



## 45 Park Square North

Leeds, LS1 2NP

**TO LET - HIGH QUALITY  
SELF CONTAINED OFFICE  
BUILDING IN A PRIME CITY  
CENTRE LOCATION**

**3,151 sq ft**  
(292.74 sq m)

- PROMINENTLY POSITIONED ON PARK SQUARE
- ATTRACTIVE BUILDING
- PLETHORA OF NEARBY AMMENITIES
- LOCATED IN THE HEART OF THE FINANCIAL QUARTER

# 45 Park Square North, Leeds, LS1 2NP

## Summary

Available Size	3,151 sq ft
Rent	£20 per sq ft
Rates Payable	£6.71 per sq ft
Rateable Value	£38,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (56)

## Description

45 Park Square is a self-contained, period office building in the north east corner of the square providing office accommodation on lower ground, ground, first and second floors together with some useful basement and attic storage accommodation. The property has the following specification features:

- High quality light fittings
- Gas fired central heating
- Clinic based fit out
- Male, female and disabled toilet facilities
- Kitchen
- Excellent natural light
- Attractive timber sash windows

## Location

Park Square is one of the most sought-after business locations in the city of Leeds. With its famous central gardens and immediate proximity to the law courts Park Square provides a prestigious address in a prime city centre location for organisations seeking high quality office accommodation. With the law courts complex, the main retail areas and many bars, restaurants and other amenities within a few minutes walk Park Square provides an ideal office location in Leeds City Centre. Occupiers within Park Square include Sugare & Co Solicitors, Sedulo, Lawrence Fraser Brokers, Minton Morrill Solicitors, Park Square Barristers and DAC Beachcroft. There are also a range of nearby retail and leisure occupiers as you would expect from the central location of the property.

## Accommodation

The available accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Building - Whole	3,151	292.74	Available
<b>Total</b>	<b>3,151</b>	<b>292.74</b>	



## Viewing & Further Information



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