

TO LET

**STUNNING, FULLY REFURBISHED
WORKSPACE within PROMINENT,
CHARACTER PERIOD OFFICE BUILDING**

A RANGE OF FITTED & FURNISHED SUITES

614 – 2,095 sq ft



- Located in the heart of the city
- The train station & a host of amenities on the doorstep
 - Each floor is self-contained
 - Modern office specification
 - Available on a new lease

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

LOCATION

Kenneth Hodgson House is perfectly positioned in the heart of Leeds city centre within the city's traditional financial district, with all of the city's amenities on the doorstep. Leeds City Station is situated just a few minutes' walk from the property whilst the Law Courts and Trinity shopping centre are both within very easy walking distance too.

As a result of its excellent city centre location, Kenneth Hodgson House benefits from a plethora of nearby amenities including bars, restaurants, cafés, banks and all of the other amenities you would expect from the building's location.

DESCRIPTION

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, second, third and fourth floors with original architectural features running throughout.

The suites at Kenneth Hodgson House are open plan in layout with good floor to ceiling heights giving them a spacious, "light and airy" feel and will benefit from the following specification features (following completion of the building's refurbishment):

- **Fitted and furnished solutions available**
- Newly carpeted and decorated
- LED lighting throughout
- Perimeter trunking
- Fitted kitchen within each suite
- Male and female WC facilities
- Secure intercom entry system

ACCOMMODATION

The available workspaces provide the following net internal floor areas:

First Floor	-	692 sq ft
Third Floor	-	789 sq ft
Fourth Floor	-	614 sq ft

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 available accommodation will be available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Please contact either of the joint letting agents for quoting rents.

VIEWING AND FURTHER INFORMATION

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

CARTER TOWLER
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