

TO LET

HIGH QUALITY, SELF-CONTAINED OFFICE BUILDING

2,345 ft²

**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk

37 PARK SQUARE NORTH, LEEDS, LS1 2NY

**8-10
Parking Spaces
in extensive
rear car park**



- ◇ Grade II Listed mid-terrace Georgian Property
- ◇ High-quality existing fit out including kitchen & breakout facilities
- ◇ Fitted office suites from 6x desks available individually
- ◇ Desirable views over Park Square gardens
- ◇ Ready to go meeting rooms / private offices
- ◇ Within 8 minutes' walk of Leeds Railway Station
- ◇ Suitable for a variety of uses

PROPERTY DETAILS

Description

- The Grade II Listed building comprises an attractive mid-terrace Georgian property providing office accommodation over 4 floors.
- The 2nd floor is currently principally used as open plan workspace. The lower ground floor has the benefit of kitchen & break out facilities and the ground floor includes 2x dedicated meeting rooms / private offices. At first floor level is a kitchenette plus open plan workspace and a meeting room / private office.
- The property has been meticulously refurbished to the highest standards, tastefully blending old with new by retaining many of the period features.
- Key features include a newly fitted kitchen, shower & WC facilities and a statement entrance and staircase.
- There is generous secure parking available in the cobbled courtyard to the rear of the property.
- The property is suitable for alternative uses including a clinic.
- South-facing aspect gives a great deal of natural light.



Rear Car Park

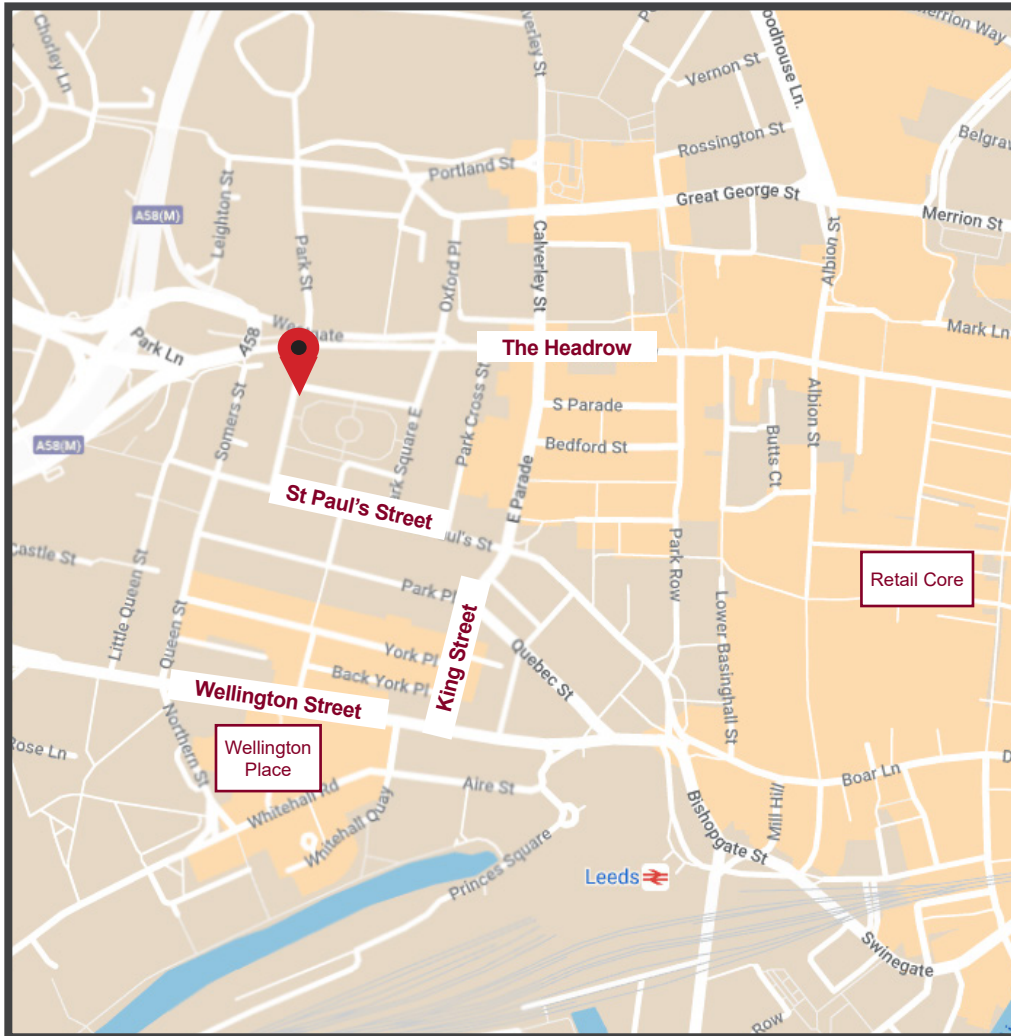
Specification

- LED lighting
- Carpet / LVT flooring
- Power & Data
- Window blinds
- Excellent natural light
- Fitted kitchen with breakout
- Shower facilities
- Ready to go meeting rooms / private offices

37 PARK SQUARE NORTH, LEEDS, LS1 2NY

**FOX
LLOYD
JONES**

LOCATION



- **37 Park Square** lies in the heart of the traditional central business district, with an enviable position on Park Square, overlooking desirable views of the manicured gardens and surrounding period 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 available on The Headrow / Wellington Street
- 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.



37 PARK SQUARE NORTH, LEEDS, LS1 2NY

**FOX
LLOYD
JONES**

GALLERY



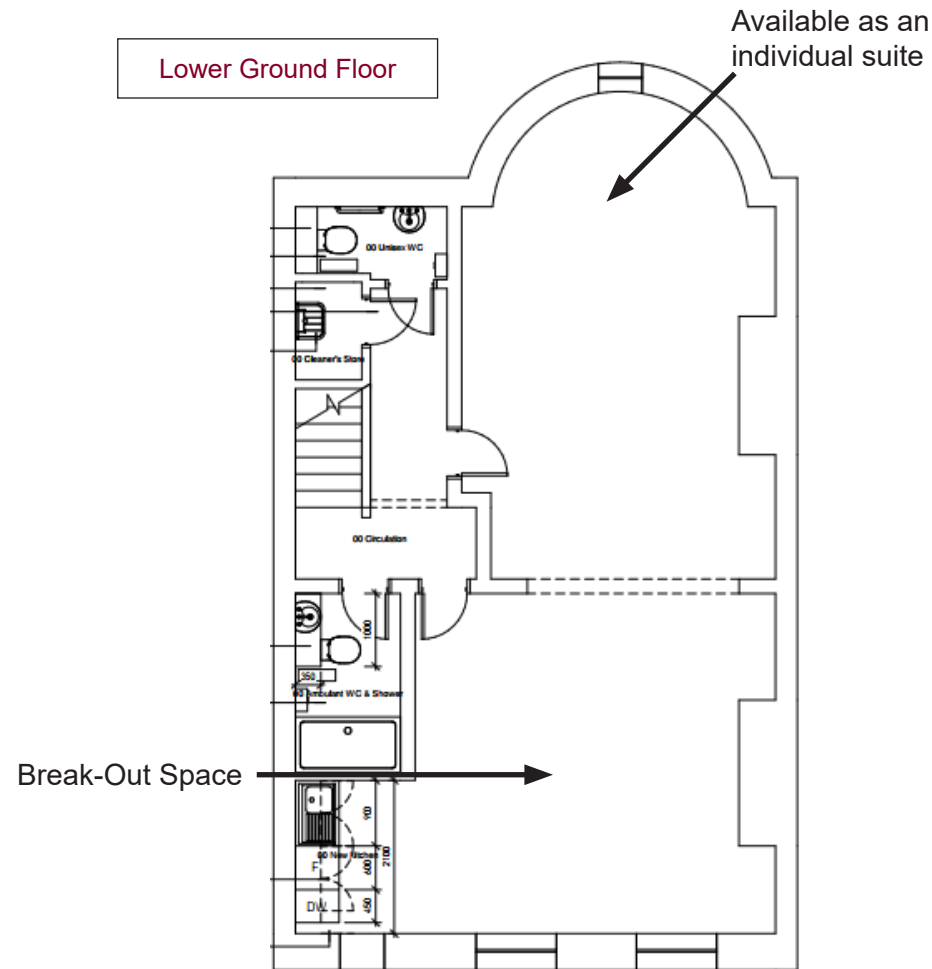
Images taken 2019

37 PARK SQUARE NORTH, LEEDS, LS1 2NY

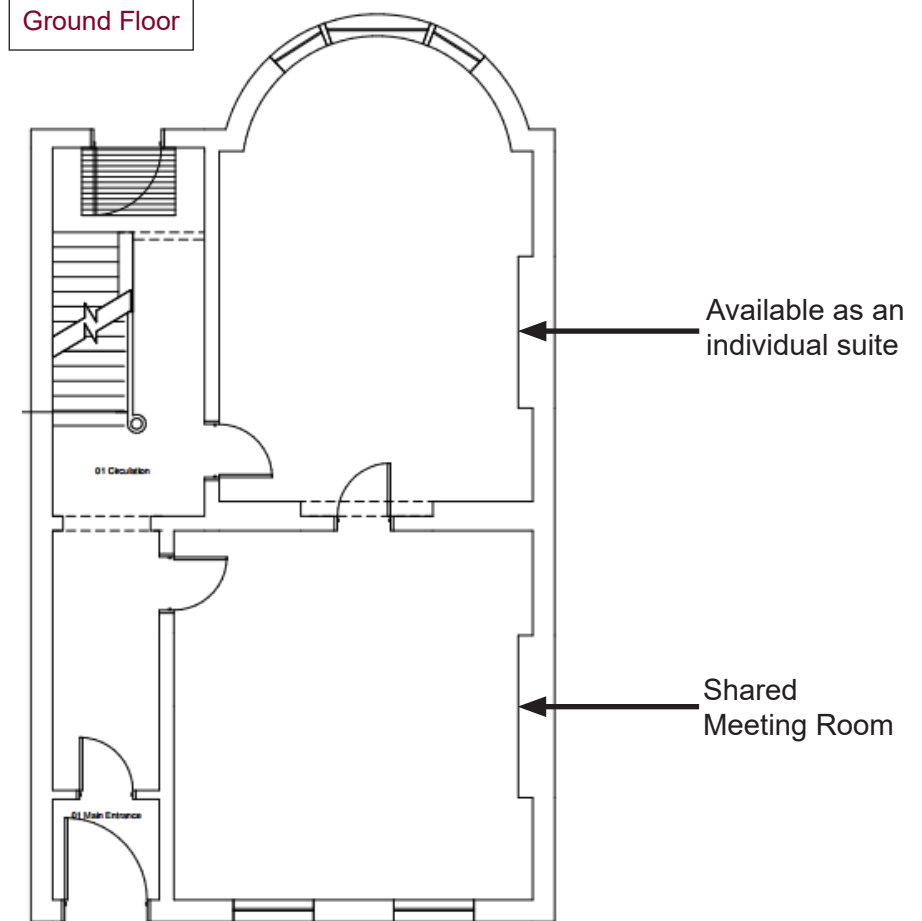
**FOX
LLOYD
JONES**

FLOOR PLANS

Lower Ground Floor



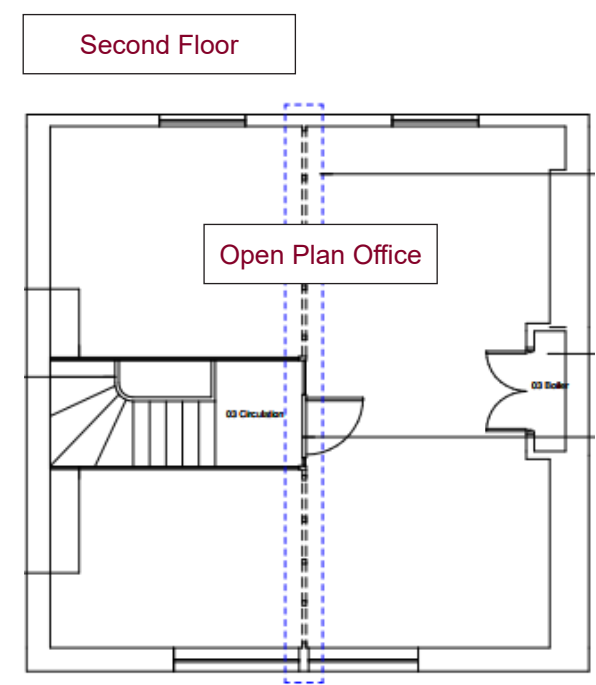
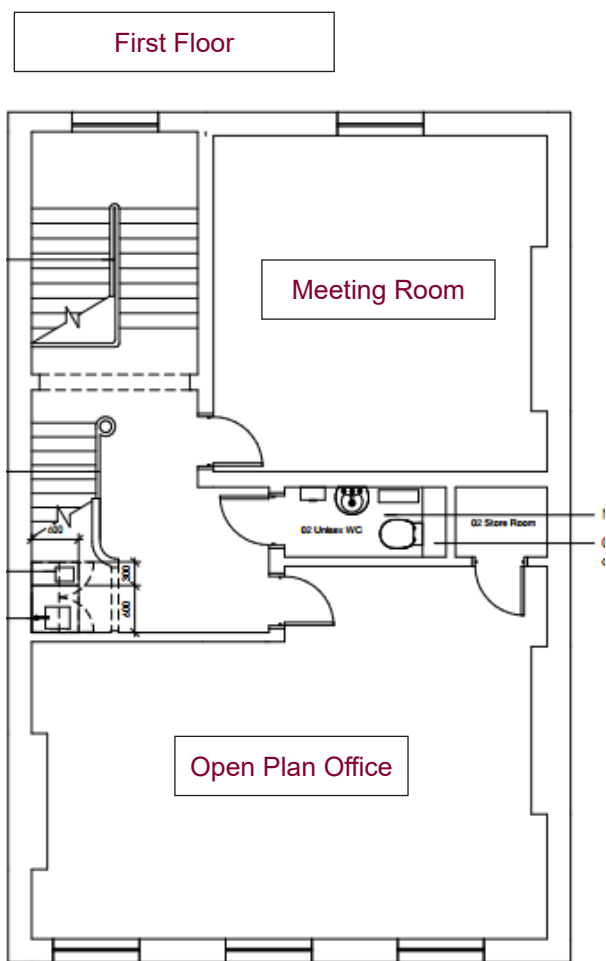
Ground Floor



37 PARK SQUARE NORTH, LEEDS, LS1 2NY



FLOOR PLANS



37 PARK SQUARE NORTH, LEEDS, LS1 2NY



Viewing & further information

Please contact the sole letting agents:

Harry Finney

Harry.Finney@fljltd.co.uk

Bethan Linehan

Bethan.Linehan@fljltd.co.uk



Terms

The property is available by way of a sub-lease or assignment, expiring in April 2030.

Rent

On Application

Rateable Value:

The rateable value for the building is £29,000. Rates payable are approximately £14,471. We advise all interested parties to make their own enquiries with the local rating authority.

EPC:

The property currently has an EPC rating of D (93). A copy can be provided on request.

VAT:

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this 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 created August 2025