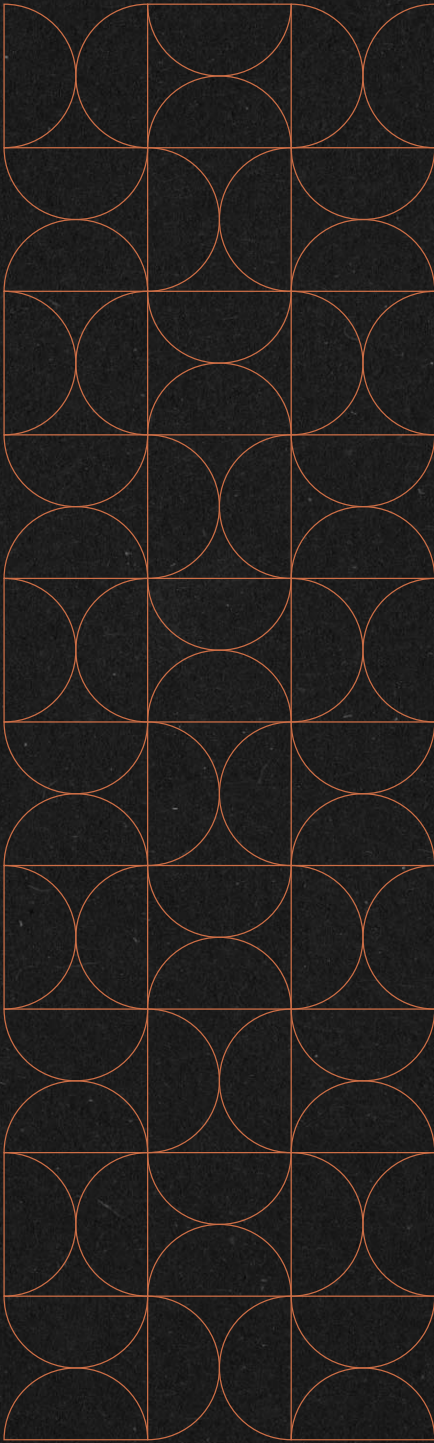
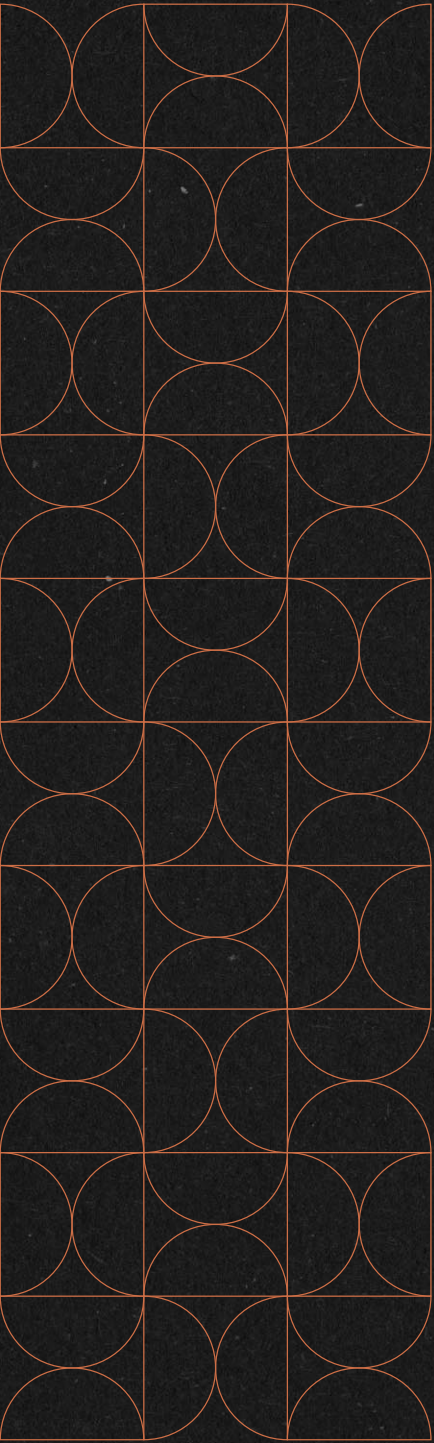
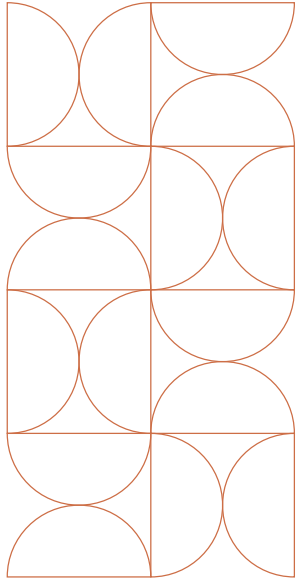




TO LET
Final Suites Remaining

28
Park Square
LSI 2PQ

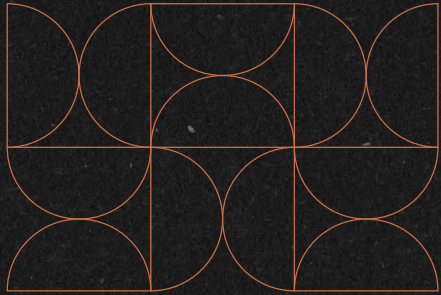
Premium Fully Fitted Office Suites
276 - 627 sq ft / 6 - 14 desks



Elegantly
refurbished
to an
exceptional
standard,
providing a
boutique and
modern feel
to the period
building.

A Grade II Listed building
comprising an attractive
mid-terrace Georgian property
retaining many period features.





Turnkey office suites, fully furnished and available on an all-inclusive rental & flexible licence.



Suite 1



Shower Facility



Cycle Storage



Super-fast internet



High Quality Gym



24/7 Access



Modern Kitchen



Central Location



Individually secured suites



Excellent Ceiling Height



Fully Fitted Suites



High Quality Furniture



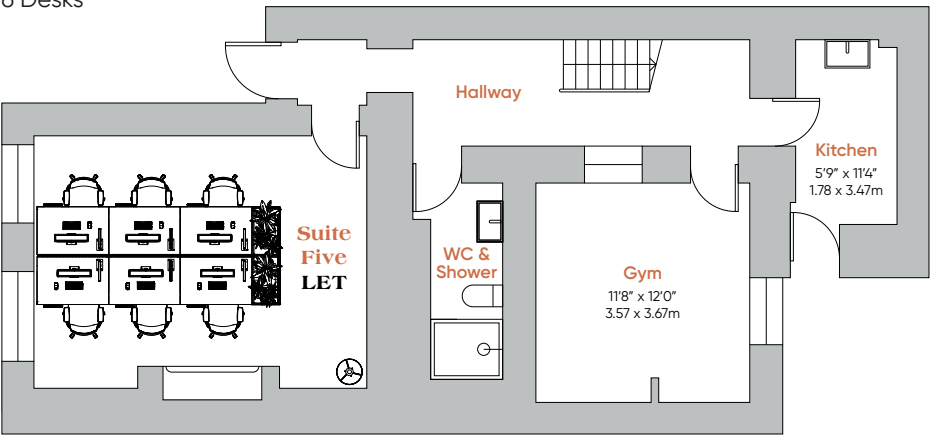
Excellent Natural Light

Accommodation

<i>suite</i>	<i>floor</i>	<i>sq ft</i>	<i>sq m</i>	<i>desks</i>	<i>Status</i>
One	Ground Floor Front	276	25.64	6	Available
Two	Ground Floor Rear	236	21.93	6	LET
Three	First Floor Front	351	32.61	8	Available
Four	First Floor Rear	229	21.27	6	LET
Five	Lower Ground Floor	249	23.13	6	LET
TOTAL		1,341	124.58	32	

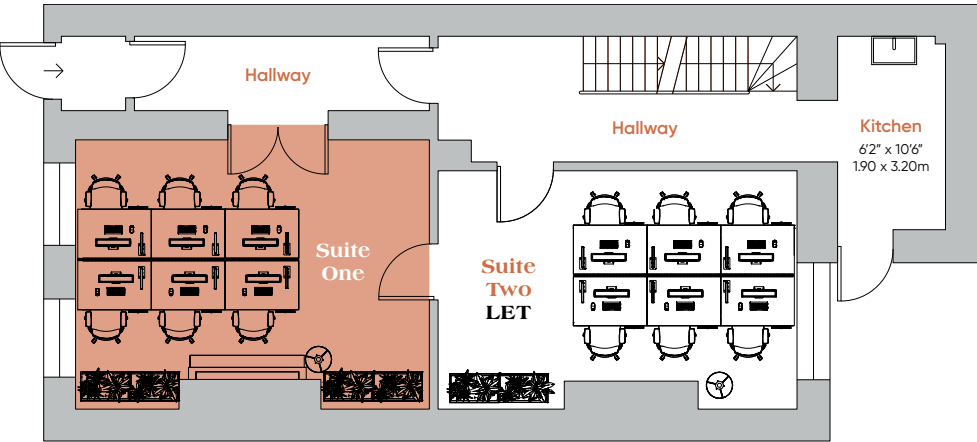
Lower Ground Floor

249 sq ft
6 Desks



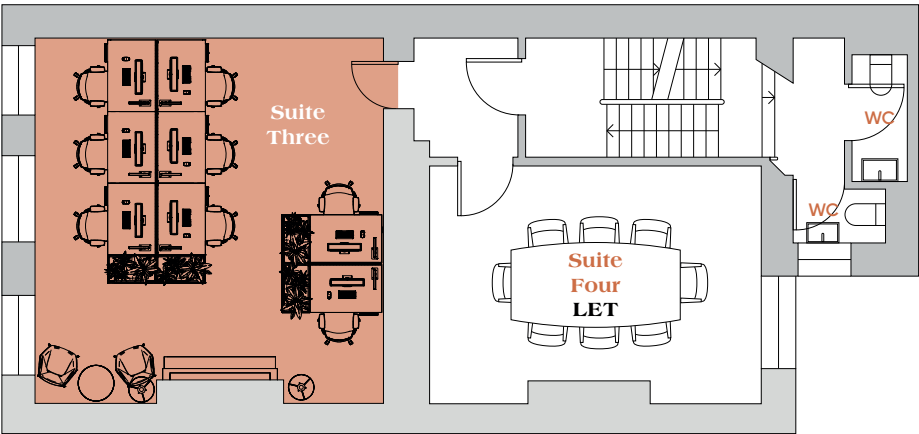
Ground Floor

236 – 512 sq ft
6 – 12 desks



First Floor

229 – 580 sq ft
6 – 14 desks





28 Park Square lies at the heart of Leeds' traditional central business district.

The building occupies an enviable position, situated directly on Park Square and provides desirable views of the manicured gardens and surrounding period buildings. The property is a short walk from Leeds Train Station and the retail core.

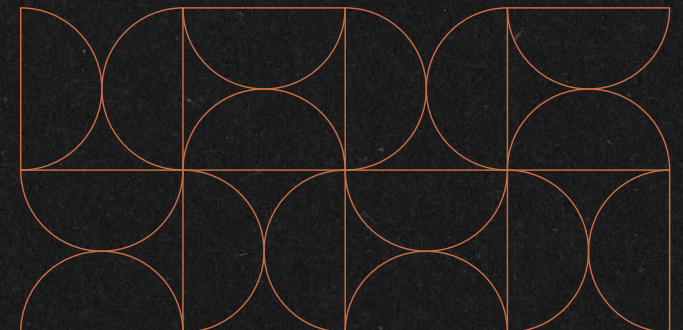
The area remains a popular location for a variety of businesses, with occupiers including DAC Beachcroft, Orega Business Centre, Northedge Capital, Harley Medical Arden University & Spacemade Serviced Offices.

Local Occupiers

- | | | |
|---------------------------|--------------------------|-------------------|
| 01 Brearleys Solicitors | 10 Brown Butler | 19 Channel 4 |
| 02 Sugare & Co Solicitors | 11 Moorgarth Properties | 20 Pinsent Masons |
| 03 Morgan King Group | 12 Ikon Architects | 21 Deloitte |
| 04 Corney & Barrow | 13 Simpson Millar | 22 Avison Young |
| 05 Kings Chambers | 14 Levi Solicitors | |
| 06 Park Square Barristers | 15 Dentsu | |
| 07 Burton Regan | 16 Armstrong Watson | |
| 08 Jackson Hogg | 17 Rothschild N M & Sons | |
| 09 DAC Beachcroft | 18 Ison Harrison | |

Local Amenities

- | | | |
|------------------------|--------------------------|-----------------|
| 24 La Bottega Milanese | 30 Fire Lake Grill House | 36 The Decanter |
| 25 LS1 Forty Five | 31 Browns | 37 All Bar One |
| 26 Sesame Cafe | 32 Starbucks | 38 Tattu |
| 27 Tesco Express | 33 Caffè Nero | 39 Blackhouse |
| 28 Da Vito Ristorante | 34 Gaucho | 40 La Piola |
| 29 Tiled Hall Café | 35 San Carlo | |





Suite 4



Rent

All inclusive rent available on application.

Terms

The suites are available by way of a licence agreement for a term of years to be agreed.

EPC

A full copy is available on request.

Rateable Value

To be assessed. Occupiers may be eligible for small business rate relief. Interested parties are advised to contact Leeds City Council for further information.

Further information



Richard Dunn
richard.dunn@sw.co.uk

Jay Dhesi
jay.dhesi@sw.co.uk



Harry Finney
harry.finney@fljtd.co.uk

Bethan McMurrough
bethan.mcmurrough@fljtd.co.uk



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Sanderson Weatherall and Fox Lloyd Jones on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Sanderson Weatherall and Fox Lloyd Jones has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is June 2025.