

**COMING SOON – 4<sup>th</sup> FLOOR SUITE TO BE  
REFURBSIHED**

# TO LET

**HIGH-QUALITY OFFICE SUITE IN AN  
EXCELLENT CITY CENTRE LOCATION**

**1,250 sq ft**



- **PROMINENT BUILDING & LOCATION**
- **MODERN SPECIFICATION**
- **TO BE REFURBISHED TO A HIGH STANDARD**

Carlton Tower, 34 St. Paul's Street, Leeds, LS1 2QB

## LOCATION

Carlton Tower occupies a prominent position in the heart of the West End office sector of Leeds City Centre. The property benefits from easy access to all of the local amenities that its city centre position provides, with St Paul's Street and Park Square being a short walk away for example. In addition, Wellington Place provides several bars, restaurants and shops including Sociable Folk, Good Luck Club, Tesco's and La Bottega.

## DESCRIPTION

The to be available suite is situated on the 4<sup>th</sup> floor and is to be refurbished to a high standard, specification features of the accommodation will include:

- Air conditioning
- Full access raised floors
- Energy efficient LED lighting
- Modern suspended ceilings
- Fully carpeted and decorated
- 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

## ACCOMMODATION

The available accommodation provides the following net internal floor area:

Part 4<sup>th</sup> floor – **1,250 sq ft**

## PARKING

On-site car parking may be available. Please contact the sole letting agents for further information.

## RATES

The available accommodation has been assessed for rating purposes as "Office and Premises" and has the following rateable value:

Part 4<sup>th</sup> floor – **£17,000**

## EPC

Updated EPC to be commissioned upon completion of refurbished works.

## TERMS

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

Further information on quoting rents is available upon request.

## VIEWING

For any further information or to arrange a viewing please contact the sole letting agents: -

**CARTER TOWLER**  
**0113 245 1447**

**James Jackson**  
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## CGI'S – 4<sup>th</sup> Floor Suite (to be available)



## COMMON AREAS



## LOCATION

