

St Paul's House

PARK SQUARE SOUTH, LEEDS

REFINED WORKSPACE WITH PARKSIDE PRESTIGE

2,223 - 15,214 sq ft

St Paul's House

Perfectly positioned
in the heart of Leeds' financial district and overlooking the tranquil Georgian gardens of Park Square,



St Paul's House is one of Leeds' most distinctive office buildings – pairing historic Moorish architecture with newly refurbished workspace behind a striking Grade II* listed façade.

Commissioned in 1878 by textile innovator and civic reformer Sir John Barran, the building was originally conceived as a cloth-cutting warehouse - supporting the rise of Leeds as a centre for ready-made clothing.

Designed in a bold Moorish Revival style, its terracotta façade, arched windows and minaret-like turrets made it an architectural statement of ambition.

That legacy of progress endures today, as the building enters a new era of purpose - re-purposed for the expectations of today's businesses.

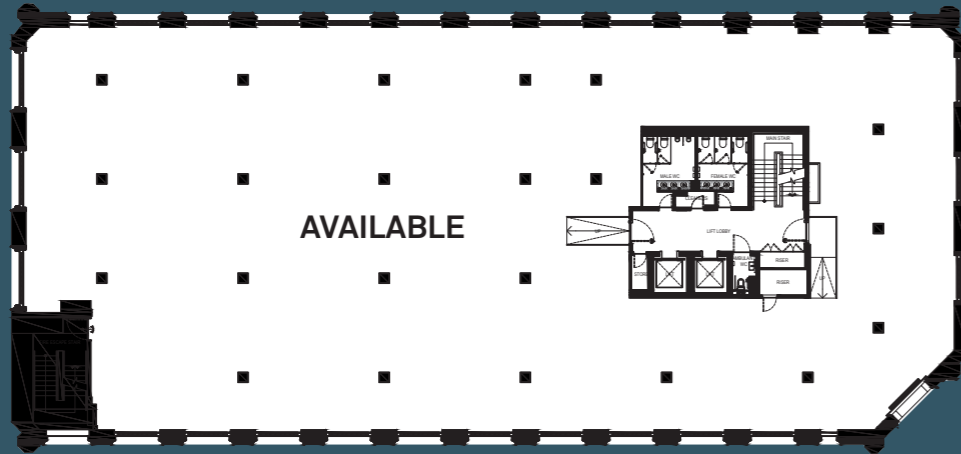
A Landmark Restored for the Modern Workplace

St Paul's House has been carefully refurbished to meet the needs of modern occupiers, with interiors influenced by the building's architectural character.

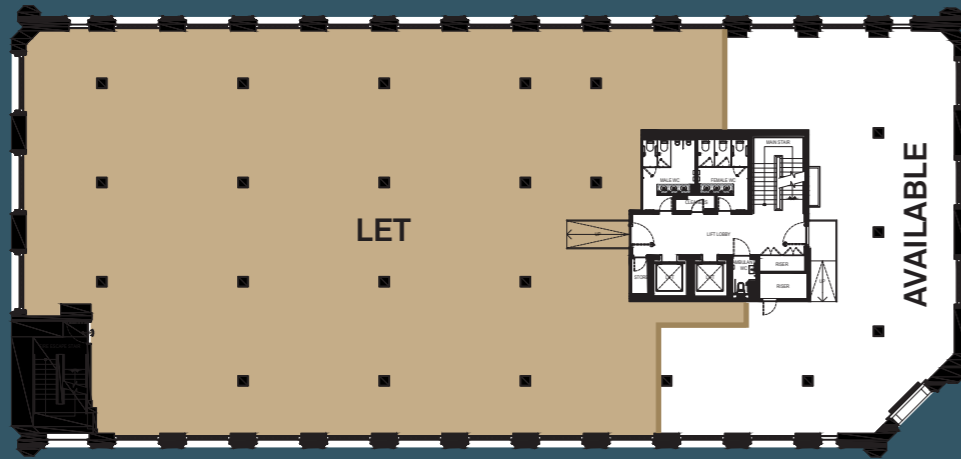
The design brings together high-quality finishes and thoughtful updates throughout - creating a workspace that blends heritage with the quality and efficiency expected in today's best-in-class offices.

St Paul's House is connected to the Leeds Pipe Network, which provides an energy-efficient source of heating and domestic water. The network uses heat generated as a by-product of processing Leeds' non-recyclable waste - delivering a lower carbon energy solution for the building. This contributes to an improved EPC rating and supports the ESG goals of environmentally conscious occupiers.

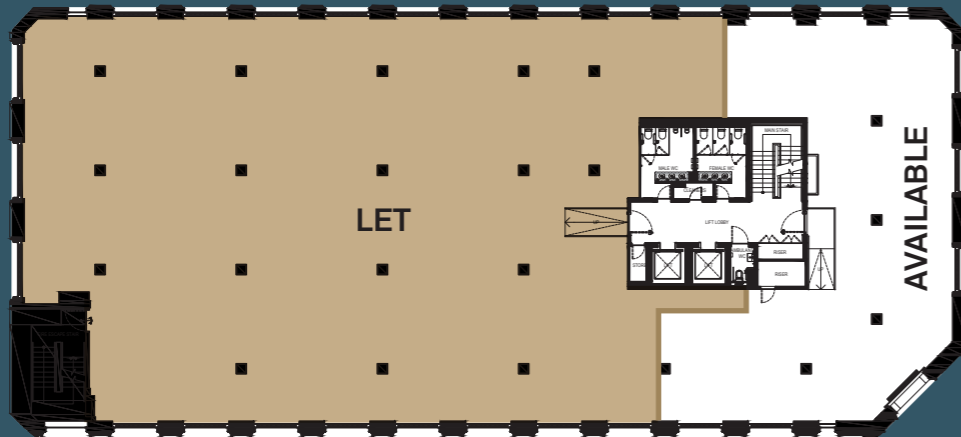




First Floor



Second Floor (Part) | Plug & Play Suite



Third Floor (Part) | CAT A



Availability at St Paul's House

B **Basement Floor**
 Available : Cycle Changing Facility
 Available : **From February 2026**

G **Ground Floor**
 Let : Orega Serviced Offices
 Let : Sedulo Group

1 **First Floor CAT A**
 Available : **10,739 sqft | 998 sqm**

2 **Second Floor**
 Available (fitted) : **2,471 sqft | 229.5 sqm**
 Let : Cushman & Wakefield

3 **Third Floor (Part) - CAT A**
 Available (part) : **2,223 sqft | 206 sqm**
 Let : Orega

4 **Fourth Floor**
 Let : DAC Beachcroft LLP

5 **Fifth Floor**
 Let : DAC Beachcroft LLP

Total availability
 Available : **15,433 sqft | 1,433.5 sqm**



Leeds Pipe Heat Network



Full access raised floors



New VRF air conditioning



New LED integrated lighting



Stunning views of Park Sq



Cycle store



Changing facility



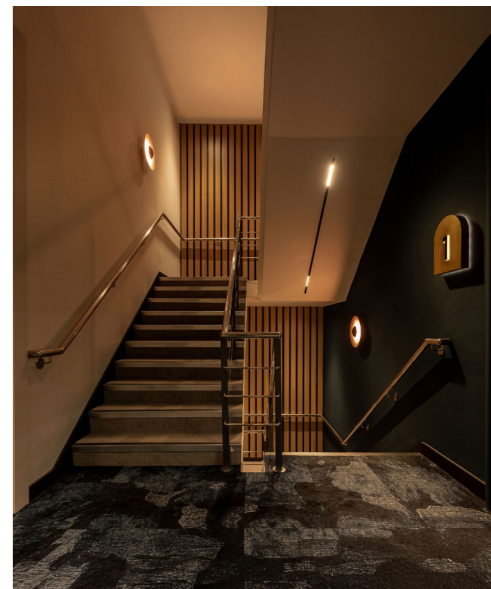
Targeting EPC B post refurb



A Grand Welcome
to a Professional Landmark









Arrival made meaningful.
Light-filled, timeless and considered, the reception
space at St Paul's House welcomes with quiet
confidence – blending design integrity with a strong
sense of place.





Prioritising Our Community with First-Class Facilities



-  Male & Female facilities
-  Shower rooms
-  Changing rooms
-  Hair drying stations
-  Secure cycle store
-  Lockers

Comfort, convenience, and care – built into every detail.

At St Paul's House, every upgrade has been made with the occupier experience in mind, these new amenities are designed to support modern working lives and enhance well-being, every day.



Light-filled, open-plan workspace.

This exceptional floor combines generous scale with architectural charm—featuring elegant arched windows, striking natural light, and uninterrupted views across one of Leeds' most prestigious garden squares. Designed for flexibility, efficiency and presence.

An Expansive Floor with a View to Match

88 workstations

20 touchdown settings

50+ Informal settings

10 Meeting rooms

14 Call/Focus positions

First Floor | 10,739 sqft | 998 sqm

The first floor of St Paul's House offers high-quality CAT A workspace. Easily divisible to suit a range of occupier needs, it can be tailored to support multiple teams, departments, and collaborative zones – reflecting the flexible, hybrid ways modern businesses work today. This expansive floor is a canvas of opportunity – ready to be shaped around your aspirations.

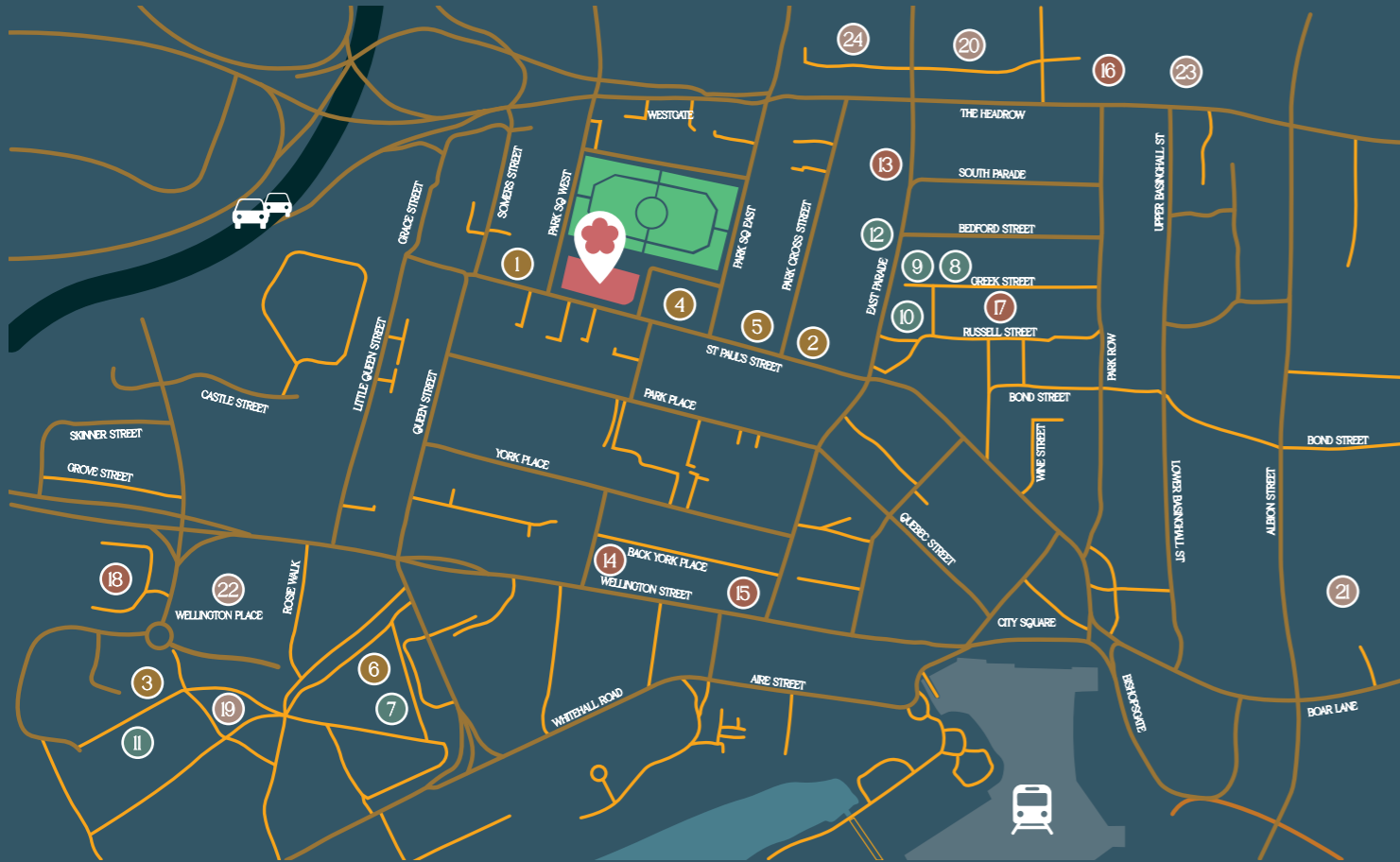


Accommodation Key

- 1 Duel entry points
- 2 Main reception
- 3 Waiting area / Informal lounge
- 4 Large meeting room 14 ppl
- 5 Medium meeting room 7 ppl
- 6 Teleconference room 7 ppl
- 7 Small meeting pod - 4 ppl
- 8 Call / Focus room
- 9 Call / Focus pod
- 10 Workstation - 1400mm
- 11 Storage dividers
- 12 Lockers
- 13 Touchdown / breakout / Collab
- 14 Refreshment

First Floor | Indicative floor plan

In the centre of Leeds' professional district,



-  St Paul's House
-  Park Square
-  A58(M) Motorway
-  Leeds Train Station



St Paul's House, Park Square, Leeds, LS1 2ND

St Paul's House connects you to transport, green space and great amenities – all in one stand-out location.

Breakaway

- 1
- 2
- 3
- 4
- 5
- 6

- La Bottega
- The Clubhouse Coffee
- Bean Coffee Roasters
- Philpotts
- Starbucks
- Pret A Manger

Food & Entertainment

- 7
- 8
- 9
- 10
- 11
- 12

- Veeno Italian Wine Bar
- The Alchemist
- All Bar One
- Tattu
- Waki Maki
- Six by Nico

Lifestyle

- 13
- 14
- 15
- 16
- 17
- 18

- Ryde Studios
- Trib3
- Pilat3s
- Nuffield Health
- Dakota Hotel
- Crown Plaza Hotel

Landmarks

- 19
- 20
- 21
- 22
- 23
- 24

- Tower Square
- Leeds Art Gallery
- Trinity
- Wellington Place
- The Light
- Leeds Town Hall



St Paul's House

In the City. Above the Green.

St Paul's House occupies a prime position within Leeds' professional core – just moments from the city's key commercial districts, major transport links, and a vibrant mix of business, retail, and lifestyle amenities. Overlooking Park Square, it offers a distinctive outlook and a strategic location at the heart of the action.

Developed by



VIEWINGS AND FURTHER INFORMATION

Strictly by appointment with the sole letting agent.
Please get in touch with:



Elizabeth Ridler 0113 297 2427 elizabeth.ridler@knightfrank.com
Victoria Harris 0113 297 2448 victoria.harris@knightfrank.com

TERMS

The accommodation is available to let by way of new effective full repairing and insuring leases for a term of years to be agreed.

All costs associated with the building, including rent, rates and service charge, are available upon application to the agent.

BUSINESS RATES

Occupiers will be responsible for the payment of business rates. We advise all interested parties to make their own enquiries of the Local Rating Authority.

SERVICE CHARGE & INSURANCE

Both will be payable in respect of the above. Further information available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

Targeting EPC B post refurbishment. Current EPC rating E.

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