CARTER TOWLER
Chartered Surveyors

To Let



Carlton Tower

34 St. Pauls Street, Leeds, LS1 2QB

To Let - High Quality, Fully-Fitted Office Suite in the Heart of the CBD

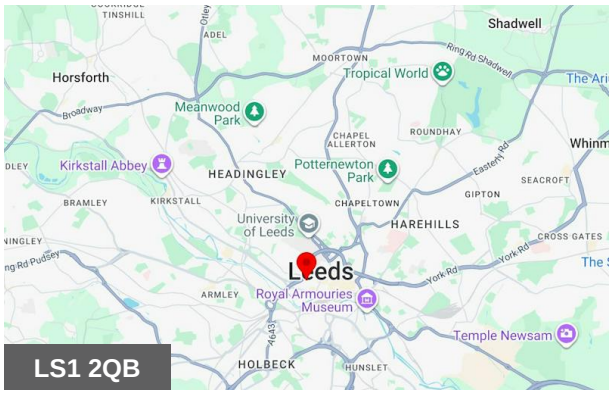
1,250 sq ft
(116.13 sq m)

- Fully fitted with desks, furniture and dressing
- Brand new fitted kitchen within the demise
- High quality comfort cooled office suite
- Suspended ceiling with integral LED lighting
- Refurbished W.C. & shower facilities

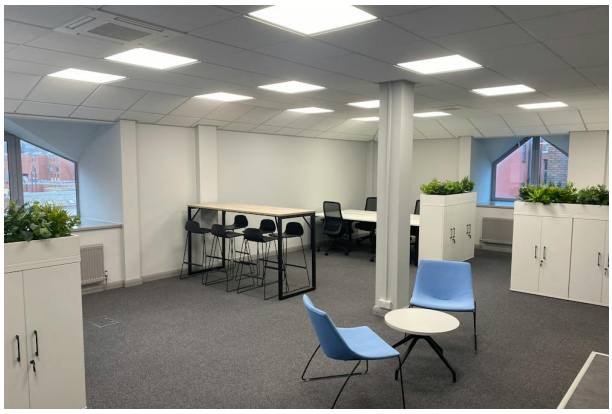
Carlton Tower, 34 St. Pauls Street, Leeds, LS1 2QB

Summary

Available Size	1,250 sq ft
Rent	£20 per sq ft Inclusive of the fit out.
Rates Payable	£5.88 per sq ft Based on 2026 valuation
Rateable Value	£17,000
Service Charge	£10.62 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The available suite is situated on the 4th floor and has been fully fitted and refurbished to a high standard, specification features of the accommodation include:

- Air conditioning
- Full access raised floors
- Energy efficient LED lighting
- Modern suspended ceilings
- Retention of privately partitioned meeting room
- Fitted kitchen facility
- Modern reception area
- Passenger lift access to all floors
- Communal shower facilities
- W/C's and shower facilities
- Secure bike storage
- Secure intercom entry system
- Gas fired central heating

Location

Carlton Tower is situated at 34 St Paul's Street, within the West End of Leeds city centre, in a prominent position within the established central business district. The property benefits from a central and accessible location, surrounded by a mixture of commercial office buildings, professional services, retail premises and leisure facilities.

The property is conveniently positioned within walking distance of Leeds city centre's principal retail and leisure destinations, including the main shopping area, alongside a wide range of cafés, restaurants, bars and other local amenities. Park Square and Leeds Town Hall are also situated nearby.

Accommodation

The available accommodation on the 4th floor comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
4th	1,250	116.13	Available
Total	**1,250**	**116.13**	

Viewing & Further Information



Tom Newstead
07538680333
tomnewstead@cartertowler.co.uk



James Jackson
07920 812275
jamesjackson@cartertowler.co.uk



Clem McDowell
07432 013246
clemmcdowell@cartertowler.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/11/2026