

37 PARK SQUARE

LEEDS 1



TO LET
SELF-CONTAINED
OFFICE BUILDING
2,345 SQ FT

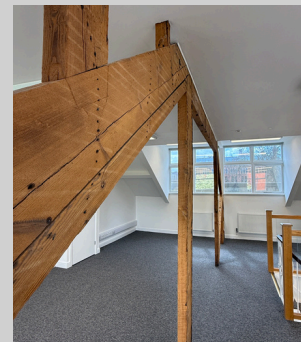
- ◇ Fully Refurbished
- ◇ Located in the heart of Leeds' Business Core
- ◇ Within 5 minutes walk of Leeds City Station

OVERVIEW

37 Park Square is an attractive self-contained Grade II Listed office building which provides high-quality office accommodation in one of the most sought-after locations in Leeds City Centre.

The building has been meticulously refurbished to the highest standards, tastefully blending old with new by retaining many of the period features to provide modern, open-plan office space over four floors.

Key features include a statement entrance & staircase, high-quality kitchen, shower & WC facilities and a generous car park to the rear.



ACCOMMODATION

The property extends to 2,345 sq ft, arranged over lower ground, ground, first & second floors.

Floor plans are available on request from the agents.

PARKING

Secure parking is available within the cobbled courtyard to the rear of the property.

LOCAL AMENITIES

The building is situated on Park Square, one of the central business district's most prestigious addresses.

Overlooking the central garden square, the location offers a rare opportunity for staff and clients to enjoy the benefits of one of the City Centre's few green spaces, whilst also being within a short stroll of a wide range of amenities including:

1. La Bottega
2. Bagel Nash
3. Philpotts
4. Tesco Express
5. Starbucks
6. All Bar One
7. Six by Nico
8. Dakota Deluxe Hotel
9. Tattu
10. Leeds City Station



BUSINESS RATES

The property is assessed as Offices and Premises and has a Rateable Value of £32,750 (as of 1 April 2026)

PLANNING

The property currently benefits from Class E Business Use however it could be suitable for a variety of uses (STP).

TERMS

37 Park Square is available by way of new full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting rent available on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during any transaction.

EPC

The property has an EPC rating of D (93).

VIEWINGS

To arrange a viewing or for further information please contact the joint agents:

Harry Finney

07565 622133

Harry.Finney@fjltd.co.uk

Bethan Linehan

07701 276767

Bethan.Linehan@fjltd.co.uk

**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk

Robin Beagley

07733 895927

rbeagley@wsbproperty.co.uk

Duncan Senior

07888 730366

dsenior@wsbproperty.co.uk

PROPERTY CONSULTANTS

wsb

www.wsbproperty.co.uk

0113 234 1444