



## 31 Park Square

Leeds, Leeds, LS1 2PF

### TO LET - EXCEPTIONAL SUITE IN A PERIOD OFFICE BUILDING

**650 sq ft**  
(60.39 sq m)

- GROUND FLOOR SUITE
- PROMINENTLY POSITIONED ON PARK SQUARE
- LOCATED IN THE HEART OF THE TRADITIONAL CORE
- UNIQUE OPPORTUNITY for WORKSPACE in PERIOD BUILDING

# 31 Park Square, Leeds, Leeds, LS1 2PF

## Summary

<b>Available Size</b>	650 sq ft
<b>Rent</b>	£13,000 per annum
<b>Business Rates</b>	An occupier should be able to benefit from small business rates relief subject to satisfying the usual criteria. Please contact the sole letting agents for further information.
<b>Car Parking</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>BER Rating</b>	C (75)

## Location

Park Square is one of the most sought after business locations in the City of Leeds. With its famous central gardens and immediate proximity to the Lawcourts, Park Square provides a prestigious address in a prime City Centre location for organisations seeking high quality office accommodation. Leeds City Railway Station, the main retail areas and many bars, restaurants and other amenities are all within a few minutes walk of Park Square.

## Description

31 Park Square is an attractive, listed office building which boasts many original features including stained glass windows within the stairwell and feature fireplaces throughout. Internally the building has been extensively refurbished to provide high quality office accommodation from lower ground floor to third floor level.

The accommodation benefits from the following specification features:

- Fully carpeted & decorated
- Modern lighting
- Kitchen facility
- Timber framed sash windows
- Gas central heating

## Accommodation

The available accommodation comprises the following net internal areas:

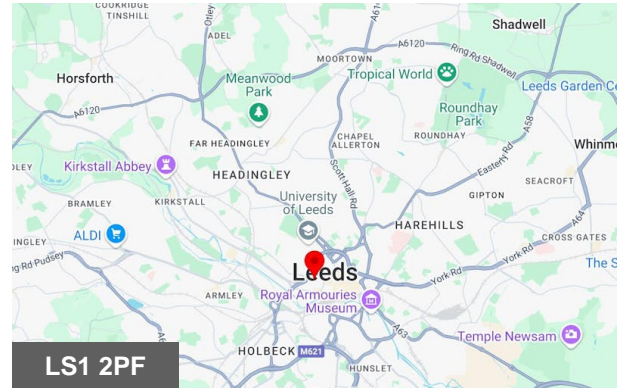
Name	sq ft	sq m	Availability
Suite - Ground Floor	650	60.39	Available
<b>Total</b>	<b>650</b>	<b>60.39</b>	

## Viewings

Viewings are available upon request via the sole letting agent.

## Terms

The accommodation is available on a full repairing and insuring lease for a number of years to be agreed.



## Viewing & Further Information



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