

**FINAL SUITE
REMAINING**



TO LET

NEWLY REFURBISHED OFFICE ACCOMMODATION

25a Park Square West, Leeds, LS1 2NE



Sanderson
Weatherall

Location

25a Park Square 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, Kingsdene Estate Agents, La Piola, 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.

25a Park Square West provides traditional office accommodation over lower ground, ground and second floor and retains many period features. Each suite benefits from a kitchen & WC facilities. The property will undergo an extensive refurbishment to suit the occupiers requirement on a leasehold basis.

Accommodation

| Description | Approx. Net Internal Area | | Availability |
|---------------------------|---------------------------|------------|--------------|
| | Sq m | Sq Ft | |
| Lower Ground Floor | 48.87 | 526 | Let |
| Ground Floor | 59.83 | 644 | Let |
| Second Floor | 56.75 | 611 | Available |
| Total availability | 56.75 | 611 | |

Energy Performance Certificate (EPC)

The property has been assessed and has a rating of D (97). A full copy of the EPC is available on request.



Rateable Value

| Address | Description | Rateable Value |
|-----------------------------------|----------------------|----------------|
| Lower Ground Floor & Ground Floor | Offices and Premises | £13,500 |
| Second Floor | | £6,000 |

Occupiers may be able to claim small rate relief. Interested parties are advised to contact Leeds City Council for further information.

Tenure and Terms

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

Rent on application.

VAT

All figures are deemed to be exclusive of VAT.



Viewings

For further information please contact
Joint Letting Agents:

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