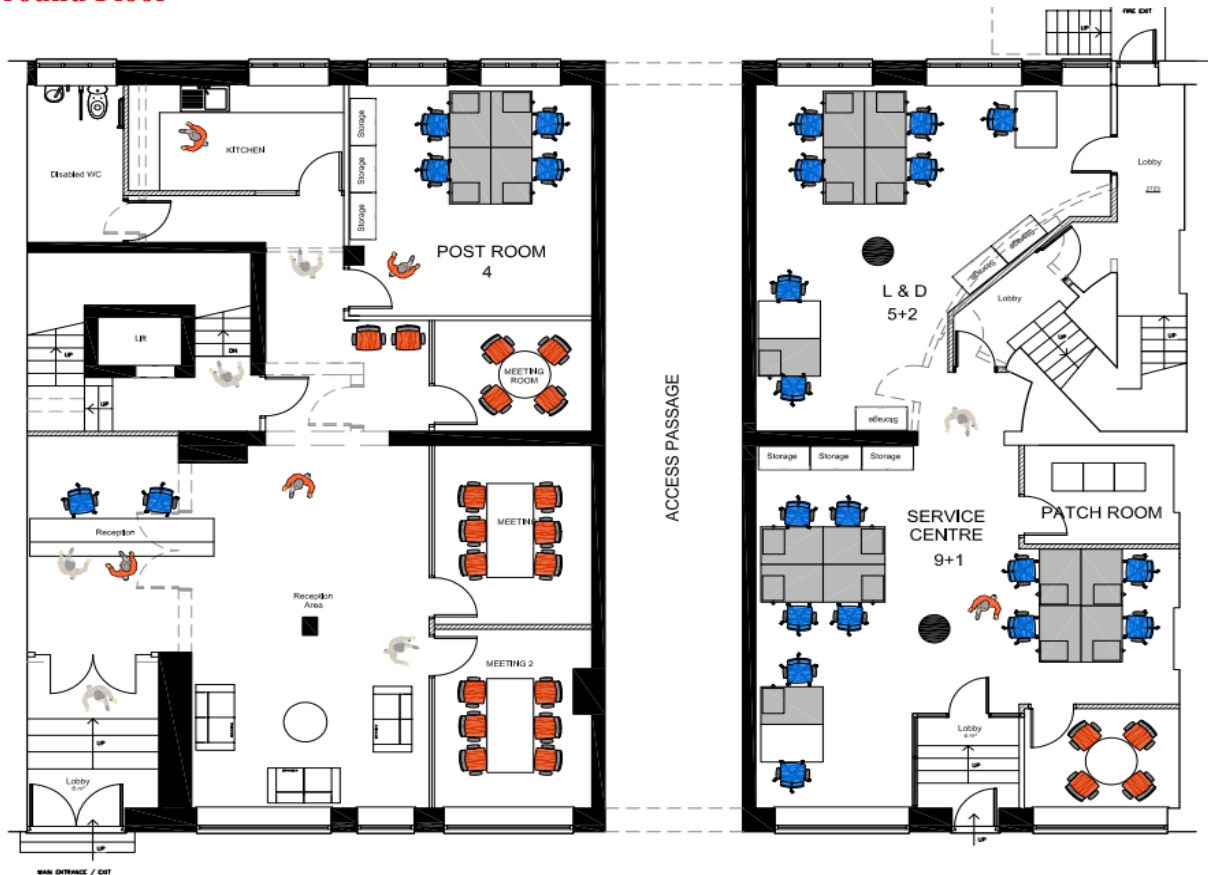


INDICATIVE FLOOR PLANS / LAYOUT:

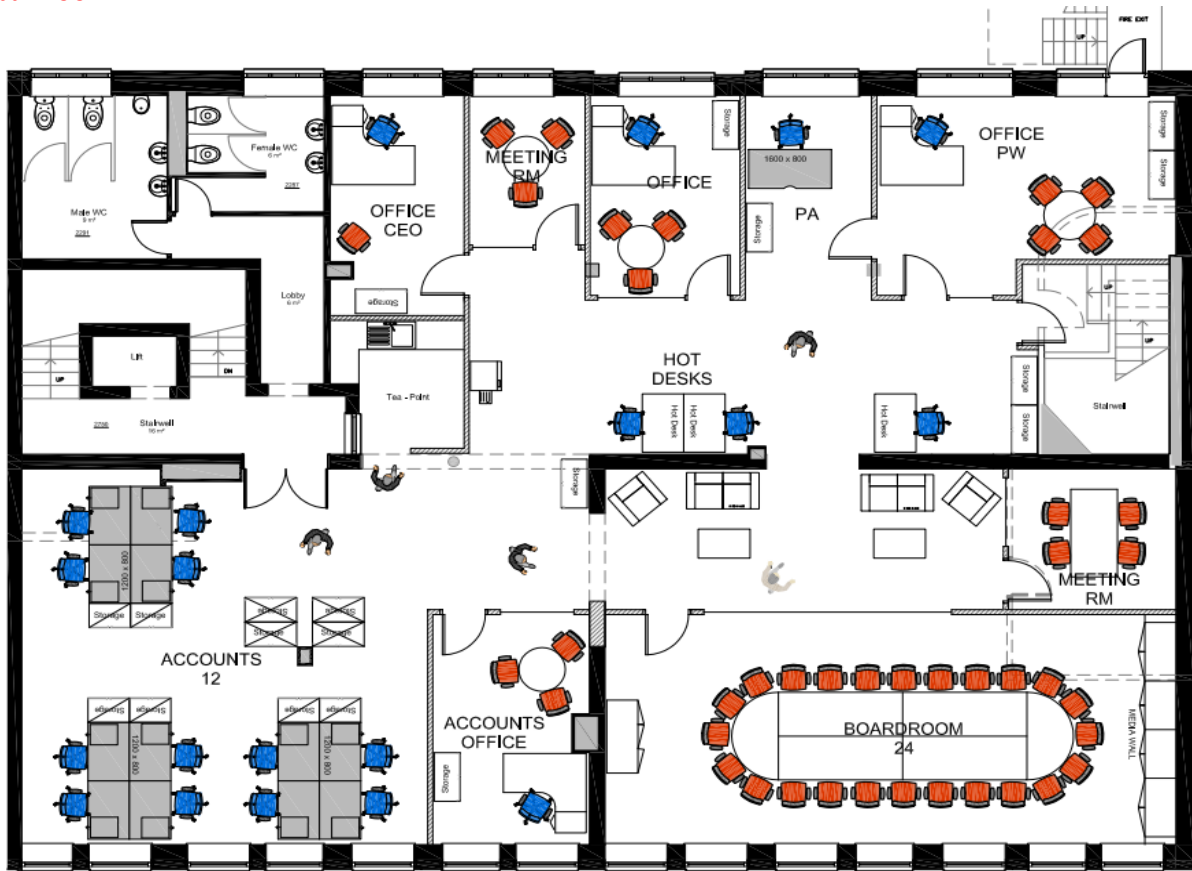
Lower Ground Floor



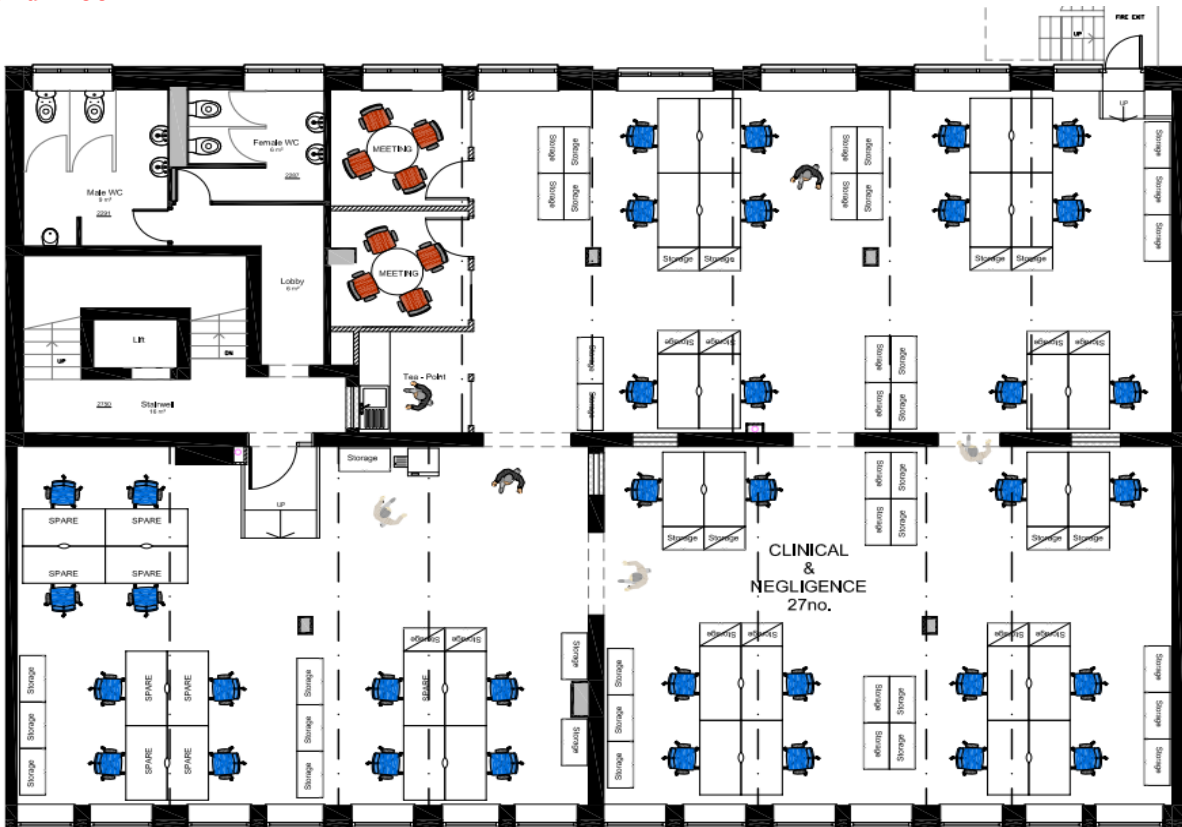
Ground Floor



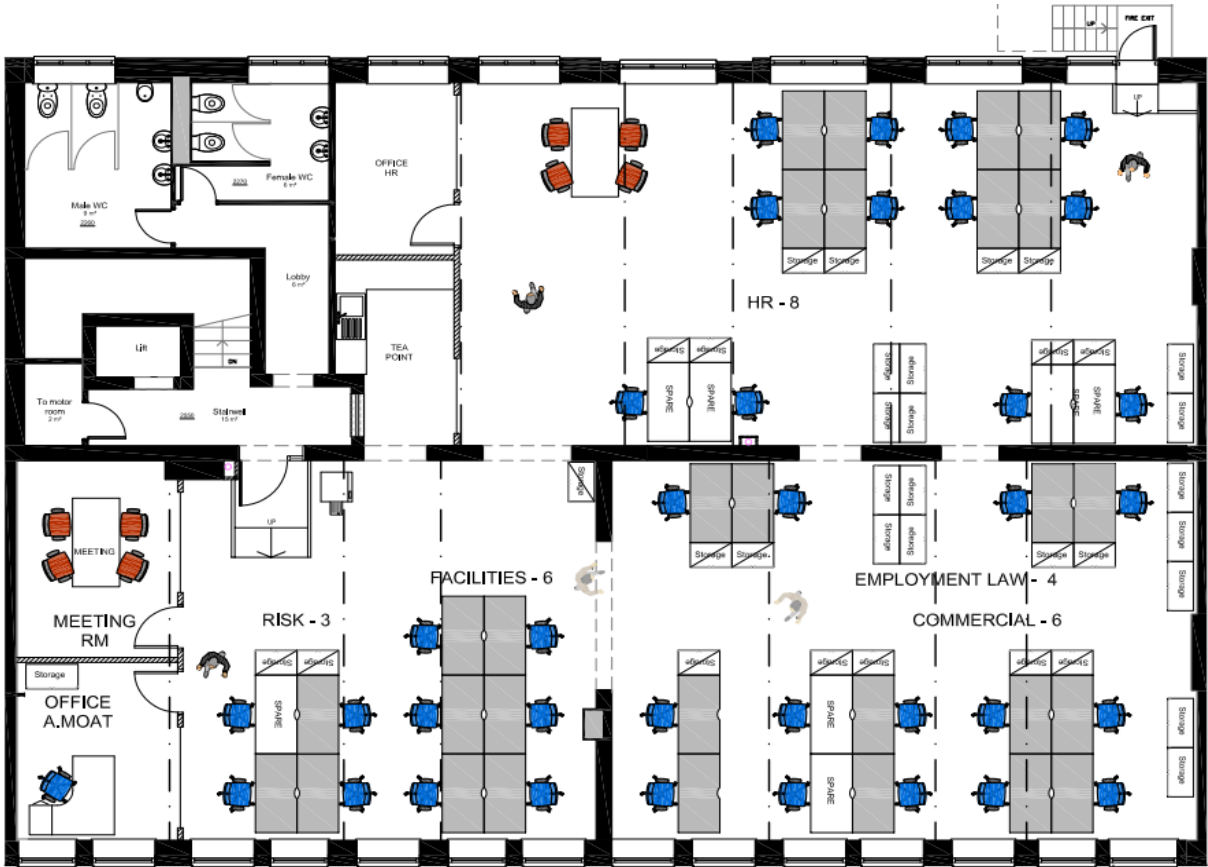
First Floor



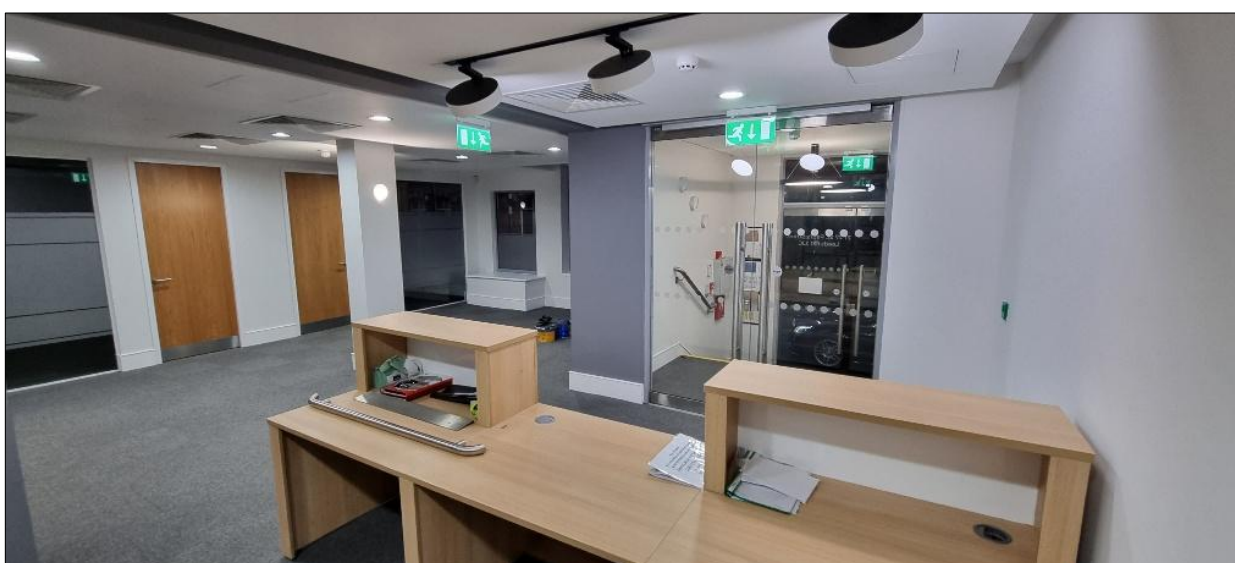
Second Floor



Third Floor



GROUND FLOOR ENTRANCE AND RECEPTION AREA WITH MEETING ROOMS



UPPER FLOORS & OPEN PLAN OFFICES



BASEMENT & STAFF BREAKOUT AREAS WITH SHOWER FACILITIES



ST PAUL'S STREET, LEEDS

