

FOR SALE

MULTI-LET LEEDS CITY CENTRE OFFICE INVESTMENT

**SUITABLE FOR INVESTORS
& OWNER OCCUPIERS
8,240 SQ FT**

EYTON HOUSE

12 Park Place, Leeds, LS1 2RU



INCOME WITH SCOPE

Eyton House is a multi-let city centre investment extending to 8,240 sq ft across the lower ground, ground floor and up to three upper floors. The property occupies a prominent position at the junction of Park Place and Central Street, within Leeds' established West End business district.

Income is drawn from a mix of office, retail and health and wellbeing occupiers, whilst the vacant accommodation provides scope for further letting, owner occupation or the potential longer-term redevelopment of the building, subject to planning and all necessary consents.

The building is currently fit-out to an office specification and benefits from a flexible arrangement with dual access from Park Place and Central Street, which, combined with the buildings' natural period character presents a variety of potential opportunities.



INVESTMENT SUMMARY



**Freehold
multi-let investment**



**8,240 sq ft across
five levels**



**3,005 sq ft of
immediately
occupiable space**



**Current annual
contracted rent:
£70,955 per annum**



**Estimated annual
contracted rent
once fully let:
£110,225 per annum**



**Scope for further
letting and rental
growth**



**Dual access from
Park Place and
Central Street**



**Less than half a
mile from Leeds
City Train Station**



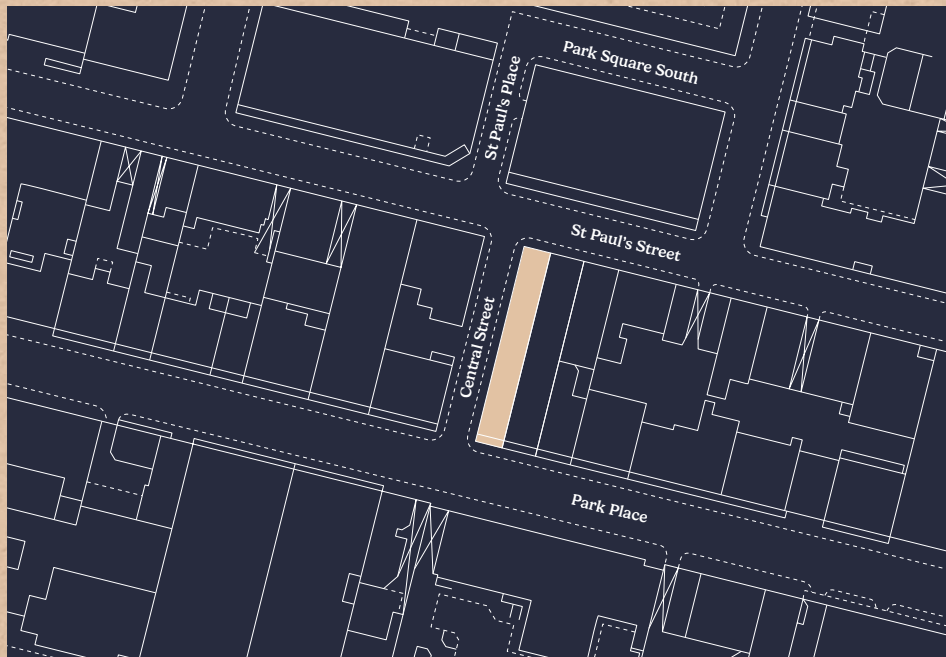
**EPC rating
C (73)**

PRIME POSITION

Eyton House is situated on Park Place, at the heart of Leeds' established West End business district and immediately south of Park Square.

Leeds City Train Station, City Square, Wellington Place and the city's principal retail areas are all within a short walk. The surrounding area is home to a number of leading legal and professional firms, including Walker Morris, DLA Piper, Channel 4, Pinsent Masons, Lloyds Banking Group and PwC.

A plethora of amenity is provided nearby, with a wide choice of cafe's, bars and restaurants situated within Leeds' West End business district as well as Trinity Leeds and the Victoria Quarter also being situated within close proximity.



CONNECTIVITY

Leeds City Train Station is approximately a five-minute walk from the property, providing direct services to London King's Cross, Manchester, Birmingham and York.

The M621 provides convenient access to the M62 and M1 motorway networks, while Leeds Bradford Airport is approximately 22 minutes away by car.



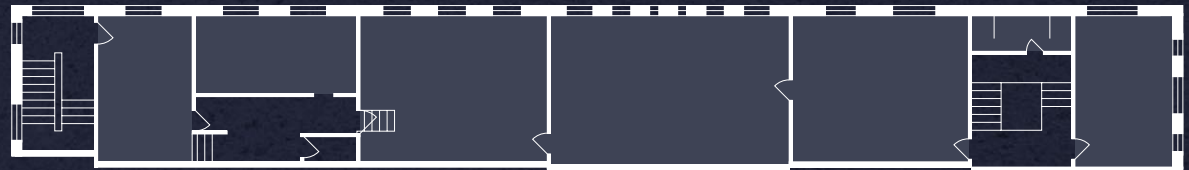
8,240 SQ FT OF SPACE THAT WORKS

Eyton House provides 8,240 sq ft of net internal accommodation across five levels. Its regular, efficient floorplates are arranged to support the building's existing multi-let use, whilst offering flexibility for future occupation or reconfiguration, subject to the necessary consent.

THIRD FLOOR
1,406 SQ FT
131 SQ M



SECOND FLOOR
1,599 SQ FT
149 SQ M



FIRST FLOOR
2,001 SQ FT
186 SQ M



GROUND FLOOR
1,984 SQ FT
184 SQ M



LOWER GROUND FLOOR
1,250 SQ FT
116 SQ M



TENANCY & INCOME

Eyton House is occupied by a mix of office, retail and health and wellbeing businesses. The existing tenancy profile, vacant accommodation and identified rental reversion provide opportunities to grow income through lease renewals, reletting and active management.

TENURE

The property is held freehold under title number WYK510209

SPECIFICATION



Fully carpeted floors



LED & CAT II lighting throughout



Perimeter trunking for data / cabling



8x person passenger lift access



Secure intercom entry system



Excellent natural light



Period features throughout



Double glazed timber framed windows



Gas fired central heating



Air conditioning



Kitchen facilities

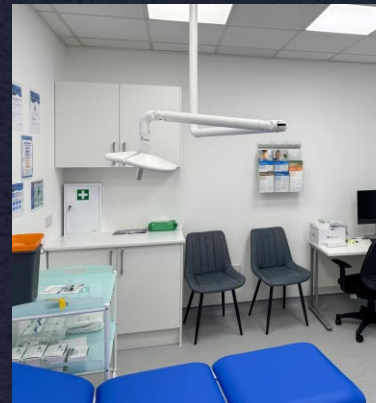


W/C facilities

TENANCY

Floor	Building	Tenant	Status	Lease Expiry	Break Date	Rent (£ pa)
Third Floor (Suite A)	Eyton House	-	Vacant	-	-	(11,000 ERV)
Third Floor (Suite B)	Eyton House	-	Vacant	-	-	(3,300 ERV)
Second Floor	12 Park Place / Eyton House (inc. part third floor 12 Park Place)	-	Vacant	-	-	(25,000 ERV)
First Floor	12 Park Place / Eyton House	Indian Kings Walk 1 Limited	Let	28/01/2031	29/01/2029	24,000
First Floor (Suite B)	Eyton House	Keith Fernandes	Let	30/04/2029	01/11/2027	3,300
Ground Floor	12 Park Place / Eyton House	The Mole Clinic Limited	Let	24/06/2041	25/06/2031 25/06/2036	24,405
Ground Floor Shop	35 St Paul's Street	LSI Forty Five	Let	30/09/2026	-	8,250
Lower Ground Floor	12 Park Place / Eyton House	Jon Wray Health and Wellbeing Limited	Let	30/04/2031	01/05/2029	11,000
Total						70,955





FURTHER INFORMATION

For any further information or to arrange a viewing please contact the sole selling agents:



EPC

Eyton House has been assessed for Energy Performance Certificate (EPC) purposes and has a rating of C (73).

RATES

We understand that the property has been split for rating purposes and assessed under several different rateable values. Interested parties are advised to make their own enquiries with the local rating authority.

PRICE

Offers in the region of £1,400,000 are invited to purchase the freehold interest in the property, reflecting a capital value of £169.90 per sq ft.

VAT

The property is registered for VAT purposes.

James Jackson
07920 812 275
jamesjackson@cartertowler.co.uk

Clem McDowell
07432 013 246
clemmcdowell@cartertowler.co.uk

Tom Newstead
07538 680 333
tomnewstead@cartertowler.co.uk

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