

TO LET

2,175 - 4,425 SQ FT

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



St James House

28 PARK PLACE | LS1 2SP

FULLY FITTED 1ST FLOOR

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

CLICK TO VIEW 360° VIRTUAL TOUR



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

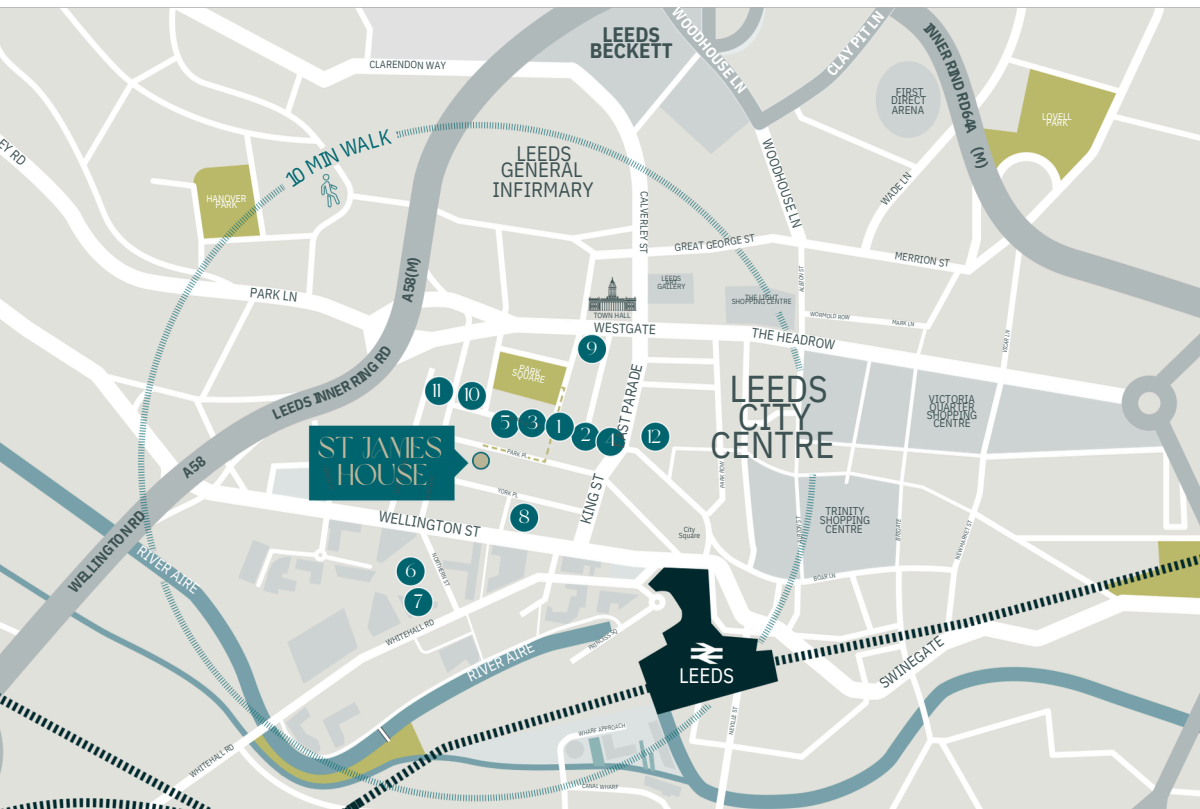
LOCATION

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

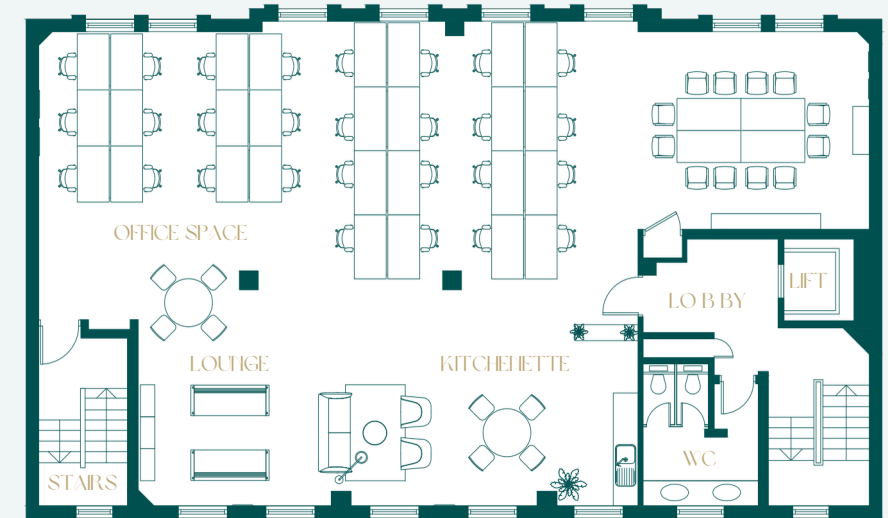
FOOD

- | | |
|------------------|------------------|
| 1 SESAME | 7 GLC |
| 2 TESCO | 8 JOSH |
| 3 LSI FORTY FIVE | 9 LA PIOLA |
| 4 THE CLUBHOUSE | 10 LA BOTTEGA |
| 5 PHILPOTTS | 11 BAGEL FACTORY |
| 6 PRET | 12 BLACKHOUSE |

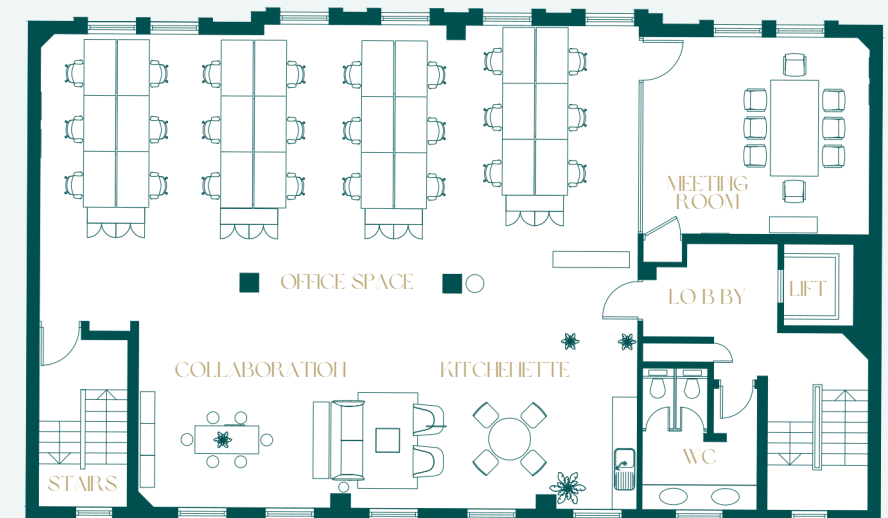


FLOORPLANS

1ST FLOORPLAN



2ND FLOORPLAN



ST JAMES HOUSE
28 PARK PLACE, LS1 2SP

St James House

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TO LET



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

VICTORIA HARRIS
07971 745 763
VICTORIA.HARRIS@KNIGHTFRANK.COM

HARRY FINNEY
07565 622 133
HARRY.FINNEY@FLJLTD.CO.UK

BETHA L LINEHAN
07701 276 767
BETHA.L.LINEHAN@FLJLTD.CO.UK



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