

To Let

2,070 - 6,495 SQ FT

HIGH QUALITY, FITTED OFFICE SPACE IN
LEEDS CITY CENTRE WITH ON-SITE PARKING



FULLY FITTED 1ST FLOOR



St James House

28 PARK PLACE | LS1 2SP

Description

St James House is a purpose built office building over ground and four upper floors.

The 1st and 2nd floors are fully fitted and available immediately whilst the ground floor is in a refurbished CAT A condition with the ability to be self contained.

Accommodation

SUITE	SQ FT	SQ M
G (UNDER OFFER)	2,070	192
1st	2,175	202
2nd	2,250	209



SPECIFICATION



SUSPENDED
CEILING



BRAND NEW AIR
CONDITIONING



GROUND FLOOR HAS
THE BENEFIT OF ITS
OWN FRONT DOOR



LED
LIGHTING



SECURE CAR
PARKING



SHOWER
FACILITIES



NEWLY REFURBISHED
RECEPTION



LIFT ACCESS



BRAND NEW DOUBLE
GLAZED WINDOWS



FULLY FITTED
(1ST & 2ND)



CYCLE
STORAGE



FITNESS
SUITE

Location

St James House is in the heart of the commercial and financial district of Leeds city centre, only 2 minutes' walk from Leeds railway station and all of the retail and leisure facilities that the city centre has to offer.

Key

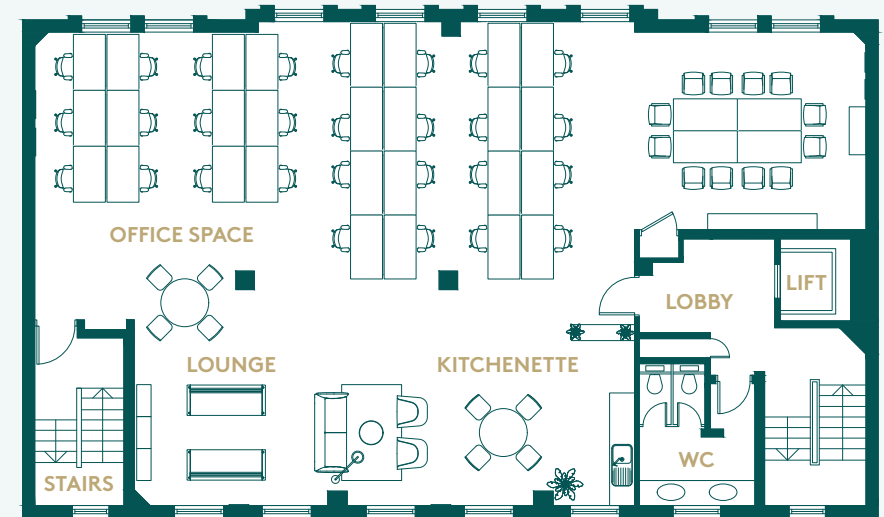
FOOD

- | | |
|------------------|------------------|
| 1 Sesame | 7 GLC |
| 2 Tesco | 8 Nosh |
| 3 LS1 Forty Five | 9 La Piola |
| 4 The Clubhouse | 10 La Bottega |
| 5 Philpotts | 11 Bagel Factory |
| 6 Pret | 12 Blackhouse |

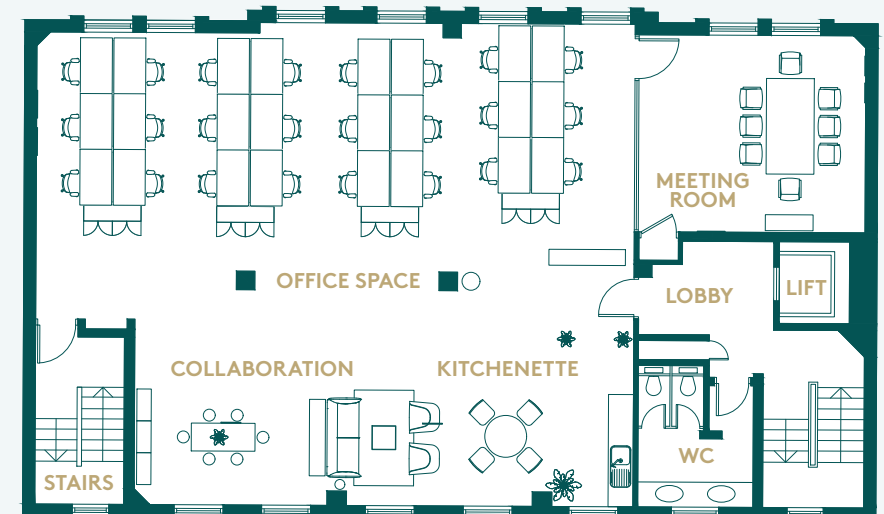


Floorplans

1st Floorplan



2nd Floorplan





MEETING ROOM



FITNESS STUDIO



RECEPTION

RENT

Rent on application.

SERVICE CHARGE

A service charge will be levied to cover maintenance of the common areas of the building.

EPC

The property has an Energy Performance Asset Rating of B. A full copy of the certificate is available upon request.

RATES

St James House has been assessed for rating purposes as "Offices and Premises" and rates payable are £7.43psf (2025). We advise interested parties to make their own enquiries with the local rating authority.

TERMS

The suites are available by way of a new lease for a term to be agreed.

Contact us

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