

**TO LET**  
GOOD QUALITY  
SMALL OFFICE SUITES



Suites from 475 sq ft

**31-32 PARK ROW**  
LEEDS • LS1 5JD



# 31-32 PARK ROW

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## LOCATION

31-32 Park Row is very prominently situated at the intersection of Park Row and Greek Street in the prime commercial core of Leeds city centre.

The main retail quarter, Leeds city station and many bars, restaurants and other amenities are all within a few minutes walk of the property.

## DESCRIPTION

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

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

- Gas fired central heating
- Fully carpeted and decorated
- Modern suspended ceilings
- LED or category 2 fluorescent lighting
- Perimeter power trunking
- 2 passenger lifts
- Male and female wc facilities on each floor

## ACCOMMODATION

A limited number of small office suites are currently available within 31-32 Park Row. See attached schedule for current availability.

## RATES

Information on current rateable values is available from the letting agents.

## TERMS

Each suite is available by way of a new full repairing and insuring lease for a term to be negotiated. For information on the quoting rent please contact the sole letting agents.

## EPC

The property has been assessed as having an energy rating of 106 (Band E). A full copy of the EPC is available on request.

## VIEWING AND FURTHER INFORMATION

Please contact Philip Shopland-Reed or Richard Fraser at Carter Towler.  
[philipsreed@cartertowler.co.uk](mailto:philipsreed@cartertowler.co.uk) [richardfraser@cartertowler.co.uk](mailto:richardfraser@cartertowler.co.uk)

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