

15 ST. PAUL'S STREET

TO LET

**REFURBISHED
MODERN OFFICE
SUITES IN
EXCELLENT
LOCATION**

**1,340 to
2,620 sq ft**

LEEDS LS1 2JG



AN ATTRACTIVE REFURBISHED BUILDING PROVIDING HIGH QUALITY AIR CONDITIONED OFFICE SPACE

15 St Paul's Street is an attractive brick built building providing office accommodation on 5 upper floors with Tesco Express at ground floor.

The building, including ground floor reception, has been substantially refurbished and offers high quality office accommodation which benefits from lift access from ground to 4th floors.

The available suites are located on the first and third floors and provide the following specification features:-

- Air conditioning
- Carpeted and decorated
- High quality meeting spaces
- LED lighting
- Kitchen facilities
- 3-compartment perimeter trunking
- Secure door entry system
- Cat 5 cabling with fibre to the building
- Shower facility
- Modern suspended ceiling



ACCOMMODATION

First floor (Front) - 1,340 sq ft
Third floor - 2,620 sq ft

EPC

The property has an energy performance asset rating of band C (70). Further details available on request.

TERMS

The vacant suites are available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Further details available on request.

RATING

The suite has been assessed with the following rateable values:-

First floor - £15,500
Third floor - £29,250

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15 St Paul's Street is situated within the heart of the Leeds City Centre business district and is a very short walk from Leeds City Station, the retail quarter and a wide variety of bars and restaurants, sandwich shops and coffee houses on the doorstep.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agent:



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