



8 St Pauls St.

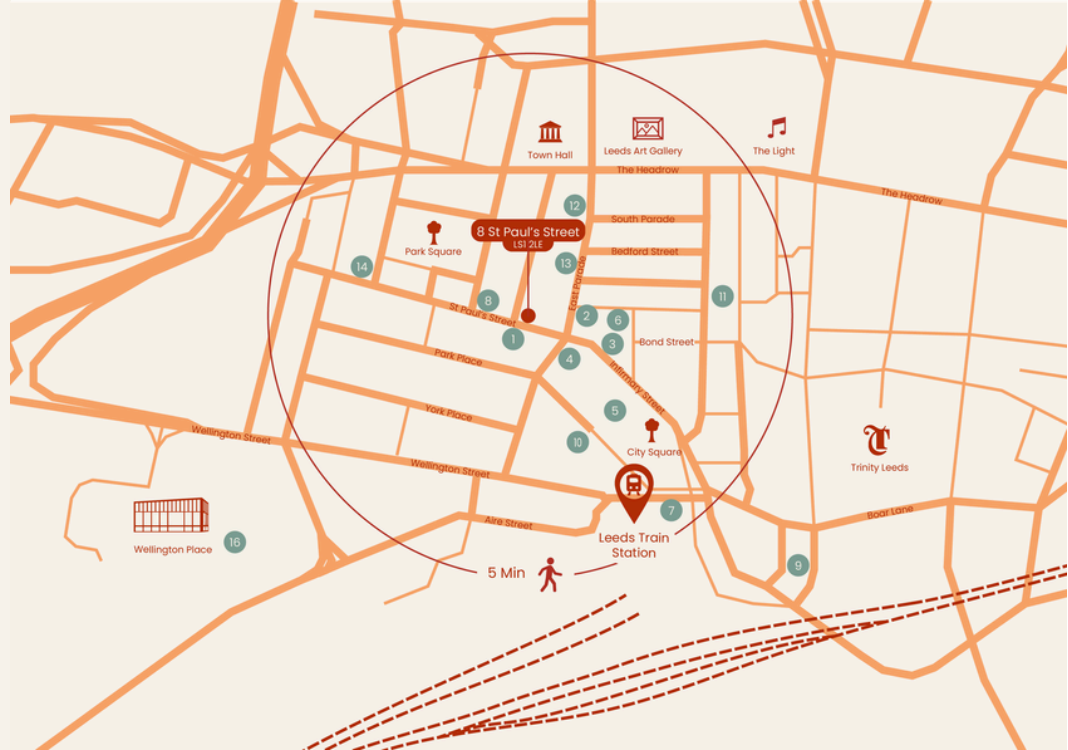
A new standard for prime Grade A office space.

A CENTRAL BUSINESS ADDRESS

8 St Paul's Street benefits from a central business district location and the surrounding area is characterised by a strong concentration of legal, financial and corporate occupiers, providing a highly sought after business address suited to client-facing organisations.

The office is a five minute walk from Leeds Railway Station and within easy reach of supporting amenities, hotels and business services located nearby.

8 St Paul's Street, Leeds, LS1 2LE



Key

- | | | | |
|-----------------|--------------------------|-----------------|-----------------------|
| 1 Tesco Express | 5 Restaurant Bar & Grill | 9 Laynes Cafe | 13 Six by Nico |
| 2 Tattu | 6 Dakota Hotel | 10 Sous Le Nez | 14 La Bottega |
| 3 Blackhouse | 7 The Queens | 11 HSBC | 15 Crowne Plaza Hotel |
| 4 BOX | 8 Sesame | 12 Ryde Studios | 16 The Good Luck Club |

WHERE PROFESSIONAL LIFE AND COMMUNITY CONVERGE.

8 St Paul's Street is a contemporary workplace designed to support modern professional life. Thoughtfully refurbished and centrally located, the building provides amenity driven office space benefitting from the following features:

- New reception featuring soft seating, breakout space and reception desk with on-site commissionaire
- New business lounge, with ample bookable meeting rooms, 'zoom pods' and a generous communal bar/kitchen breakout area
- New fully fitted gym, yoga studio, showers and changing facilities
- New communal roof terrace (with a removable glass roof for winter use)

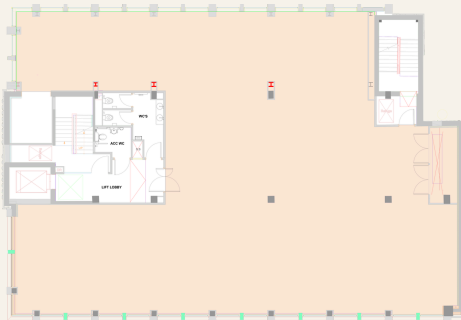
Every element has been shaped to encourage focus, collaboration and connection, without compromise on quality or professionalism.



OFFICES TO LEASE AT 8 ST PAUL'S STREET

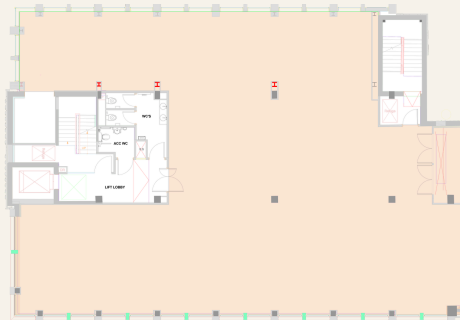
First Floor

4,200 sq ft
CAT A



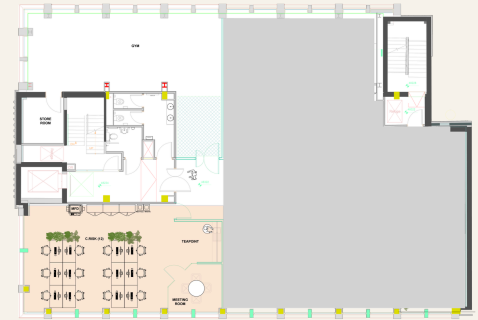
Second Floor

4,200 sq ft
CAT A



Third Floor

1,000 sq ft
Fully Fitted



8 St Paul's Street offers high-quality office accommodation suitable for professional services occupiers seeking flexibility, control and long-term suitability. The first and second floors each provide 4,200 sq ft of open-plan office space, allowing for bespoke fit-out to suit an occupier's specific requirements.

The third floor provides approximately 1,000 sq ft of fully fitted office accommodation, offering a practical, ready-to-occupy solution for businesses requiring immediate space without the lead time of a full fit-out.













BESPOKE FIT-OUT

The 1st and 2nd floors at 8 St Paul's Street offer highly flexible fit-out opportunities to suit a range of occupier requirements. Whether configured as open-plan workspace, private offices, or a hybrid of both, the floors can be tailored to reflect your operational needs and brand identity. With generous floorplates and strong natural light, the space lends itself to modern, design-led interiors, incorporating meeting rooms, breakout areas, and wellness features. Our team can support a full turnkey solution, ensuring a seamless transition from concept to occupation.

Indicative Layout



SUSTAINABLY DESIGNED FOR PROFESSIONAL OCCUPATION

 <p>Yoga studio</p>	 <p>Fully-equipped gym (3rd floor)</p>	 <p>Large secure bike store</p>	 <p>Secure parking spaces available</p>
 <p>Showers, changing & W/C facilities</p>	 <p>Front-of-house reception service</p>	 <p>Communal working & social space</p>	 <p>Electric vehicle charging</p>
 <p>Raised access flooring</p>	 <p>Exposed service ceilings</p>	 <p>Automated access control system</p>	 <p>Floor to ceiling windows providing excellent natural light</p>

Sustainability

The building incorporates energy-efficient mechanical and electrical systems, responsible material selection and sustainable design principles to reduce operational carbon and improve environmental impact. High-performance building fabric, efficient VRF air conditioning and LED lighting contribute to reduced energy consumption and lower running costs for occupiers.

A new EPC assessment will be undertaken following the completion of the refurbishment.



SHARED FACILITIES AND AMENITIES



8 St Paul's Street provides occupiers with the reassurance of consistent standards and reliable day-to-day operation.

The reception desk is staffed between 8:00am and 6:00pm, and delivers a controlled and professional arrival experience for clients and visitors, supporting access management, wayfinding and front-of-house coordination.

Shared areas include professionally managed, state-of-the-art meeting room facilities and a spacious business lounge that has been designed to support staff productivity, collaboration, and wellbeing. These spaces are maintained to a consistently high standard and are provided to support business operations without detracting from privacy, focus, or security within demised office areas



Bookable Meeting
Space

Professionally Managed
Common Areas

On-site Gym and
Yoga Studio

Communal Roof
Terrace

Enquiries & Viewings

For further details, to arrange a viewing, or to discuss occupational requirements at 8 St Paul's Street, please contact the appointed agents at Carter Towler.

8 St Paul's Street
Leeds
West Yorkshire
LS1 2LE

8 St Paul's St.

CARTER TOWLER

Chartered Surveyors

Clem McDowell

07432 013246

ClemMcdowell@cartertowler.co.uk

James Jackson

07920 812 275

JamesJackson@cartertowler.co.uk

DISCLAIMER MISREPRESENTATION ACT: Carter Towler Ltd give notice to anyone who may read these particulars as follows:- 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Carter Towler Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Carter Towler Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Carter Towler Ltd is a limited liability partnership registered in England with registered number 08560072. Our registered office is Apsley House, 78 Wellington Street, Leeds LS1 2EQ where you may look at a list of members' names. February 2026.