

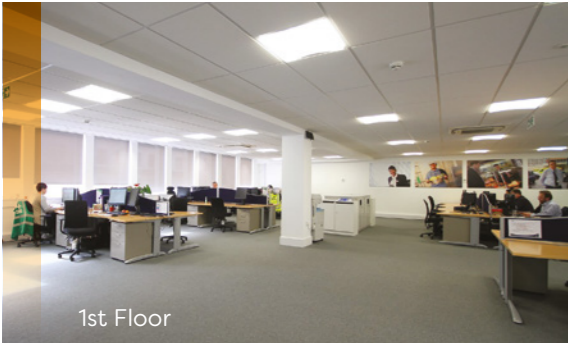
**Flexible,
Inclusive
and Cost
Effective
Terms**



Phoenix House

3 South Parade • Leeds • LS1 5QX

To Let
High Quality Office Suites
from 2,520 sq ft



1st Floor

Phoenix House is a 7-storey office building which provides modern office accommodation benefitting from a striking entrance, reception with concierge and quality common parts throughout.



SPECIFICATION

Internally the accommodation has been lightly refurbished to provide offices of the highest quality benefitting from the following specification (some floors may vary):

- Comfort cooling
- 3-compartment perimeter trunking
- Energy saving LG7 lighting
- 8-person passenger lift
- Male & female WC facilities
- Shower and changing facilities
- Concierge with out of hours secure video entry system
- DDA compliant
- Kitchen facilities in each suite
- Secure basement car parking

AVAILABILITY

Building Floor	Size (sq ft)	Size (sq m)
Second	2,735	254
Fourth	2,769	257
Sixth	2,520	234

TERMS

The accommodation is available on a flexible, inclusive basis with terms to be agreed. Details of the quoting rent are available on application.

RATES

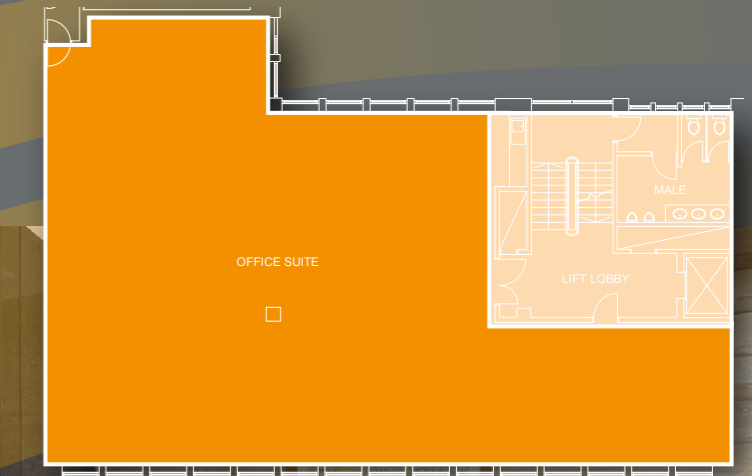
Confirmation on rates is available on application from the letting agents.

QUALITY AFFORDABLE OFFICES



2nd Floor Suite

TYPICAL FLOORPLAN



EPC

The EPC rating for the building is C. A certificate can be provided upon request.



LOCATION

Phoenix House is strategically situated in the heart of Leeds city centre's professional business district, on the corner of Park Row and South Parade.

This prime location offers excellent connectivity and convenience within the city and is a 5 minute walk from Leeds train station and within close proximity to bus routes with many services operating major city centre arteries such as The Headrow, Park Row and Infirmary Street.

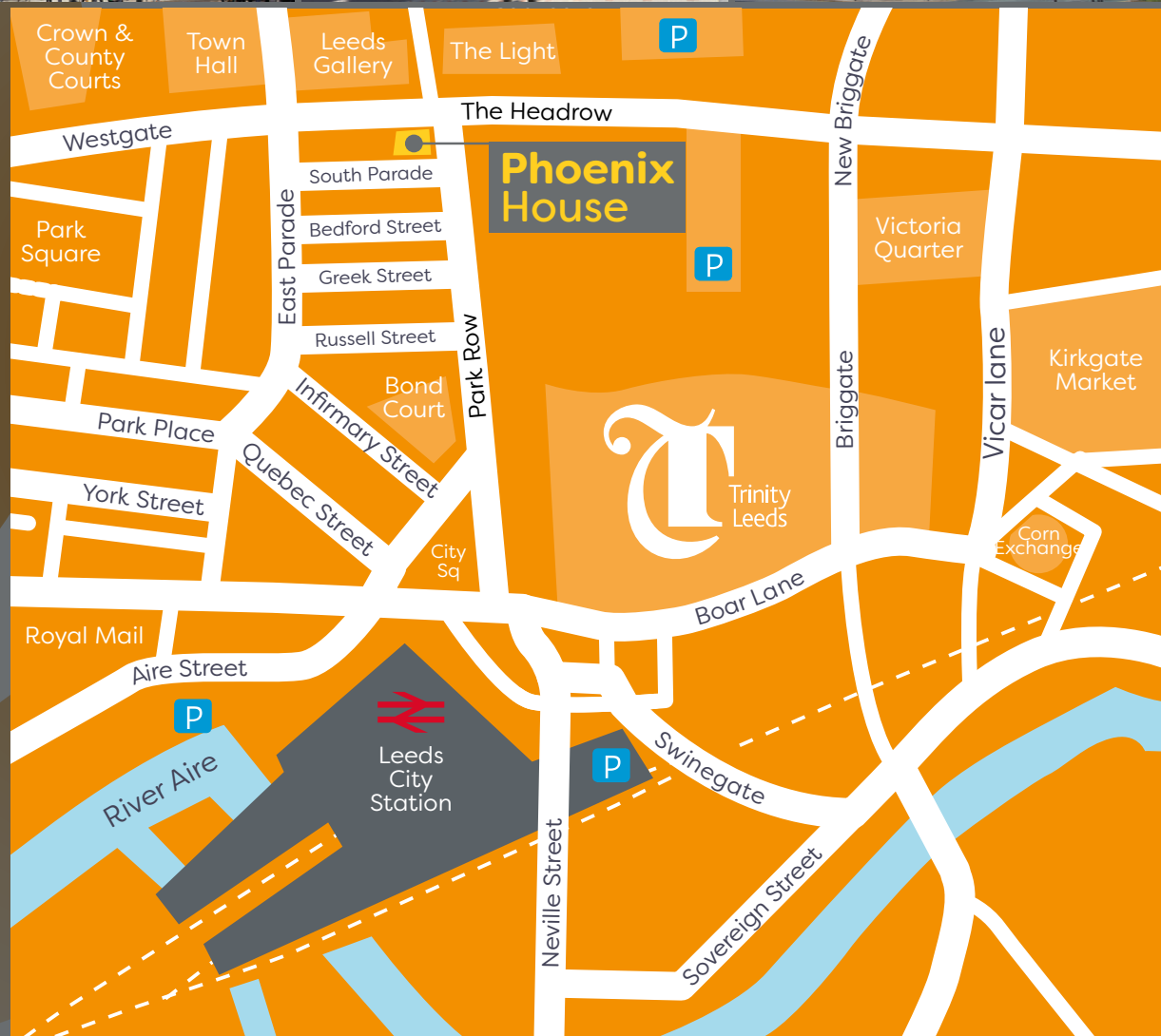
Other surrounding amenity includes Trinity Shopping Centre, Giggling Squid, Ryde Studio, Bean Coffee, Tesco, Gaucho and various other F&B leading onto Greek Street, including The Alchemist, Gusto and the Dakota Hotel.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

FURTHER INFORMATION

Please contact the joint letting agents for further information.



A development by



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nick.salkeld@fljtd.co.uk
harry.finnev@fljtd.co.uk

ellie.mccollin@cbre.com
clair.mcgowan@cbre.com

**FOX
LLOYD
JONES**

0113 243 1133

www.fljtd.co.uk

CBRE

+44 (0)113 394 8800

www.cbre.co.uk