TO LET – RARE SELF-CONTAINED GROUND FLOOR OFFICE SUITE IN LEEDS CENTRAL BUSINESS DISTRICT

FOX LLOYD JONES

0113 243 1133

www.fljltd.co.uk

49 ST PAUL'S STREET, LEEDS, LS1 2TE



- Circa 2,500 ft² Net Internal Area
- Dedicated outdoor courtyard
- High profile signage opportunities
- Low service charge
- Undergoing refurbishment – ready Q1 2027
- 1x parking space on site
- Existing fit-out to include meeting rooms & kitchen

PROPERTY DETAILS

Description

The ground floor suite provides high-quality, fitted office accommodation, complemented by meeting rooms of varying sizes to suit a range of business needs.

The suite benefits from an attractive self-contained entrance on St Paul's Street, offering an excellent opportunity for prominent occupier branding. To the rear, double doors open onto a private south-facing terrace, creating an appealing outdoor breakout space for staff and visitors.







Indicative imagery – pending refurbishment

Specification

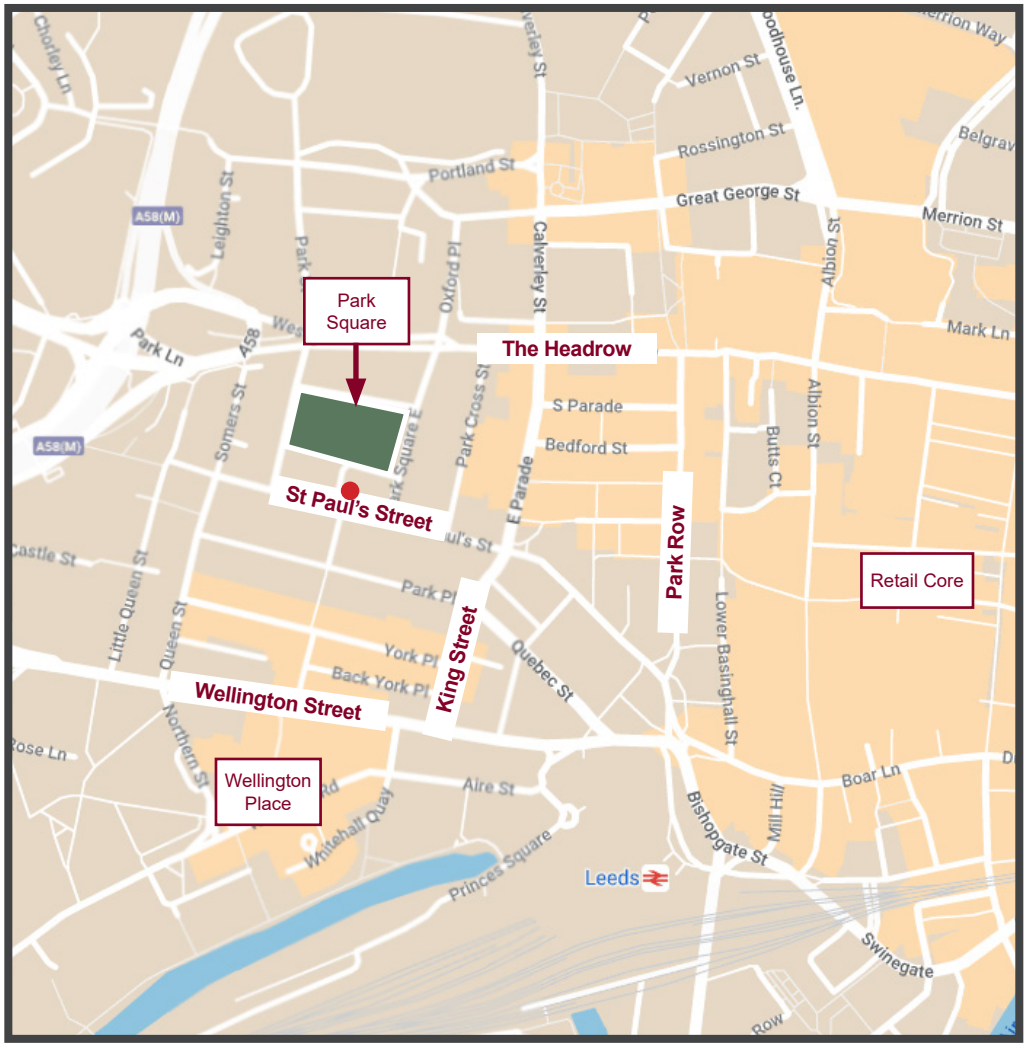
The building provides the following specification:

- LED Lighting
- Perimeter trunking
- Air conditioning
- Gas central heating
- Double glazed windows
- WC facilities (integral)
- Meeting rooms in situ
- Kitchenette / break-out
- DDA compliant
- Outdoor terrace (private)
- 24/7 access

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LOCATION



- 49 St Paul's Street lies in the heart of the traditional central business district, directly opposite the imposing listed office building of St Paul's House.
- Park Square is just across the road, with its beautifully manicured gardens and surrounding Georgian 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 are available on The Headrow / Wellington Street.



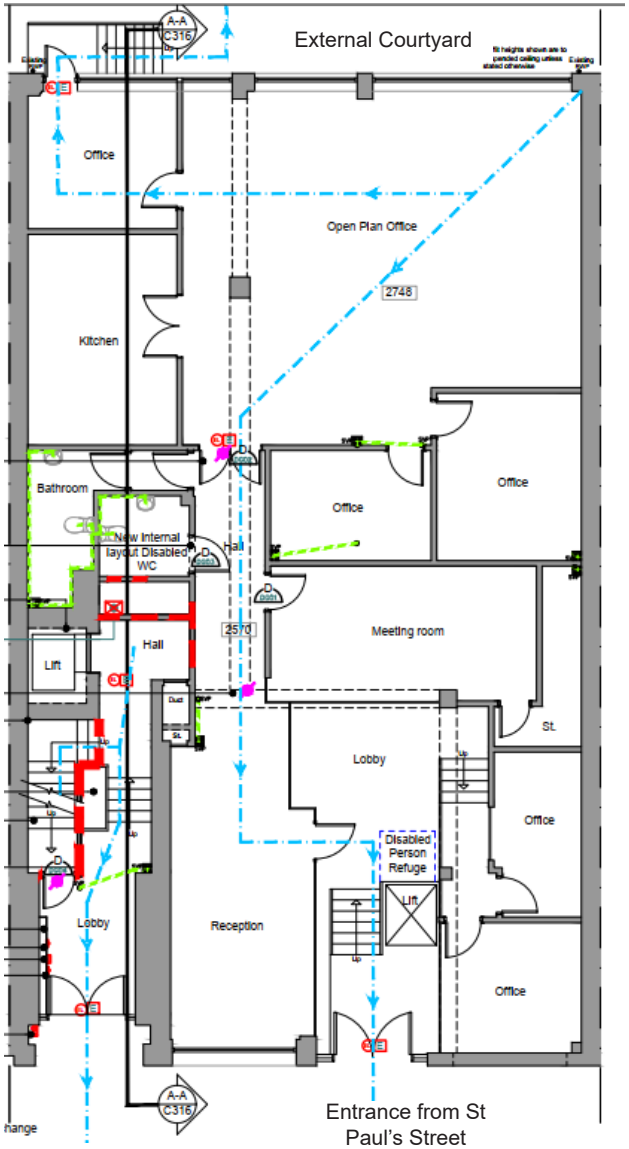


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FLOOR PLAN

Existing Layout



Indicative Layouts



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Viewing & further information

Please contact the sole selling agents:

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Terms

Rent

On Application

Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

EPC:

To be reassessed post-refurbishment

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with completion of the 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.

Brochure Prepared November 2026