

**TO LET**  
**FULLY FURNISHED OFFICE SUITE IN A STYLISH, REFURBISHED**  
**PERIOD BUILDING – 2,091 ft<sup>2</sup>**

**FOX  
LLOYD  
JONES**

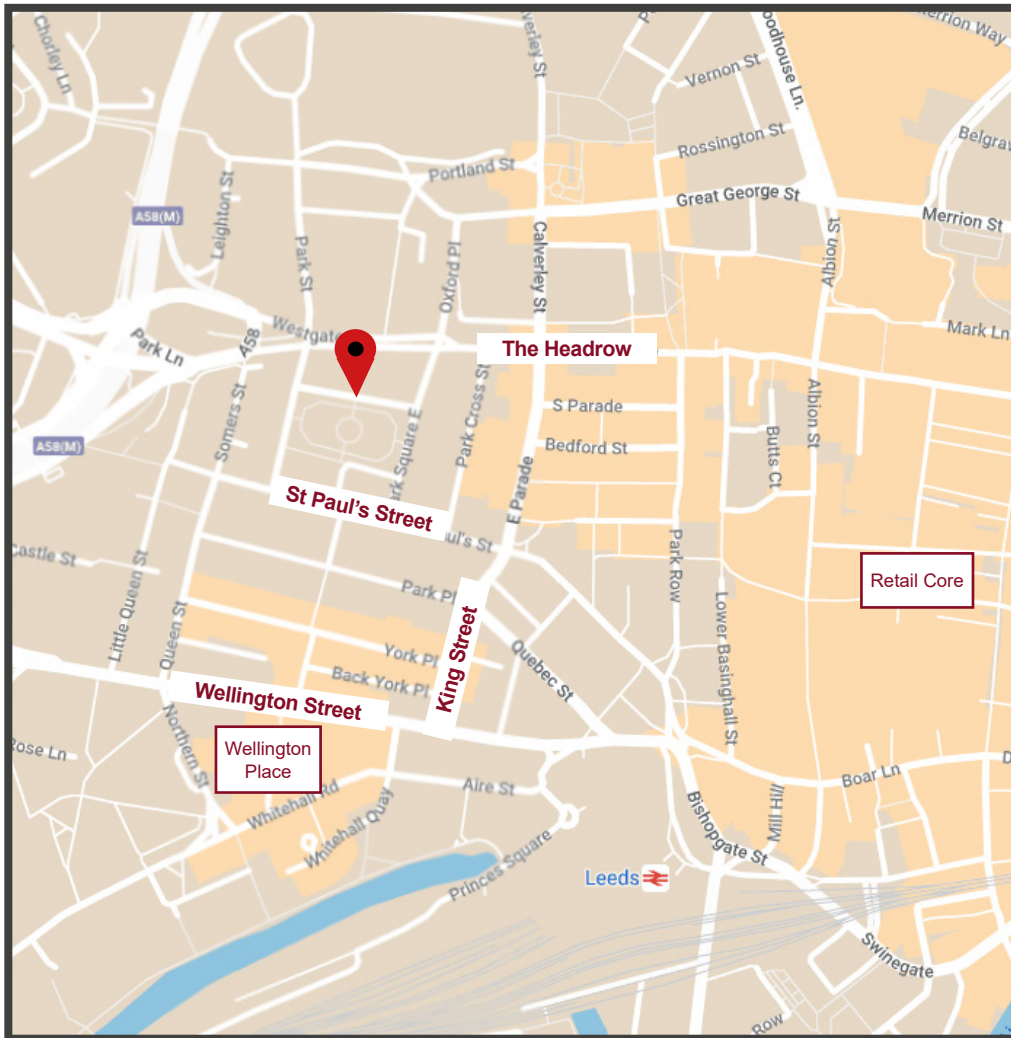
**0113 243 1133**

[www.fjltd.co.uk](http://www.fjltd.co.uk)



**41 PARK SQUARE NORTH, LEEDS, LS1 2NP**

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## LOCATION

- 41 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.



## LOCATION

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## PROPERTY DETAILS

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### Description

- 41 Park Square has been comprehensively refurbished to provide high-quality office accommodation (designed by Nanu Group).
- The accommodation provides furnished office suites within a highly desirable Grade II Listed period building. The available suite is located on the first floor and includes 3x meeting rooms plus a hot-desking area.
- The building facilities include a bookable boardroom, a modern communal kitchen and an onsite event / breakout space titled 'The Bielsa Bar', all available for tenant use (see Gallery page).
- The suite is available immediately at an all inclusive cost.

### Specification

- Furnished with desks & task chairs
- All-inclusive cost
- Perimeter trunking
- Air conditioning
- Carpeted throughout
- Communal kitchen
- Access to a high quality bookable boardroom
- On site event / breakout space
- Showers and changing facilities

### Accommodation

- 2,091 ft<sup>2</sup> (NIA)
- 36x desks
- 3x meeting rooms
- Hot desking area
- Tea point

LOCATION

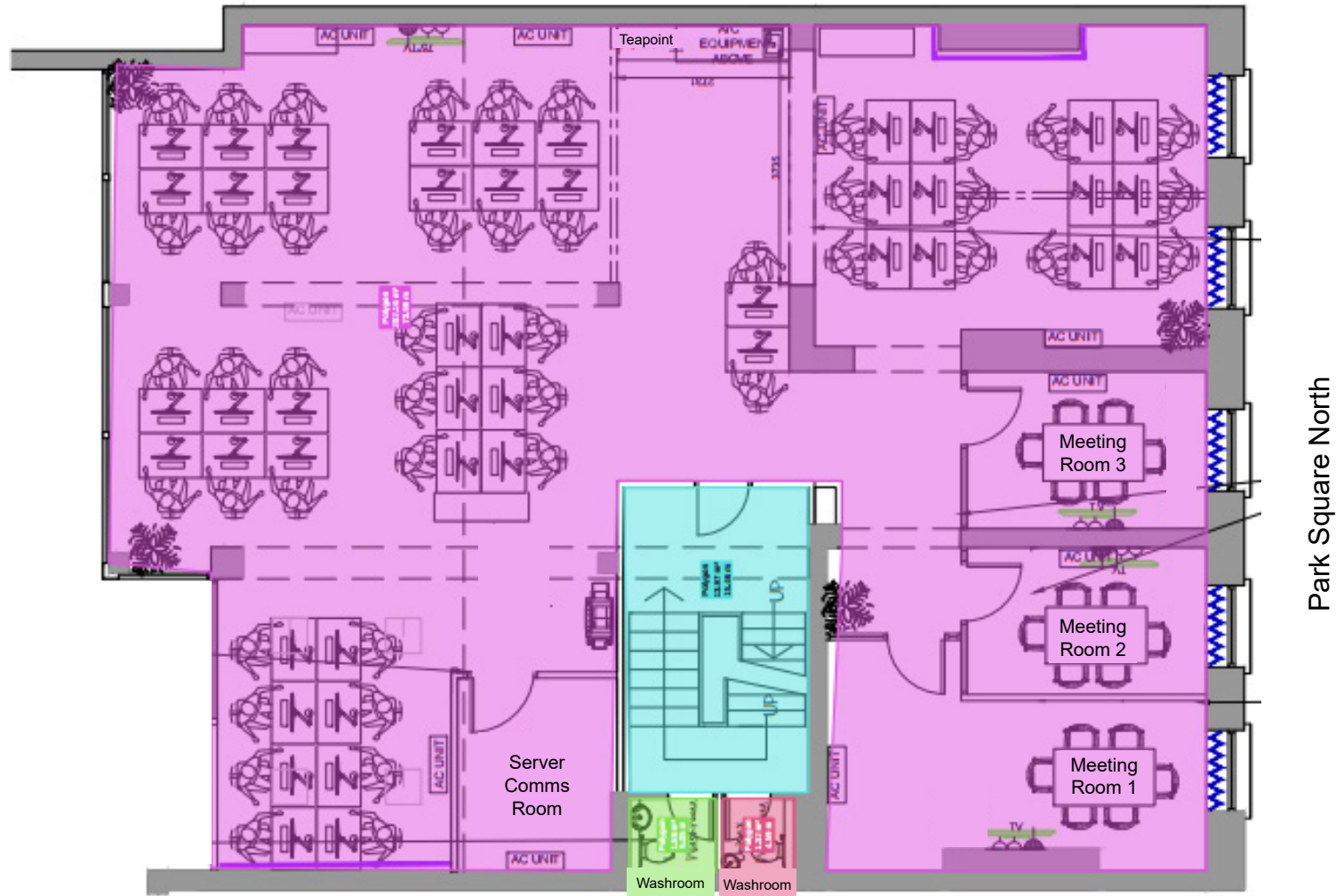
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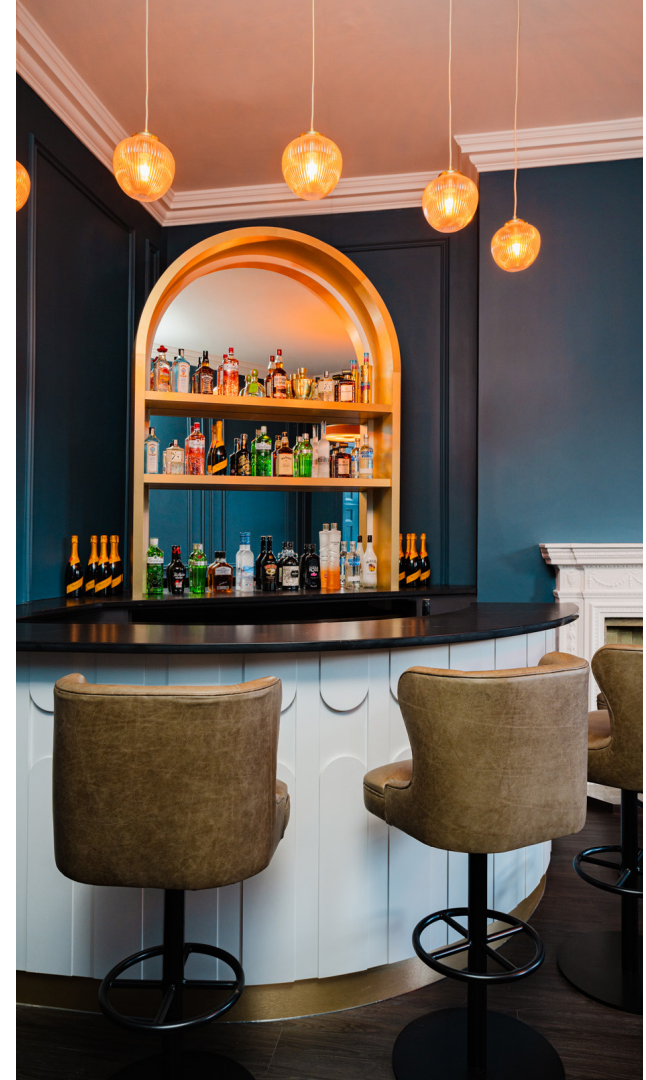


## FLOOR PLANS

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## GALLERY

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## Viewing & further information

Please contact the sole selling agents:

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## Proposal

### Terms:

The property is available by way of a sublease. Further details on application.

### Price:

£37.50 per ft<sup>2</sup> inclusive of service charge, electricity, water and building insurance. Subject to contract.

### Business Rates:

Rates are payable separately. Interested parties are advised to make their own enquiries with Leeds City Council.

### EPC:

The property has an EPC rating of C (75). A full copy of the certificate is available upon request.

### VAT:

VAT is payable at the prevailing rate.

### 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 July 2025