



To Let

30
Park Square West
Leeds LS1 2PF

2,210 Sq Ft
Leasehold

- Versatile office accommodation
- Air-conditioning throughout
- Park Square location

Agency | Consultancy | Development | Investment | Valuation

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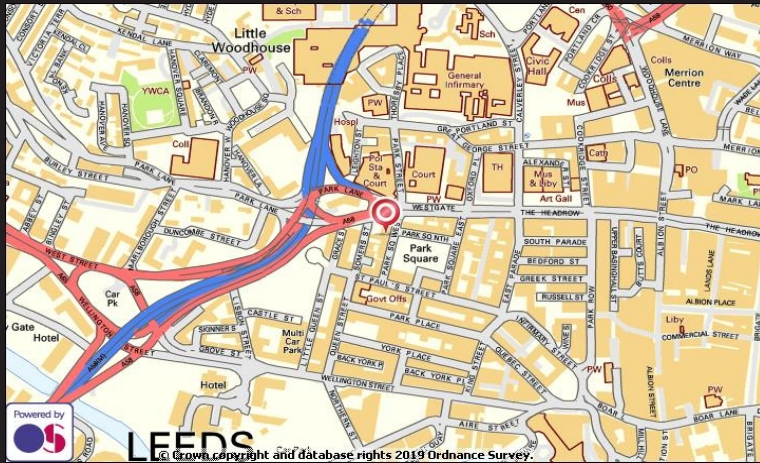


RICS

Location

Park Square is located within the centre of the traditional office quarter in Leeds and comprises a unique commercial setting around the most attractive public green square in the city centre. The majority of properties surrounding the square comprise Georgian buildings, originally constructed as houses and now occupied as offices by legal firms, financial organisations, and other professional companies.

No 25 Park Square is situated on the western side of the square with impressive views over the public park. This location is only a short walk from Leeds Railway Station, the shopping and leisure facilities of the city centre and is also in close proximity to public car parks and other public transport links



Description

No 30 Park Square was originally developed as a house in circa 1815 and is a listed building retaining an attractive façade and some internal features.

The building now comprises good quality, predominantly open plan office space, with the accommodation available over the first, second, third and fourth floors.

The specification includes the following;

- VRF heat recovery air conditioning system.
- Male and female wc accommodation
- Inset lighting and wall mounted uplighters
- Perimeter trunking

The property will provide open plan space re-decorated following existing occupiers relocation

2 parking spaces available

Accommodation

The property provides the following net internal floor areas:

- Frist: 701 sq ft
- Second: 644 sq ft
- Third: 643 sq ft
- Fourth: 222 sq ft

Total: 2,210 sq ft

Use

B1 Offices

Business Rates

The property is currently assessed for Business Rates as follows;

Offices and Premises £19,500

Tenure/Terms

The property is available under new effective FRI terms as a whole and consideration may also be given to occupation of the building on a floor by floor basis.

EPC

The property has an EPC rating of E. A full copy is available upon request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to pay their own legal costs.

Further Information and Viewing Arrangements

Via the Sole Agents Dove Haigh Phillips
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DOVE HAIGH PHILLIPS

