



St. Andrews House

The Headrow, Leeds, LS1 5JW

**Prominent Grade II Listed
Offices Offering Refurbished
Workspace in a Prime City
Centre Location**

**1,780 sq ft
(165.37 sq m)**

- LED Lighting
- Air conditioning
- kitchen
- New key point...
- Lift access and intercom entry system
- Efficient EPC "B" Rating

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Summary

Available Size	1,780 sq ft
Rent	£15 per sq ft
Rates Payable	£7.92 per sq ft As of 1 April 2026
Rateable Value	£28,250
Service Charge	£10.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

The property is an attractive, brick-built Grade II Listed office building, featuring Caffè Nero and TSB Bank at ground floor level, with high-quality refurbished office accommodation above.

The 4th floor suite has been newly refurbished to provide modern, open-plan workspace. Accessed directly from The Headrow through a contemporary reception area, the suite benefits from air conditioning, LED lighting, lift access, perimeter trunking, and an efficient EPC "B" rating.

Location

St Andrew House enjoys a prime position at the junction of Park Row and The Headrow, right in the heart of Leeds' core commercial district. Its prominent frontage and central setting provide exceptional visibility, along with immediate access to the city's business, retail and leisure amenities.

The building is extremely well connected, located approximately an eight-minute walk from Leeds Train Station and within easy reach of numerous bus routes

Accommodation

The accommodation comprises the following areas:

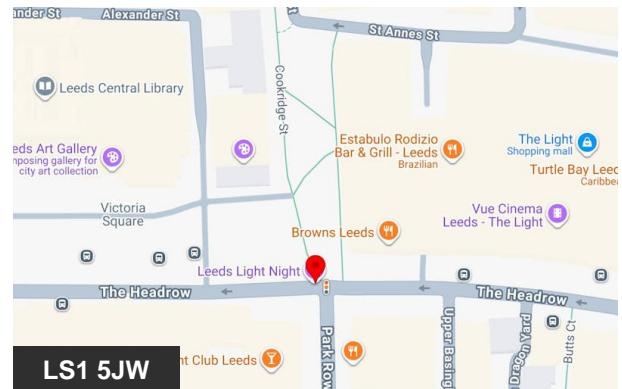
Name	sq ft	sq m	Availability
4th - Office Suite	1,780	165.37	Available
Total	1,780	165.37	

Viewings

Viewings are via prior arrangement

Terms

The suite is offered on a new lease on terms to be agreed, at a competitive quoting rent of only £15 sq ft. Further details upon request.



Viewing & Further Information

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