

**TO LET – BOUTIQUE SUITES RANGING FROM 416 ft² – 4,802 ft²
OFFERED ON A FLEXIBLE BASIS**

GREEK STREET CHAMBERS, 31–32 PARK ROW, LEEDS, LS1 5JD

**FOX
LLOYD
JONES**

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www.fljtd.co.uk

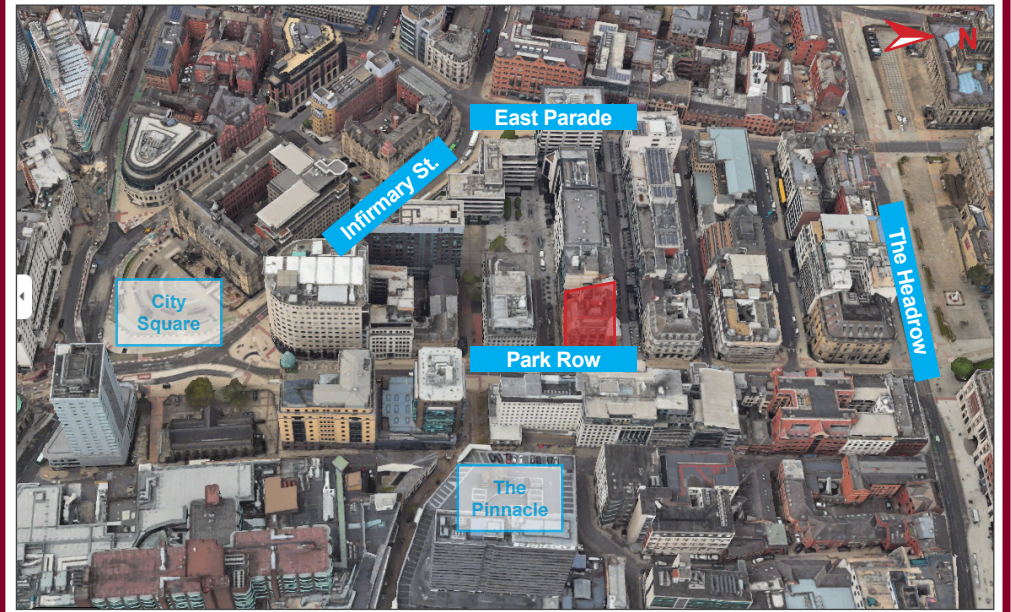


- ◇ Grade II Listed Victorian property
- ◇ Mixture of fitted and unfitted suites
- ◇ Character features throughout
- ◇ Highly accessible and prominent location on Park Row
- ◇ Located a 3-minute walk from Leeds Train Station
- ◇ Office suites ranging from 416 ft² – 4,802 ft² currently available
- ◇ Flexible short-term arrangements



LOCATION

- The building occupies a prime position in Leeds city centre between the principal retail core to the east, and business district to the west.
- Park Row and adjoining streets offer a selection of high-end bars and restaurants.
- The railway station is a short 3-minute walk away, while many bus routes are served by stops on Park Row, The Headrow and Infirmary Street.



LOCATION

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Description

31-32 Park Row is an attractive, well positioned period office building with an attractive retail premises on the ground floor and good quality office accommodation on the upper floors.

Accessed directly off Park Row each available suite benefits from the following:

Specification

- A mixture of fitted & unfitted office space
- Gas fired central heating
- Fully carpeted and decorated
- Modern suspended ceilings
- A mixture of LED and CAT A lighting throughout
- Perimeter power trunking
- 1x passenger lift
- Male and female WC facilities on each floor

PROPERTY DETAILS

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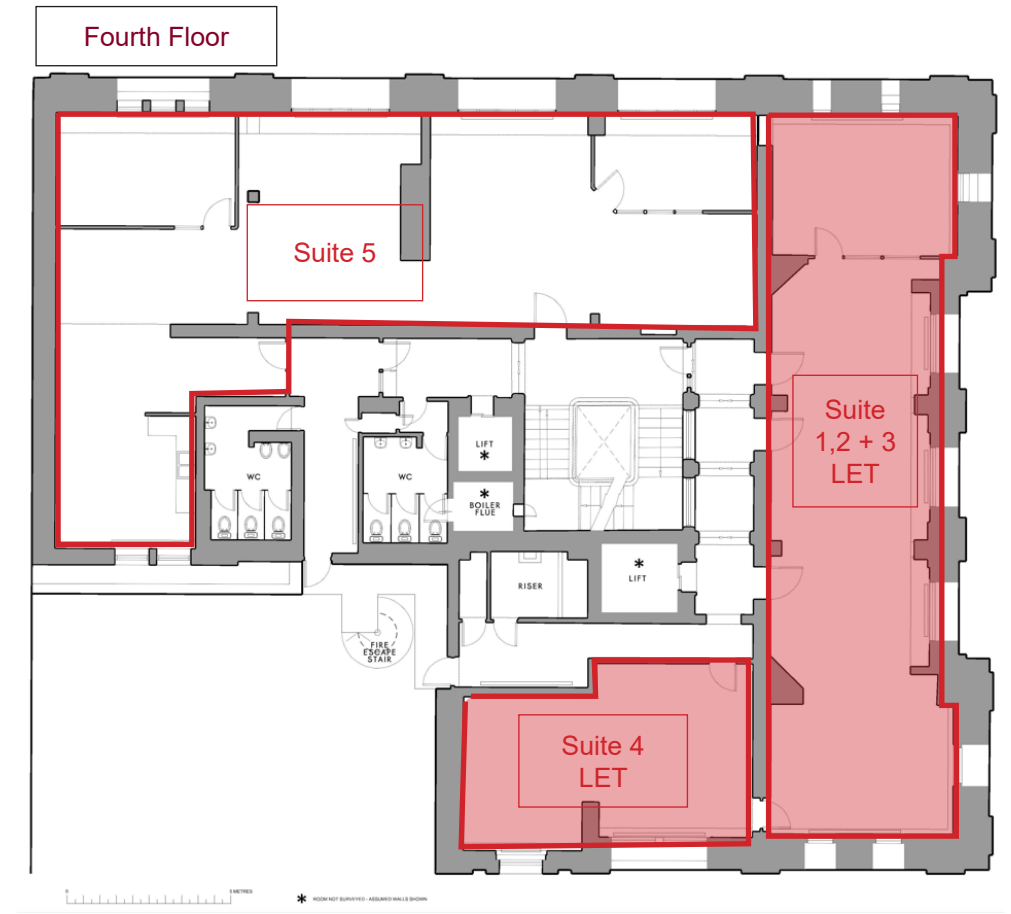
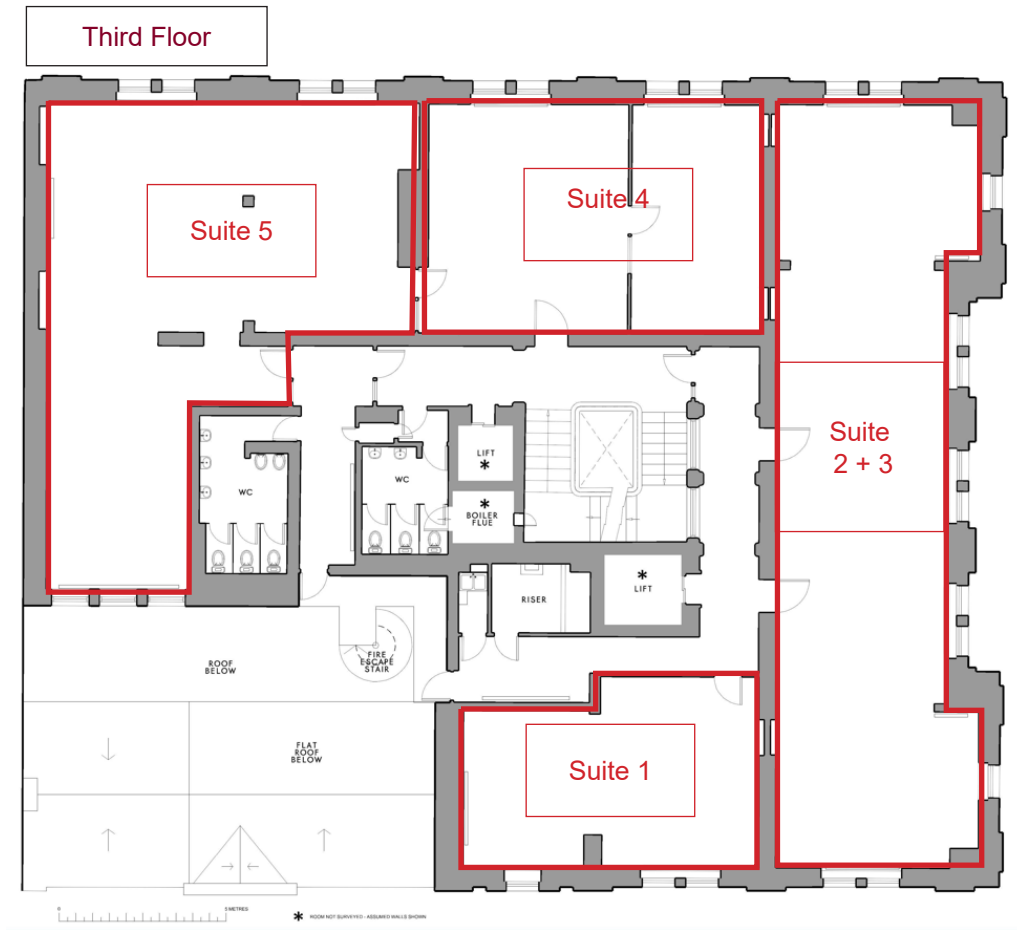


GALLERY

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ACCOMMODATION FLOORS 3-4

31-32 PARK ROW, LEEDS, LS1 5JD

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Accommodation: Floors 1–2 (NIA)

Floor	Suite	Sq M	Sq Ft	Comment
First	1	294.97	3,175	Existing fit out in place 3 x meeting rooms Kitchenette
First	2	151.15	1,627	CAT A Kitchenette
Second	1	90.30	972	Let to Sugarman Health & Wellbeing Ltd.
Second	2	92.90	1,000	Existing fit out in place 1 x meeting room No Kitchenette Shared kitchen
Second	3	69.68	750	Let to Sugarman Health & Wellbeing Ltd.
Second	4	74.32	800	Existing fit out in place 1 x meeting room No Kitchenette Shared kitchen
Second	5	35.30	380	CAT A Flooring Ceiling tiles

Accommodation: Floors 3–4 (NIA)

Floor	Suite	Sq M	Sq Ft	Comment
Third	1	43.11	464	CAT A Flooring Ceiling tiles
Third	2 & 3	127.83	1,376	Existing fit out in place Flooring Ceiling tiles 3 x meeting room No kitchenette
Third	4	69.49	748	CAT A Flooring Ceiling tiles
Third	5	113.06	1,217	TBC
Fourth	1,2,3	155.15	1,670	Let to Leeds Language College Ltd
Fourth	4	64.57	695	Let to Leeds Language College Ltd
Fourth	5	158.77	1,709	Existing fit out in place

 Available

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Viewing & further information

Please contact the joint letting agents:

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Terms

The suites are available by way of short form leases/licences on a flexible basis

Rent

£12.00 psf exclusive

Service Charge:

A reasonable contribution towards the service charge will be payable.

Business Rates:

Interested parties are advised to make their own enquiries with the local charging authority.

EPC:

A full copy of the certificate is available upon request.

VAT:

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs:

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

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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