

COMMERCIAL

MAWSONS

COMMERCIAL  
PROPERTY SERVICES

## TO LET – GRADE A OFFICE BUILDING

NIA 1,333.2m<sup>2</sup> (14,350 sq ft) approx.



## 21-27 St PAULS STREET, LEEDS, LS1 2RU

- A substantial and attractive period office building in the heart of Leeds city centre with up to **six car parking spaces** available at an additional rent
- Grade A office accommodation spread over 5 floors
- Situated in the main traditional professional core and short walking distance from Leeds Train Station

#### 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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14 WOODHOUSE SQUARE  
LEEDS LS3 1AQ

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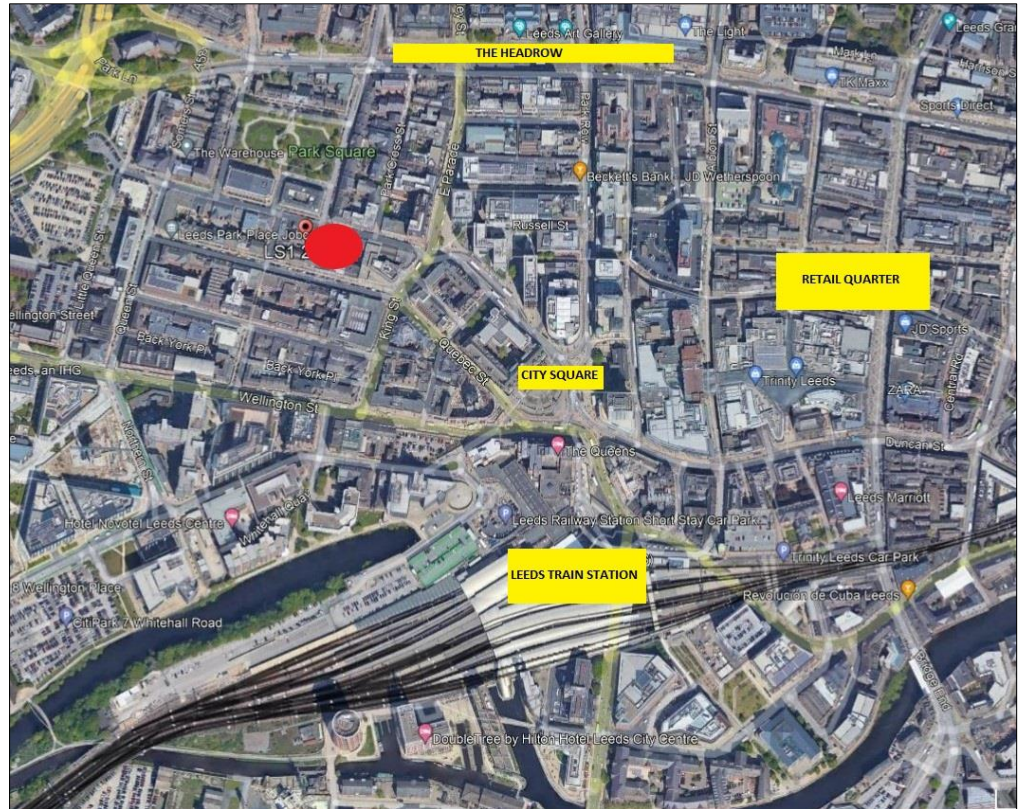
FAX: (0113) 246 0939

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Web: [www.mawsons-surveyors.co.uk](http://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
- Separate personnel entrance door to no. 27 providing further meeting rooms and office space
- Open plan office space to 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> 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 no. 21
- Passenger lift & WCs serving each floor
- Aluminium doubled glazed windows to front and rear

**Six car parking spaces** available in the rear secure yard at an additional rent. Further details on request.

Net Internal Area (NIA):

Ground Floor no. 21	146 m <sup>2</sup>	1,572 sq ft
Ground Floor no. 27	98 m <sup>2</sup>	1,055 sq ft
First Floor	293 m <sup>2</sup>	3,154 sq ft
Second Floor	288 m <sup>2</sup>	3,100 sq ft
Third Floor	281 m <sup>2</sup>	3,025 sq ft
Lower Ground no. 21	124 m <sup>2</sup>	1,335 sq ft
Lower Ground no. 27	103 m <sup>2</sup>	1,109 sq ft
	<hr/>	<hr/>
<b>TOTAL</b>	<b>1,333 m<sup>2</sup></b>	<b>14,350 sq ft</b>

All measurements are approximate.

**RATING:** From the VOA Rating List - 2017 RV £150,000 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

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

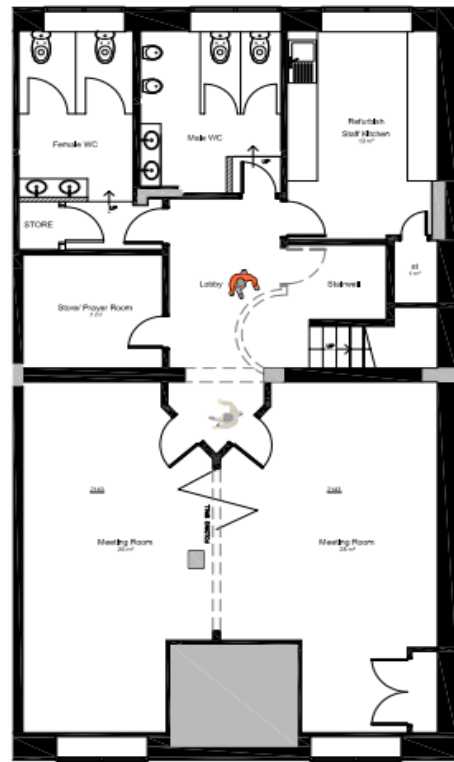
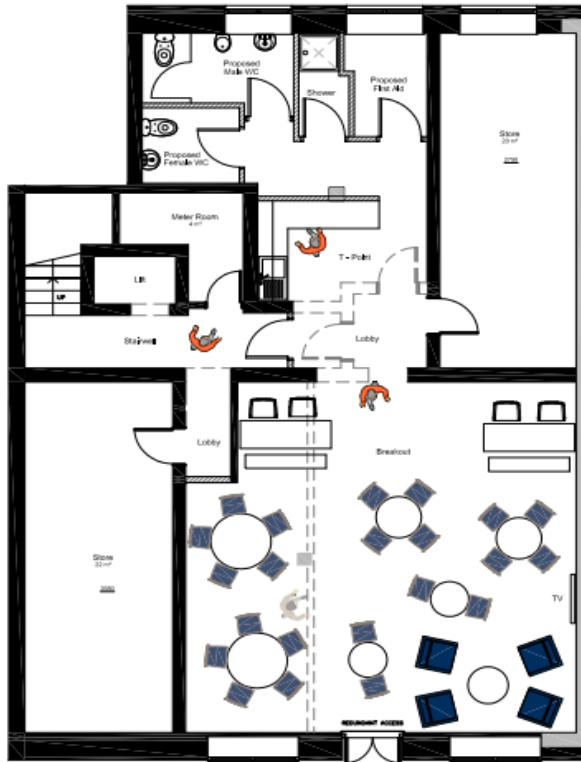
**E.P.C:** To be made available on request.

**VIEWING:** By appointment through this office:

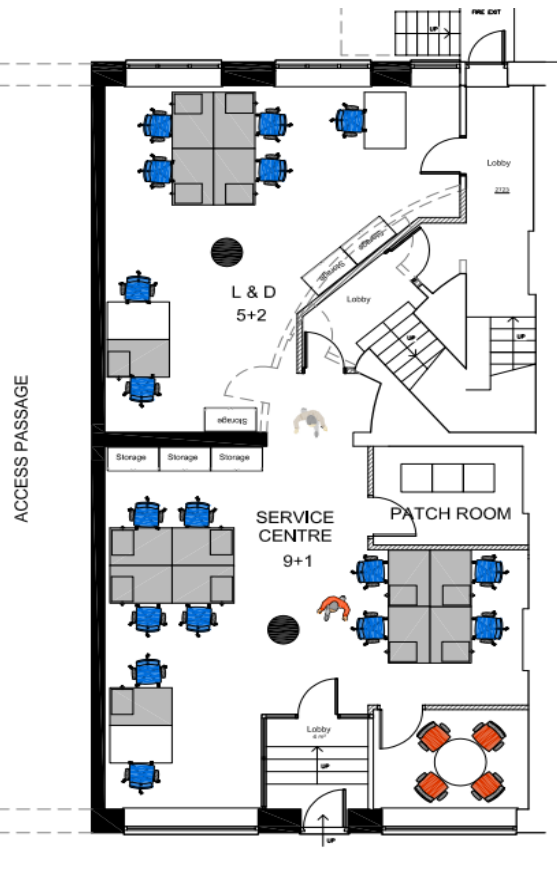
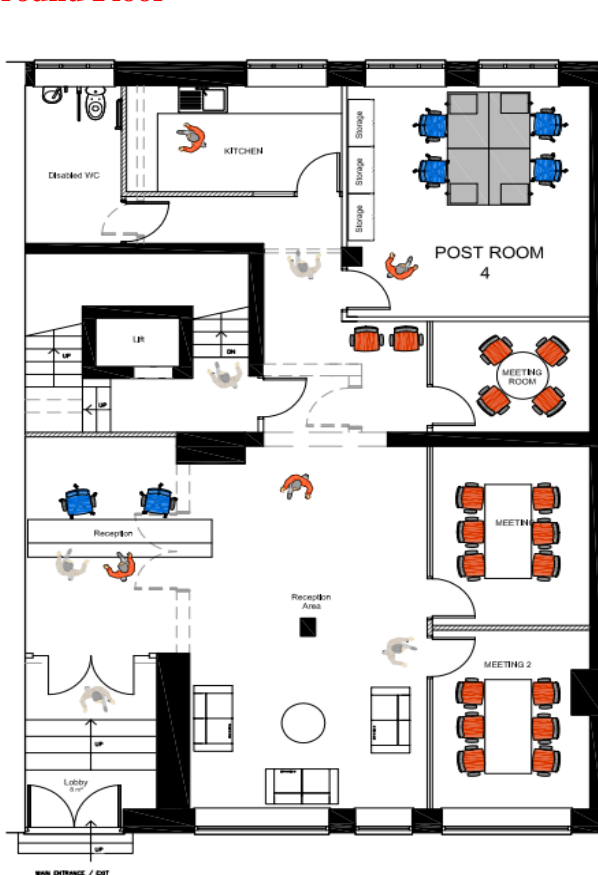
Tel: 0113 243 2432  
Email: [info@mawsons-surveyors.co.uk](mailto:info@mawsons-surveyors.co.uk)  
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# FLOOR PLANS / LAYOUT:

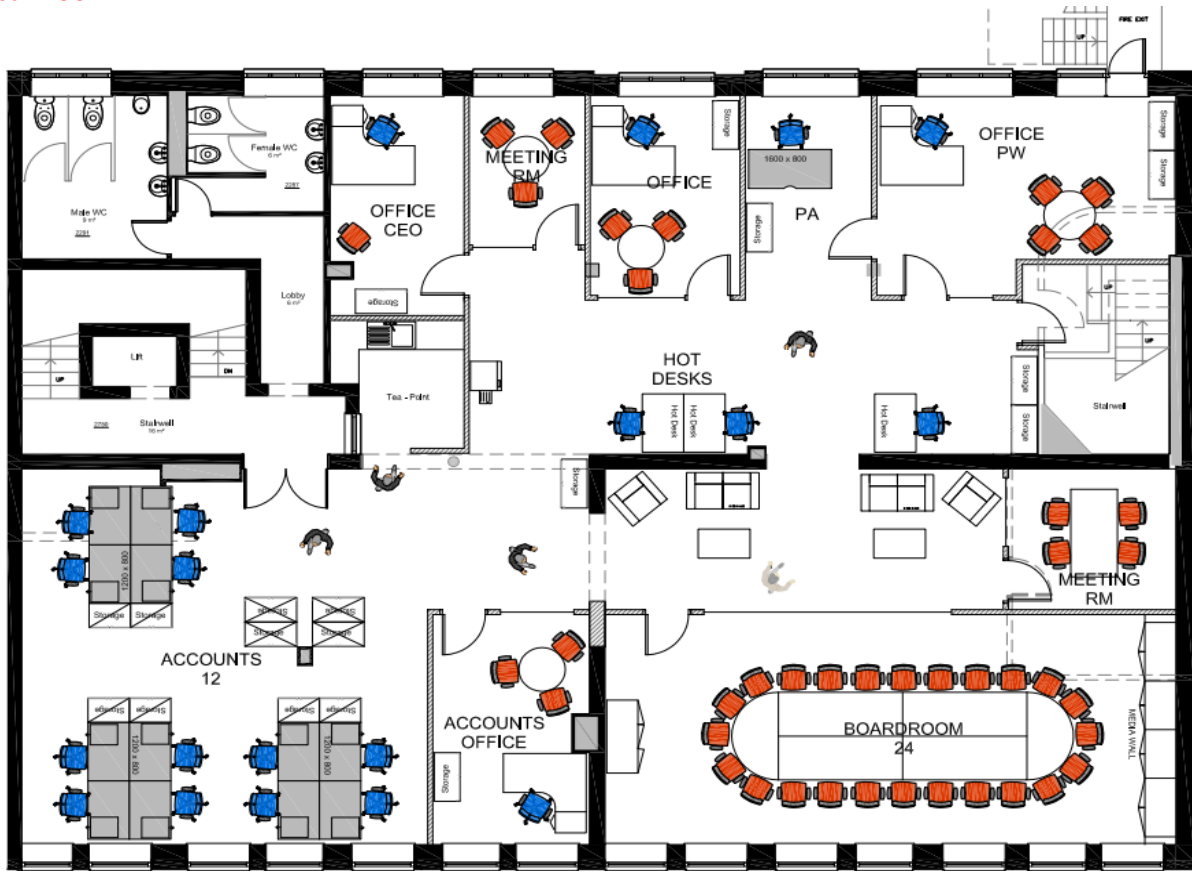
## Lower Ground Floor



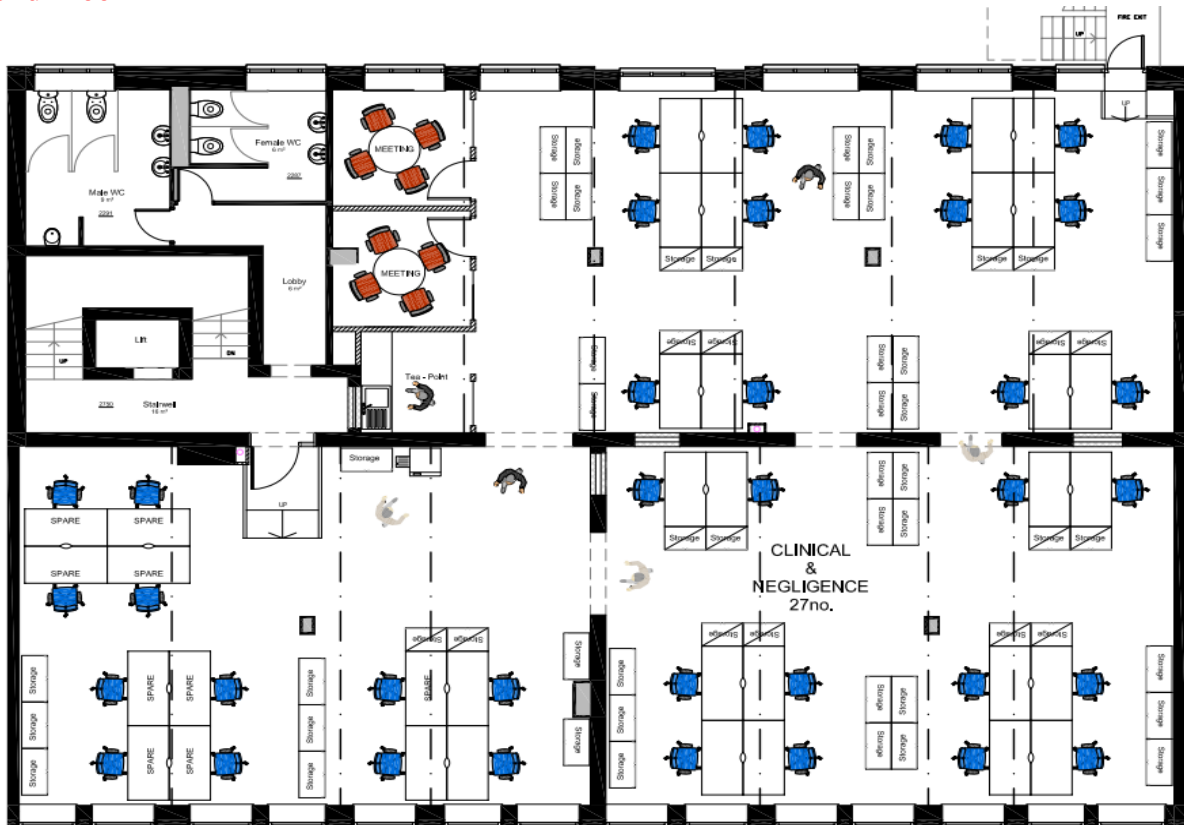
## Ground Floor



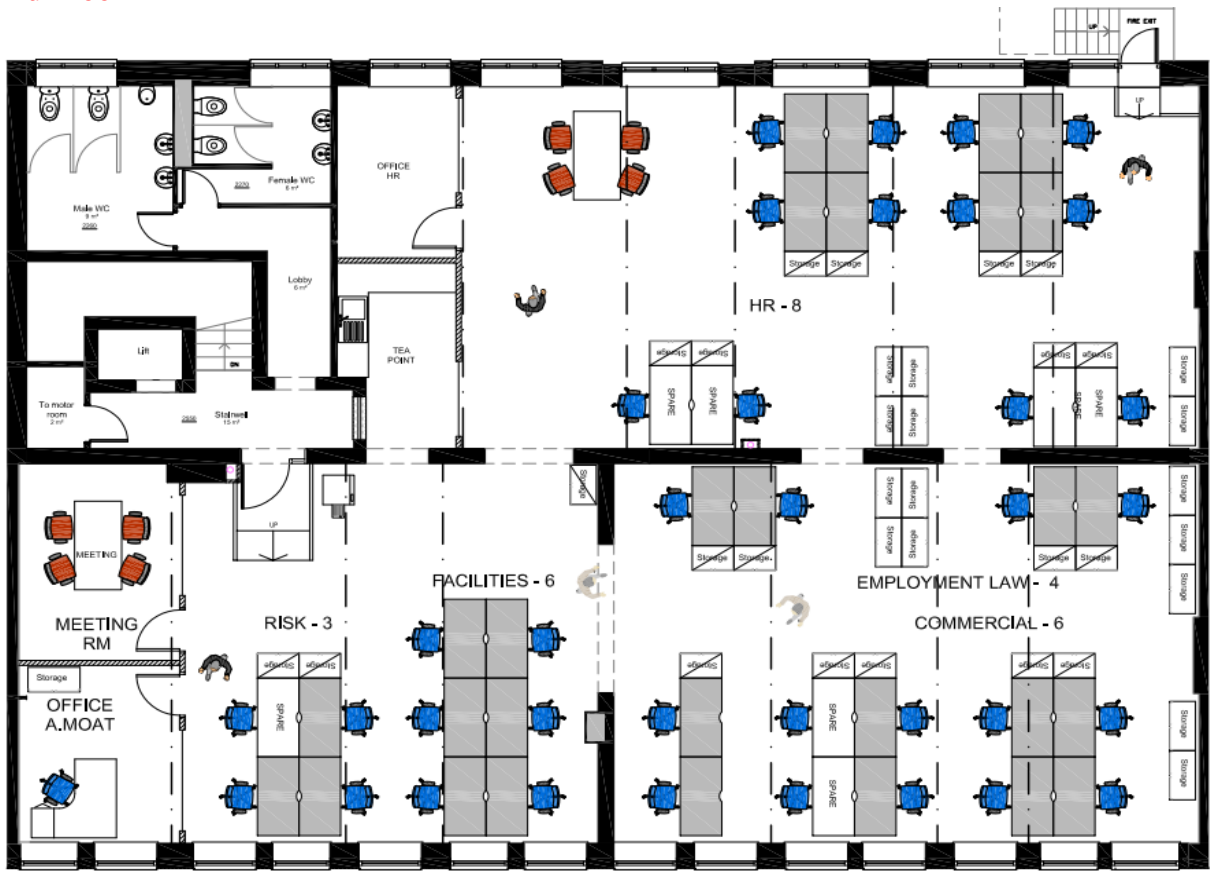
## First Floor



## Second Floor



# Third Floor



## GALLERY



