

TO LET

FLEXIBLE WORKSPACES OVERLOOKING PARK SQUARE

Suitable for a Variety of Uses (STP) 526 – 1,735 ft²

25a PARK SQUARE WEST, LEEDS, LS1 2NE

**FOX
LLOYD
JONES**

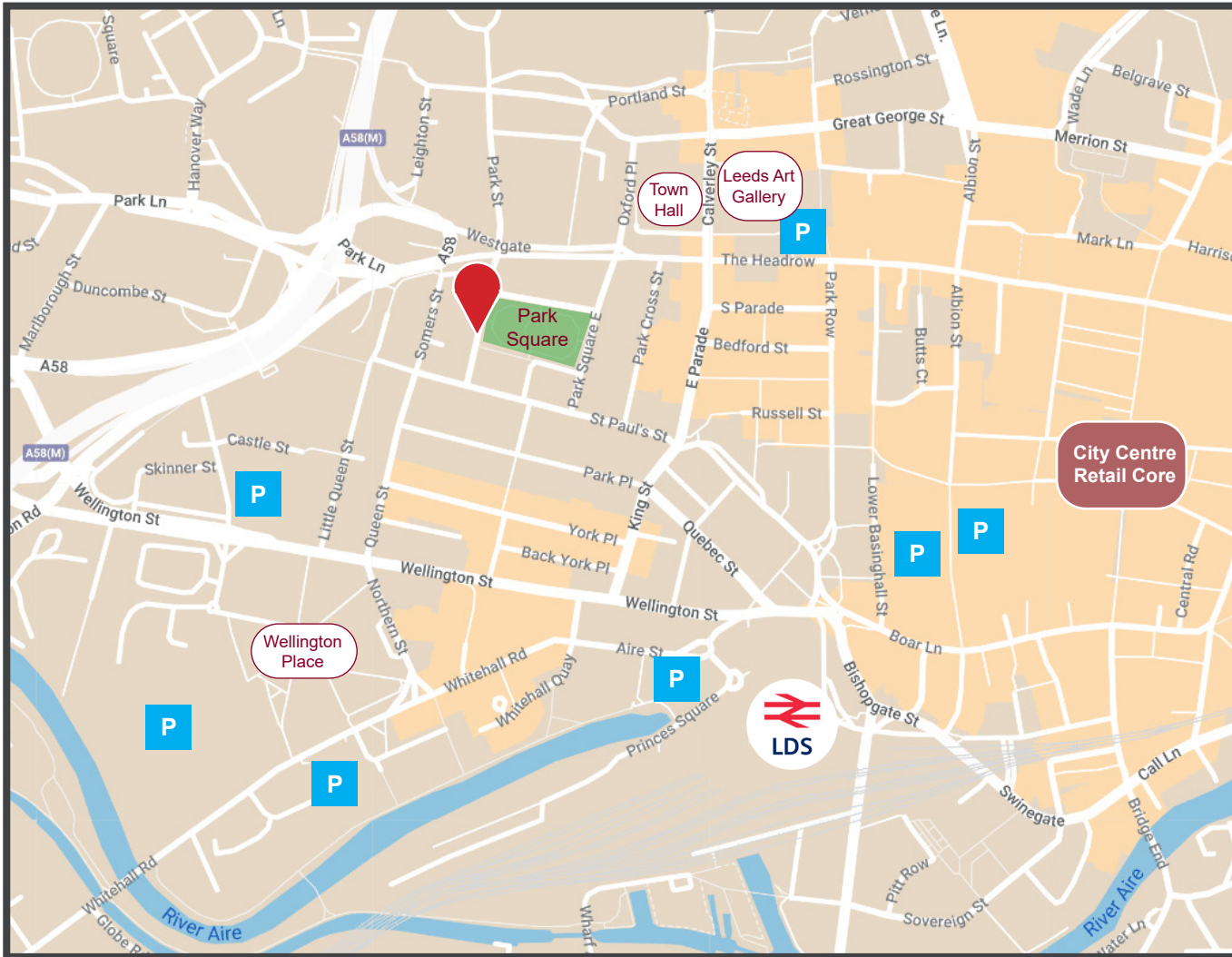
0113 243 1133

www.fjltd.co.uk



- ◇ To Let / Pre-Let Opportunity
- ◇ Refurbished to suit occupier requirement
- ◇ Fully fitted option available
- ◇ Grade II Listed Georgian terraced building
- ◇ Characterful office building
- ◇ Desirable views of manicured gardens and period buildings
- ◇ Close proximity to leisure and retail amenities
- ◇ Excellent transport links

LOCATION



- 25 Park Square lies in the heart of the traditional central business district, with an enviable position on Park Square, overlooking desirable views of the manicured gardens and surrounding period buildings.
- The area remains a popular location for businesses and boasts nearby amenities including La Bottega Milanese, Sesame and Philpotts.
- Leeds Train Station is only a short 8-minute walk away.
- Multiple bus routes available on The Headrow / Wellington Street
- 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.



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PROPERTY DETAILS



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

Floor	M ²	Ft ²	Status
Lower Ground	48.87	526	Available
Ground	59.83	644	Available
First			Let
Second	52.49	565	Available
Total		1,735	



Description

- The Grade II Listed building comprises a handsome, mid-terrace Georgian property of brick construction beneath a pitched, slate covered roof.
- 25a Park Square West provides traditional office accommodation over lower ground, ground and second floor and retains many period features. The property will undergo an extensive refurbishment to suit the occupier's requirement on a leasehold basis.

Specification

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Viewing & further information

Please contact the joint letting agents:

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Tenure:

The suites are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent:

On application

Rateable Value:

Lower Ground & Ground Floor: £13,500

Second Floor: £6,000

Occupiers may be able to claim small rate relief. We advise all interested parties to make their own enquiries of the local rating authority.

EPC:

The property has a rating of D (97). A full copy of the certificate is available upon enquiry.

VAT:

All figures are deemed to be exclusive of VAT.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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