

To Let

2,175 - 4,425 SQ FT

HIGH QUALITY, FITTED OFFICE SPACE IN
LEEDS CITY CENTRE WITH ON-SITE PARKING



FULLY FITTED 1ST FLOOR



St James House

28 PARK PLACE | LS1 2SP

Description

St James House is a purpose built office building over ground and four upper floors.

The 1st and 2nd floors are fully fitted and available immediately.

Accommodation

SUITE	SQ FT	SQ M
1st	2,175	202
2nd	2,250	209



FULLY FITTED 2ND FLOOR

SPECIFICATION



SUSPENDED
CEILING



BRAND NEW AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



LED
LIGHTING



SECURE CAR
PARKING



SHOWER
FACILITIES



NEWLY REFURBISHED
RECEPTION



LIFT ACCESS



BRAND NEW DOUBLE
GLAZED WINDOWS



FULLY FITTED
(1ST & 2ND)



CYCLE
STORAGE



FITNESS
SUITE

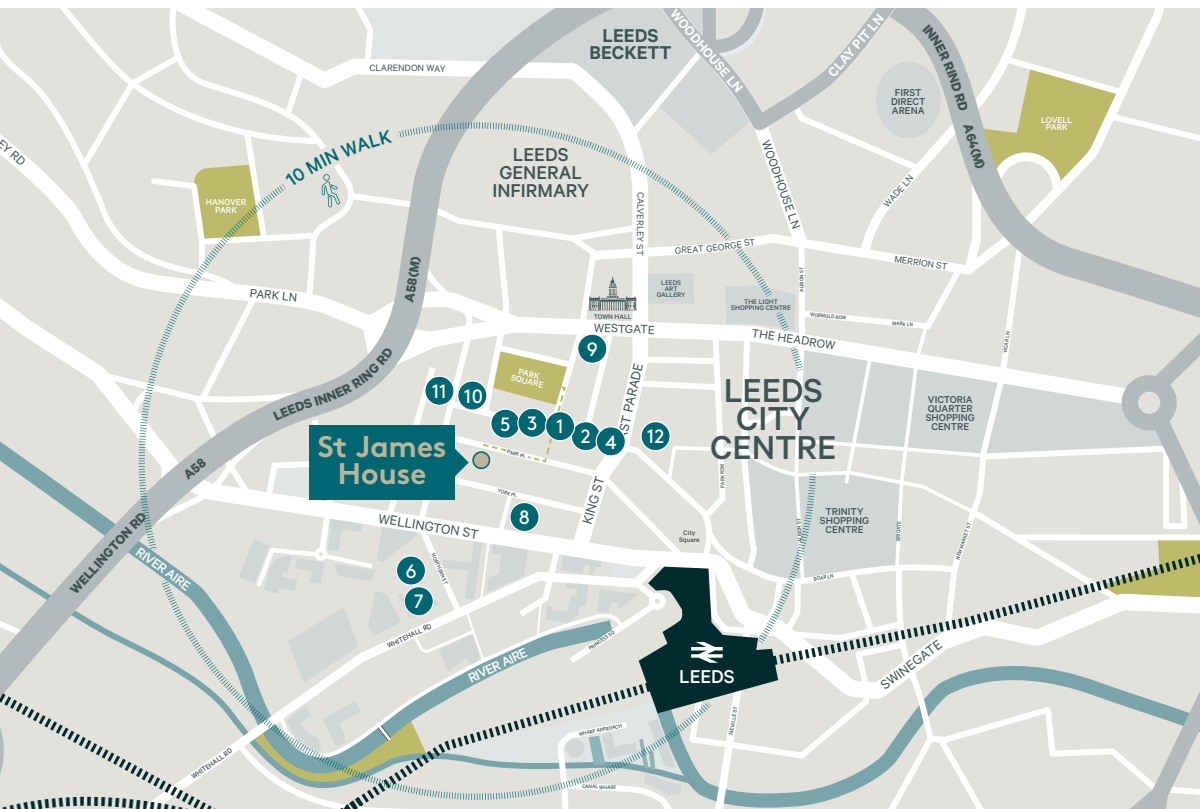
Location

St James House is in the heart of the commercial and financial district of Leeds city centre, only 2 minutes' walk from Leeds railway station and all of the retail and leisure facilities that the city centre has to offer.

Key

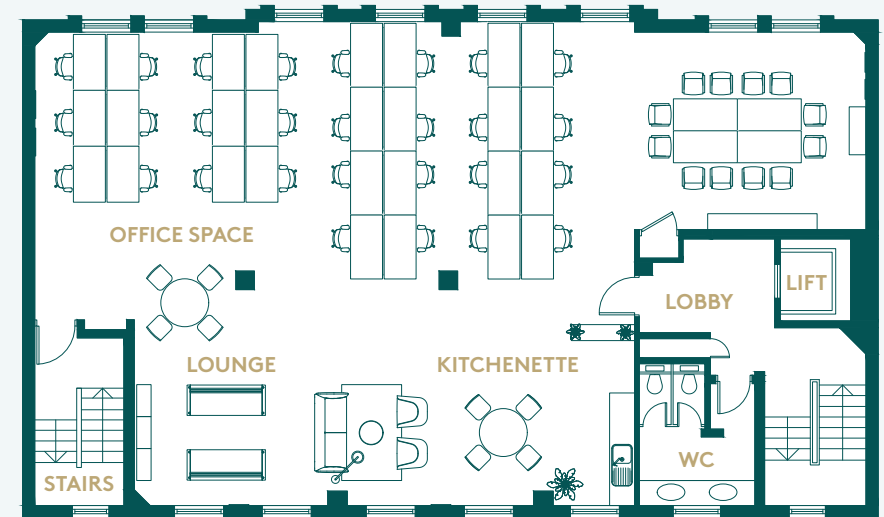
FOOD

- | | |
|------------------|------------------|
| 1 Sesame | 7 GLC |
| 2 Tesco | 8 Nosh |
| 3 LS1 Forty Five | 9 La Piola |
| 4 The Clubhouse | 10 La Bottega |
| 5 Philpotts | 11 Bagel Factory |
| 6 Pret | 12 Blackhouse |

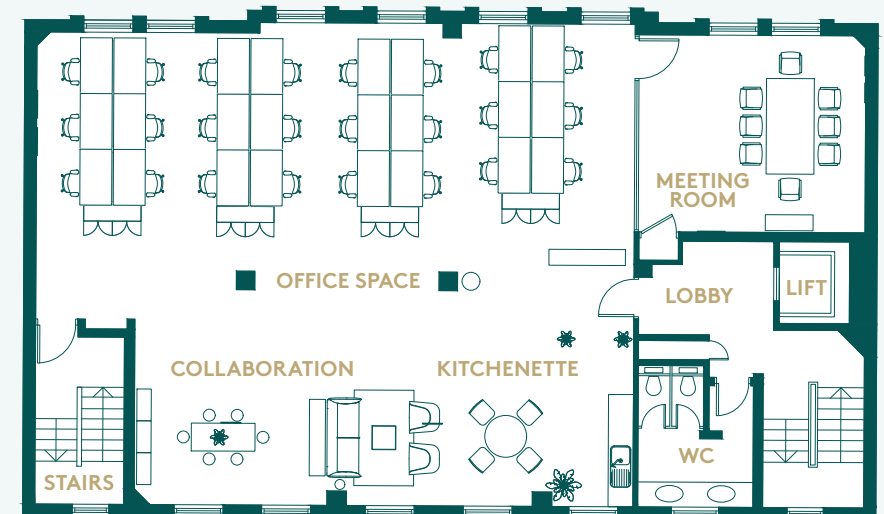


Floorplans

1st Floorplan



2nd Floorplan





MEETING ROOM



FITNESS STUDIO



RECEPTION

RENT

Rent on application.

SERVICE CHARGE

A service charge will be levied to cover maintenance of the common areas of the building.

EPC

The property has an Energy Performance Asset Rating of B. A full copy of the certificate is available upon request.

RATES

St James House has been assessed for rating purposes as "Offices and Premises" and rates payable are £7.43psf (2025). We advise interested parties to make their own enquiries with the local rating authority.

TERMS

The suites are available by way of a new lease for a term to be agreed.

Contact us

Clair McGowan
07920 532 468
clair.mcgowan@cbre.com

Harry Finney
07565 622 133
harry.finney@fjltd.co.uk

Ellie McCollin
07388 714 948
ellie.mccollin@cbre.com

Bethan Linehan
07701 276 767
bethan.linehan@fjltd.co.uk

CBRE

+44 (0)113 394 8800
www.cbre.co.uk



Subject to contract disclaimer: CBRE Limited and Fox Lloyd Jones Limited, September 2025

Important notice relating to the Misrepresentation Act 1967. CBRE and Fox Lloyd Jones act for themselves and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary outlined in yellow should be treated as for indicative purposes only and should not be construed as the actual site boundary. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.