
Stunning Fully Fitted & Furnished Office Suites

In the heart of
Leeds City Centre

614 – 2,095 sq ft

Kenneth Hodgson House
18 Park Row, Leeds, LS1 5JA



Modern offices in a Grade II landmark

Kenneth Hodgson House is an extremely attractive and prominent Grade II listed landmark office building. The building provides modern, high-quality office accommodation over the first, third and fourth floors, with original architectural features running throughout.

The available suites are fully fitted and furnished, offering open-plan layouts with generous ceiling heights that create a spacious, light and airy environment. Each workspace is ready for immediate occupation, with fitted meeting rooms included, and benefits from the specification opposite.

Accommodation

The available workspaces provide the following net internal floor areas:

| | | |
|--------------|-------------|-----------|
| First Floor | (6-8 Desks) | 692 sq ft |
| Third Floor | (6-8 Desks) | 789 sq ft |
| Fourth Floor | (6-8 Desks) | 614 sq ft |



Fitted and furnished solutions available



Recently refurbished



LED lighting throughout



Perimeter trunking



Fitted kitchen within each suite



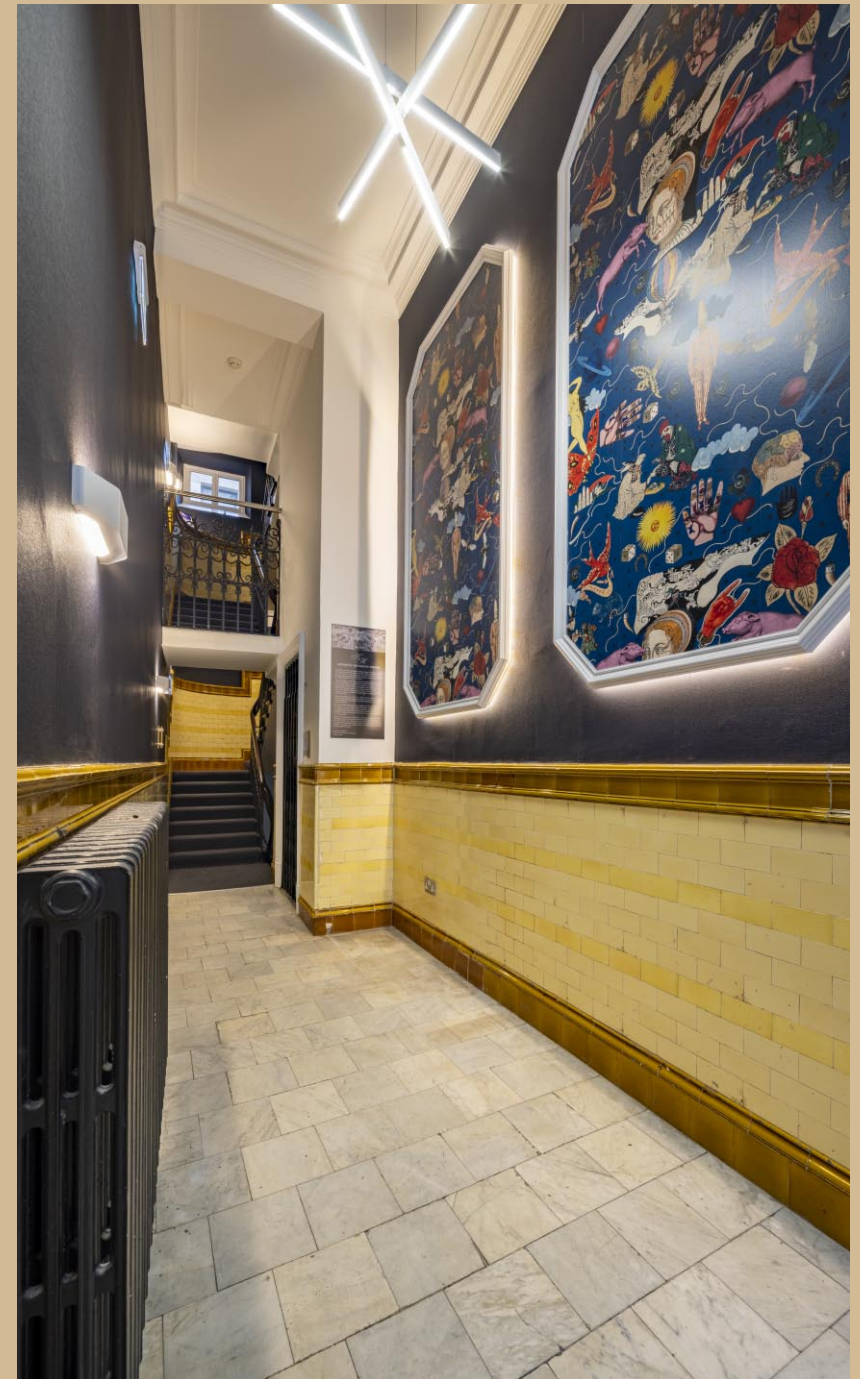
Male and female WC facilities



Secure intercom entry system



Original architectural features throughout



Located in the Heart of the City

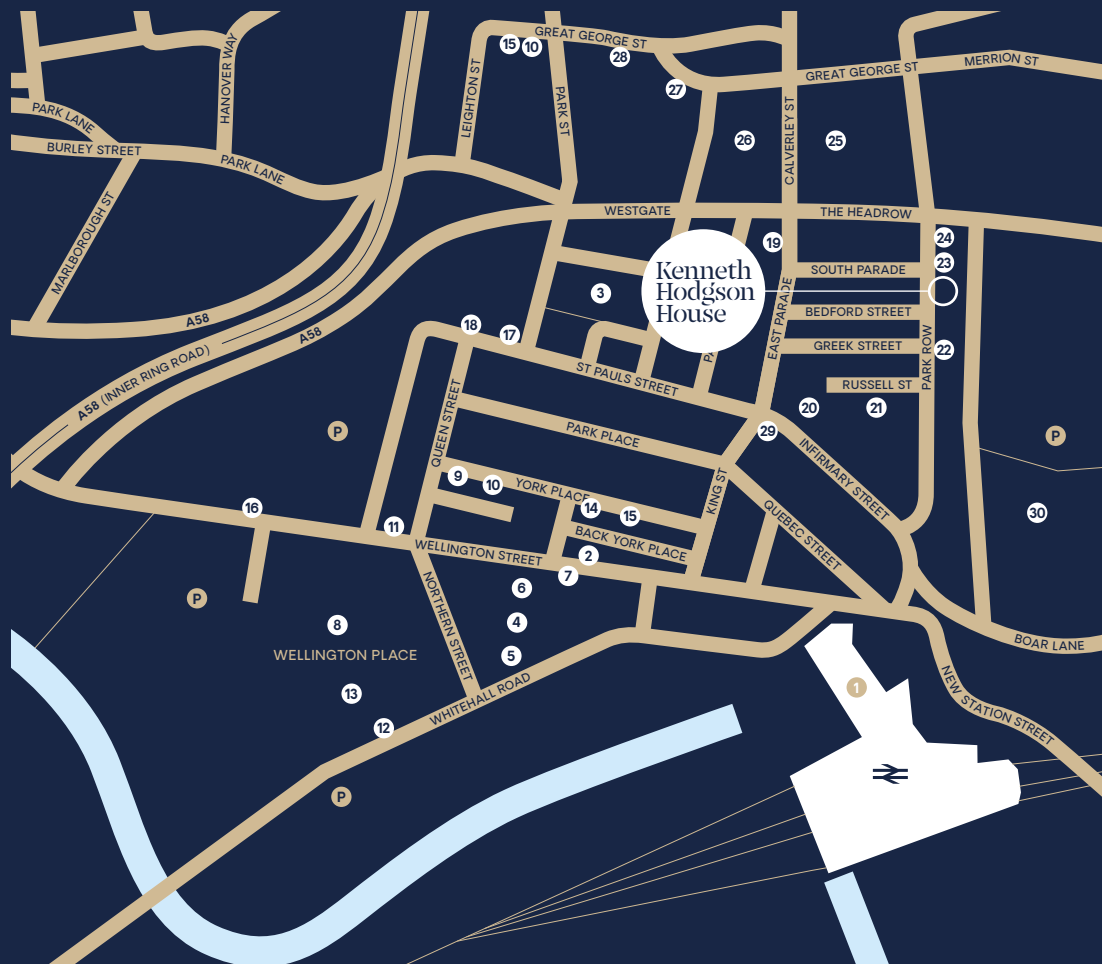
Kenneth Hodgson House is prominently positioned on Park Row, one of Leeds' prime commercial addresses and the centrepiece of the city's traditional financial district. Leeds City Station, the Law Courts and Trinity Leeds are all within a short walk.

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Local Occupiers

- 1 Leeds Train Station
- 2 Wolfox
- 3 Park Square
- 4 Toast
- 5 Lazy Lounge
- 6 Tesco Express
- 7 Caffè Nero
- 8 Sociable Folk
- 9 My Thai
- 10 Senbon Sakura
- 11 Editors Draught
- 12 The Place
- 13 Good Luck Club
- 14 Nosh
- 15 Fint
- 16 Starbucks
- 17 La Bottega Milanese
- 18 Bagel Nash
- 19 Six by Nico
- 20 Blackhouse
- 21 La Bottega Milanese
- 22 Riva Blu
- 23 Gaucho
- 24 Caffè Nero
- 25 Leeds Art Gallery
- 26 Leeds Town Hall
- 27 Brød Sandwich Bar
- 28 Union Coffee House
- 29 BOX Leeds
- 30 Trinity Kitchen



Rates

Subject to satisfying the usual criteria an occupier may be able to benefit from small business rates relief. Please contact either of the joint letting agents for further information.

EPC

Available on request.

Terms

The suites are offered fully fitted and furnished, available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. For quoting rents, please contact either of the joint letting agents.



Viewing / Further Information

For further information or to arrange a viewing please contact either of the joint letting agents:



James Jackson
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Tom Newstead
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