



51A St. Pauls Street

Leeds, LS1 2TE

MODERN OFFICE SUITE in CENTRAL LEEDS LOCATION - TO BE REFURBISHED

1,821 sq ft
(169.18 sq m)

- LOCATED IN THE HEART OF THE TRADITIONAL CORE
- MODERN SPECIFICATION including AIR CONDITIONING
- AVAILABLE SUITE TO BE REFURBISHED TO A HIGH STANDARD

Summary

Available Size	1,821 sq ft
Rent	£15.50 per sq ft
Rates Payable	£5.27 per sq ft
Rateable Value	£19,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Location

51 St Pauls Street 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 you would expect from its enviable city centre position, with Park Square and King Street being a short walk away for example. In addition, Wellington Place is just a short walk away, which provides several bars, restaurants and shops including Sociable Folk, Good Luck Club, Tesco's and La Bottega.

Description

The available office suite is situated on the 1st Floor and provides a modern open plan office layout which will be refurbished to a high standard and provide the following specification features:

- LED lighting
- Suspended ceiling
- W/C facilities
- Fitted kitchen facility
- Air conditioning
- Intercom access system
- Lift access
- Perimeter trunking
- Newly carpeted and decorated throughout

Accommodation

The available suite provides the following net internal floor area:

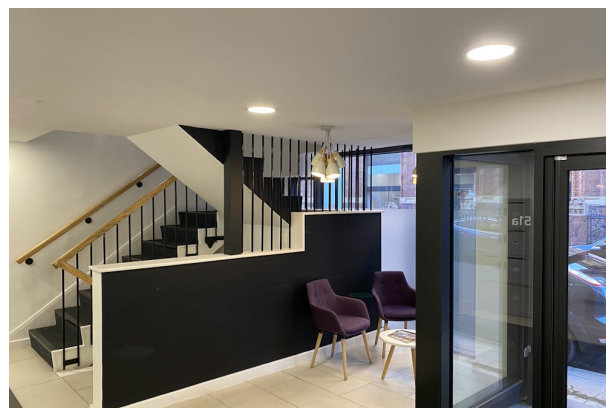
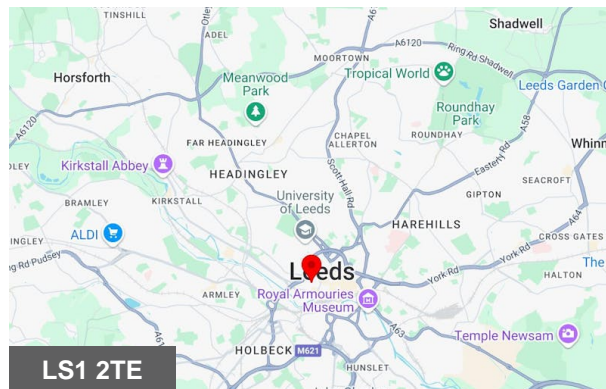
Name	sq ft	sq m	Availability
1st	1,821	169.18	Available
Total	1,821	169.18	

Terms

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

Viewings

Viewings are to be arranged via the sole letting agents.



Viewing & Further Information



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