

# 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

[CLICK TO VIEW 360° VIRTUAL TOUR](#)



FULLY FITTED 2ND FLOOR

## SPECIFICATION



SUSPENDED CEILING



BRAID NEW AIR CONDITIONING



EXCELLENT NATURAL LIGHT



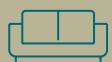
LED LIGHTING



SECURE CAR PARKING



SHOWER FACILITIES



NEWLY REFURBISHED RECEPTION



LIFT ACCESS



BRAID NEW DOUBLE GLAZED WINDOWS



FULLY FITTED (1ST & 2ND)



CYCLE STORAGE



FITNESS SUITE

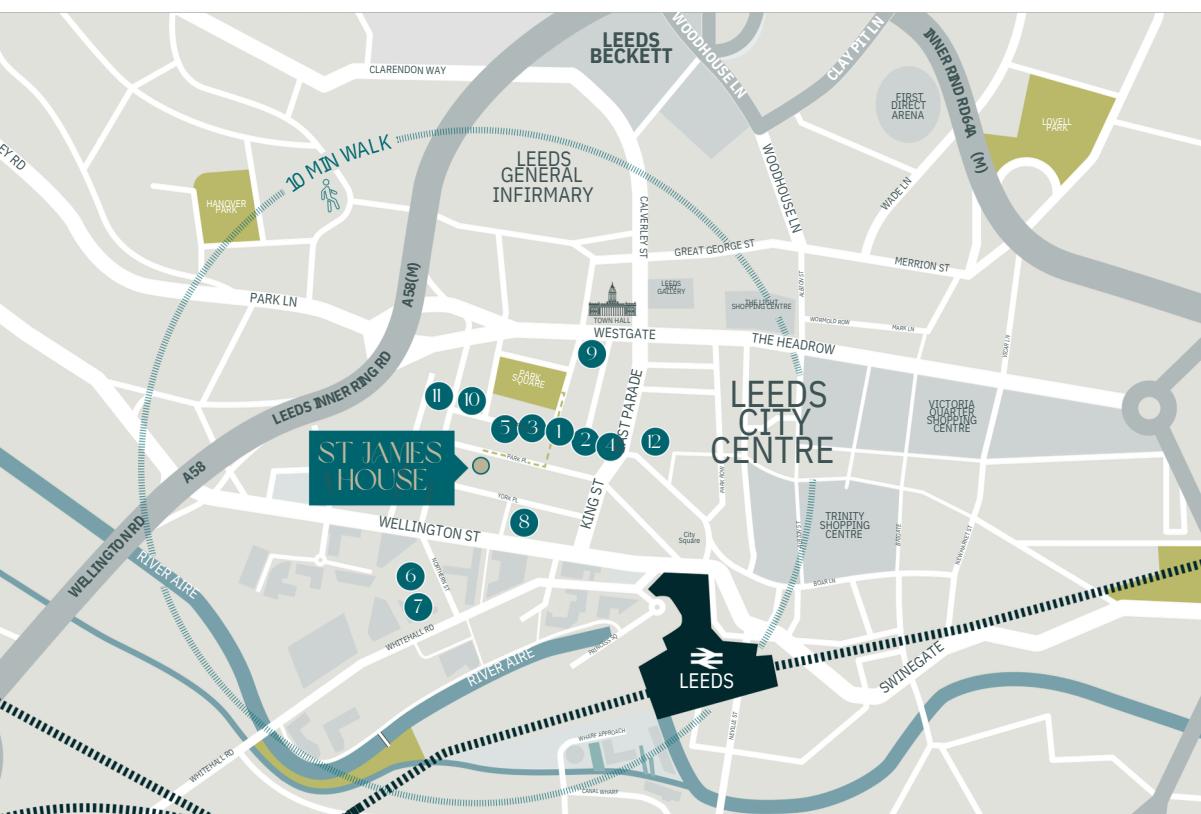
# LOCATION

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

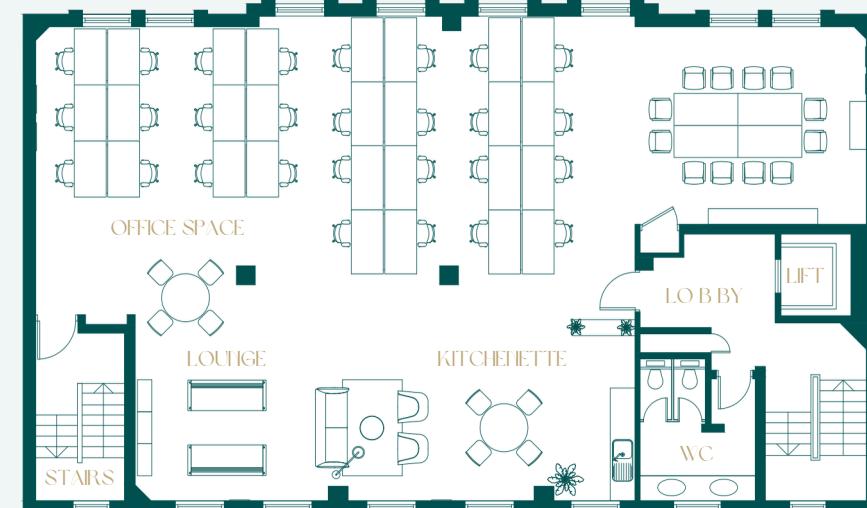
### FOOD

- 1 SESAME
- 2 TESCO
- 3 LS1 FORTY FIVE
- 4 THE CLUBHOUSE
- 5 PHILPOTTS
- 6 PRET
- 7 GLC
- 8 JOSH
- 9 LA PIOLA
- 10 LA BOTTEGA
- 11 BAGEL FACTORY
- 12 BLACKHOUSE

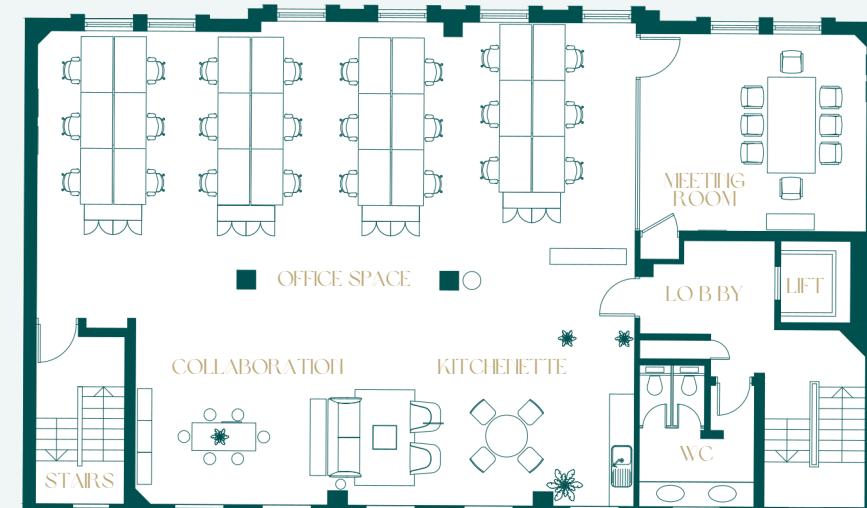


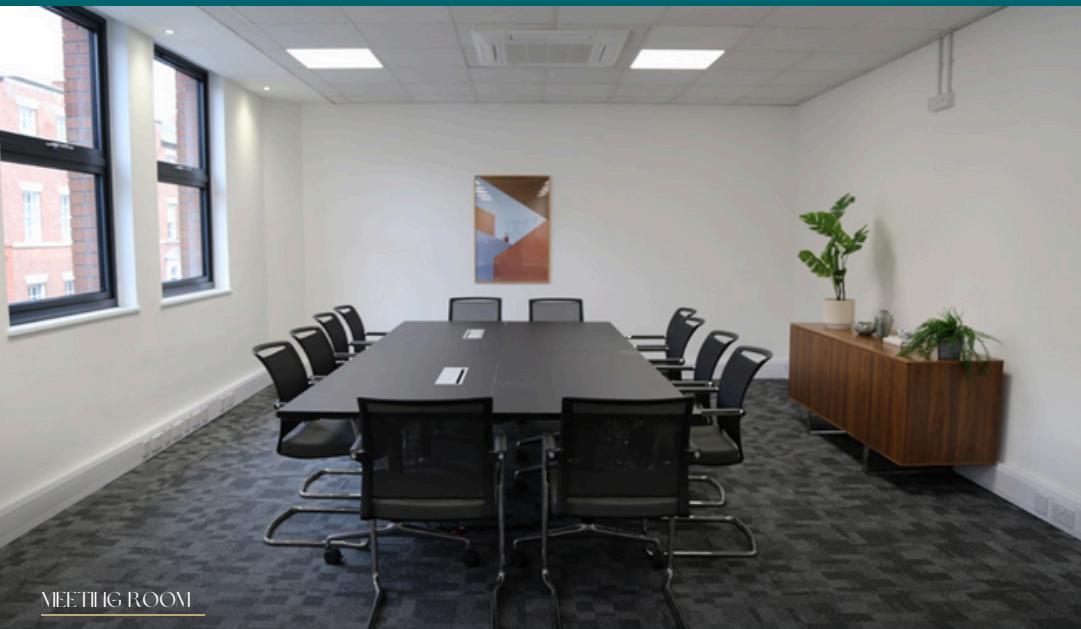
# FLOORPLANS

## 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

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