



To Let

Pre-Let Opportunity - Refurbished To Suit Requirement



**26/27 Park Square West, Leeds,
LS1 2PL**

SW

Sanderson
Weatherall

Location

26/27 Park Square West 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.



Description

The Grade II Listed building comprises a handsome, mid-terrace Georgian property of brick construction beneath a pitched, slate covered roof.

Originally two separate properties, the buildings have been linked to facilitate occupation by a single occupier albeit they could be reinstated to separate properties in the future.

26/27 Park Square West provides traditional office accommodation over basement, ground and three upper floors and retains many period features including a tiled entrance hall, feature staircase, exposed roof beams, sash windows and a large, feature bay window to the rear elevation.

Externally, there is a pleasant courtyard area which in turn leads to a garage and store with the garage served by an electric roller shutter door and access from Somers Street.



Accommodation

Description	Apporox. Net Internal Floor Area	
26 Park Square	Sq M	Sq Ft
Basement	61.32	660
Ground Floor	63.92	688
First Floor	60.72	654
Second Floor	59.26	638
Third Floor	14.06	151
Sub Total	259.28	2,791

Description	Apporox. Net Internal Floor Area	
27 Park Square	Sq M	Sq Ft
Basement	64.82	698
Ground Floor	65.87	709
First Floor	62.87	677
Second Floor	57.78	622
Third Floor	33.78	359
Sub Total	285.12	3,065
Total of both 26 + 27	544.40	5,856
Garage	109.29	1,176
Garage Mezzanine	15.09	162

Rateable Value

Address	Description	Rateable Value (From 1 st April 2026)
26/27 Park Square West	Offices and Premises	£60,500

EPC

To be assessed on completion of works.

VAT

All figures quoted are deemed to be exclusive of VAT.

Tenure & Terms

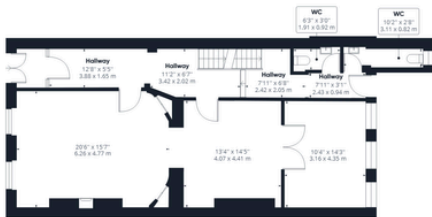
The property is available by way of a new full repairing and insuring lease for ma term of years to be agreed.

Rent on application.



26 Park Square – Floor Plans



 Floor -1	 Floor 0	 Floor 1	Approximate total area⁽¹⁾ 3522.74 ft² 327.27 m² Reduced headroom 8.02 ft² 0.75 m²
 Floor 2	 Floor 3		
(1) Excluding balconies and terraces Reduced headroom (below 1.5m/4.92ft) While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360			

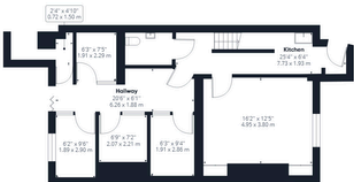
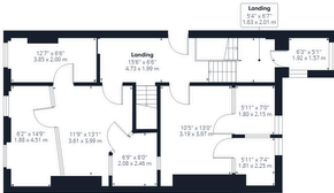
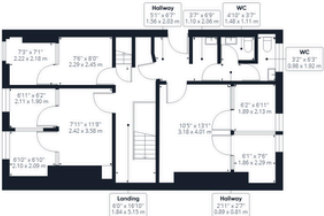
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

27 Park Square – Floor Plans



			Approximate total area⁽¹⁾ 3468.13 ft² 322.20 m² Reduced headroom 45.10 ft² 4.19 m²
Floor -1	Floor 0	Floor 1	
			
Floor 2	Floor 3		(1) Excluding balconies and terraces  Reduced headroom (below 1.5m/4.92ft) While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360



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Viewings

For further information or to
arrange a viewing please contact
the Joint Letting agents:

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▶ **Jay Dhesi**
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