

COMMERCIAL



TO LET - SECOND FLOOR OFFICE

224.8 m² (2,420 sq ft) approx.

6/7 PARK PLACE, LEEDS, LS1 2RU



- An attractive period office building
- Located in the main traditional office sector of Leeds city centre
- Short distance from Leeds train station
- Car parking spaces available in rear secure yard

MISREPRESENTATION ACT 1967

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ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

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LOCATION: Park Place is approximately 250m west of Leeds Railway Station and the City Square. Situated just off the Inner Loop Road and King Street.

ACCOMMODATION: Large open plan office suite with kitchenette and small communications room. Inter-connected to smaller suite with two partitioned private offices.

Air conditioned, suspended ceiling with integral lighting to larger suite and compartmental perimeter trunking throughout.

Access via both 5/6 Park Place and 7/8 Park Place, each with its own staircase and lift. Male and female toilets off communal landing to both staircases. Unisex show facility.

Car parking available in the secure rear yard at an additional rent. Further details on request.

RATING: From the VOA Rating List - 2023 RV £25,250

This is not what you pay and interested parties should make their own enquiries with Leeds City Council regarding the amount payable.

LEASE: Available for a term of years to be negotiated subject to service charge provision for the upkeep and maintenance of the common facilities.

RENT: £32,400 per annum exclusive

To be paid monthly or quarterly in advance

LEGAL COSTS: The ingoing Tenant to contribute to the Landlord's legal costs in granting a Lease.

E.P.C: Exempt due to Listed Property status.

VIEWING: By appointment through this office:

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