
CENTRAL HOUSE

1st & 3rd Floors
47 St Paul's Street
LS1 2TE



To Let
1,960 sq ft - 4,475 sq ft

Fully Fitted Grade A Office Suites
in a Prime City Centre Location

Central House is an attractive and prominent modern brick-built office building that has been substantially refurbished to provide contemporary workspace.

The available suites are situated on the first and third floors and have been refurbished in an appealing fully exposed services style.



The suites are accessed via a bright, modern ground floor building entrance and benefit from the following specification features:



Modern exposed services



Air conditioning



LED lighting



Fibre optic broadband into the building



Carpeting throughout



Full access raised floors



Excellent natural light



Dedicated roof terrace (3rd floor)



Shower / changing facilities



Lift access



Reception / waiting areas



Glazed meeting rooms



Breakout spaces



Fitted kitchen facilities



High quality furniture (inc. workstations)

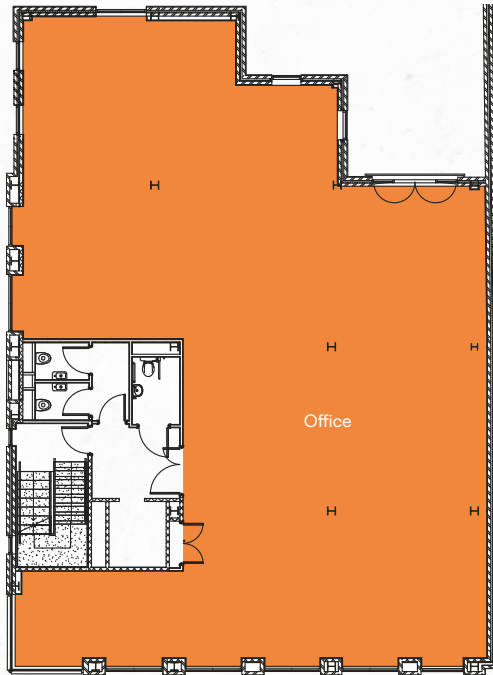


Contemporary storage cupboards

An internal inspection is essential to fully appreciate the quality of the office suites.

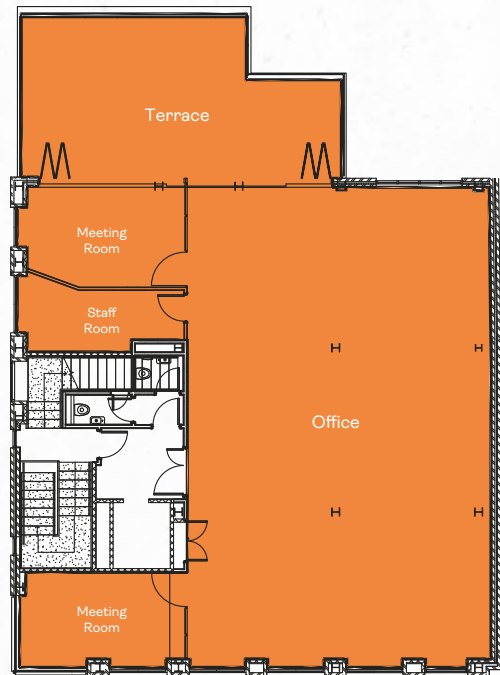
FIRST FLOOR

Floor Area	EPC	Rateable Value
2,515 sq ft	72 (Band C)	£47,500



THIRD FLOOR

Floor Area	EPC	Rateable Value
1,960 sq ft	67 (Band C)	£37,500

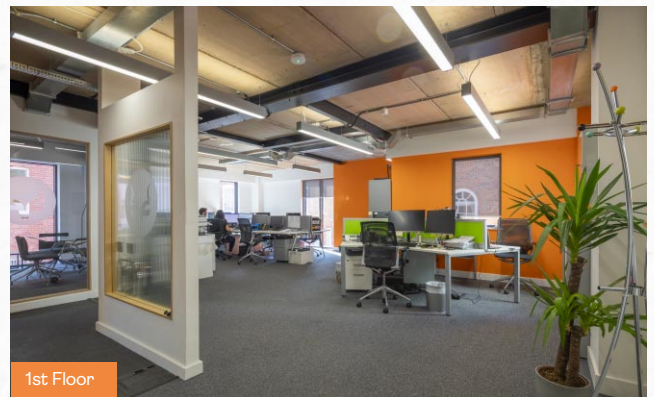


PARKING

There may be secure on-site car parking available either in the basement or rear courtyard area. Please contact the joint agents for further information.

TERMS

The first and third floors are available either together or separately by way of a new lease for a term of years to be agreed. Please contact the joint agents for details of our quoting rent.

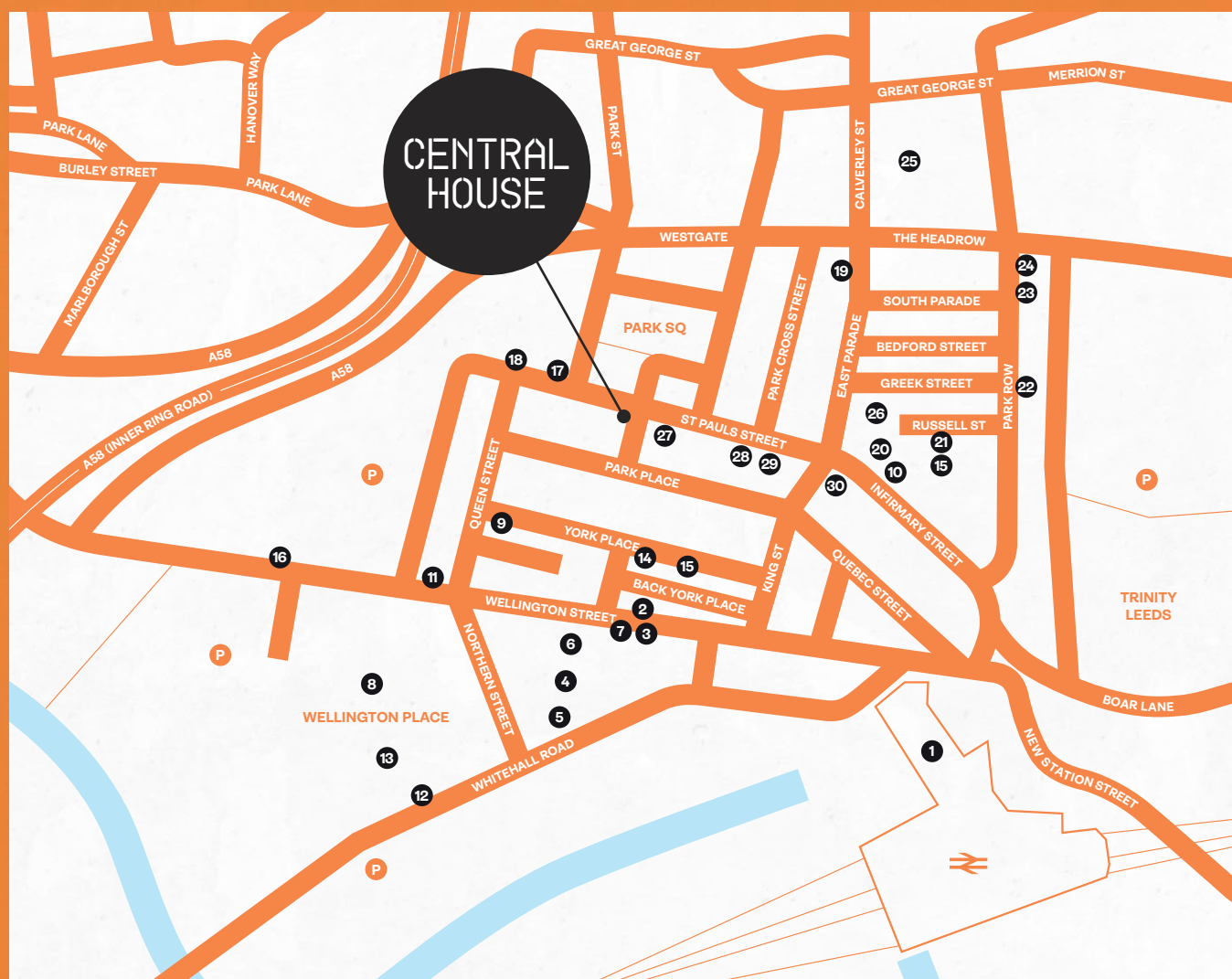


Central House is prominently positioned at the intersection of St Paul's Street and Central Street in the heart of the Leeds City Centre traditional business core.

St Paul's Street is a very popular office location, adjacent to Park Square, with many amenities in the close vicinity including Tesco Express, Starbucks, Bottega, Philpotts, The Box and Tattu and with many professional and financial organisations in close proximity.

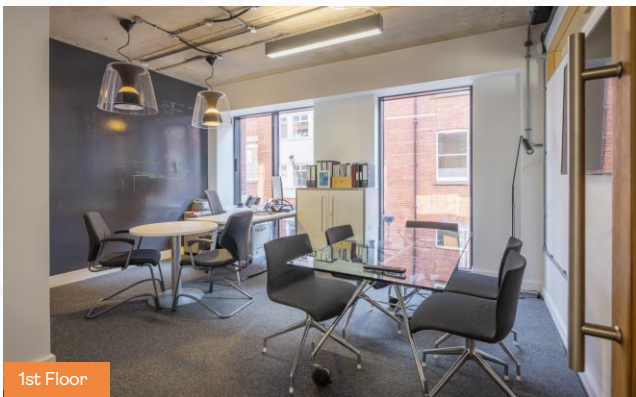
Local Occupiers

1.	Leeds Train Station	16.	Starbucks
2.	Wolfox	17.	La Bottega Milanese
3.	M&S Simply Food	18.	Bagel Nash
4.	Toast	19.	Six by Nico
5.	Lazy Lounge	20.	Blackhouse
6.	Tesco Express	21.	La Bottega Milanese
7.	Caffè Nero	22.	Riva Blu
8.	Sociable Folk	23.	Gaucha
9.	My Thai	24.	Caffè Nero
10.	Pret A Manger	25.	Leeds Art Gallery
11.	Editors Draught	26.	Tattu
12.	The Place	27.	Philpotts
13.	Good Luck Club	28.	Tesco Express
14.	Nosh	29.	Starbucks
15.	Moose Coffee	30.	The Box





3rd Floor



1st Floor



3rd Floor

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



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