



## TO LET

HIGHLY PROMINENT OFFICE  
SUITES SITUATED WITHIN  
PRESTIGIOUS BUILDING

FIRST FLOOR  
619 SQ FT (57.50 SQ M)

SECOND FLOOR  
1,450 SQ FT (134.71 SQ M)

18 PARK PLACE  
LEEDS  
LS1 2SJ

## Location

The available suites are situated on the first and second floor at 18 Park Place, occupying a highly prominent position in the heart of Leeds City Centre's office core. Nearby occupiers include a number of high profile legal and professional firms including a number of estate agencies.

The location offers excellent access to the City's retail and leisure areas as well as being within a short walking distance of Leeds City Railway Station. Leeds Inner Ring Road is easily accessible from this location leading to the M621 motorway and the wider motorway network beyond.

## Description

The available suites provide good quality office accommodation on the first and second floors of this multi-let office building. The common parts of this building have been refurbished to a very high standard to provide an impressive entrance foyer which retains many of the building's original features.

Internally the available accommodation benefits from the following:

- Kitchenette facilities
- Central heating radiators
- WC facilities



## Accommodation

| Description        | Sq ft        | Sq m          |
|--------------------|--------------|---------------|
| First Floor (East) | 619          | 57.50         |
| Second Floor       | 1,450        | 134.71        |
| <b>TOTAL</b>       | <b>2,069</b> | <b>192.91</b> |

## Terms

The premises are available by way of a new effectively Full Repairing and Insuring Lease for a term of years to be agreed. Full rental details available upon request.

## Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is Band 'D' (79).

A full copy of the EP is available for inspection if required.

## Business Rates

We have been informed by the Business Rates Department at Leeds City Council that the available suites have a 2010 Rateable Value of £10,000 for the first floor and approximately £21,500 for the second floor.

Prospective tenants are advised to make their own enquiries on this matter.





## Further Information and Viewings

Strictly by prior appointment with the agents:

**Contact:** Richard Dunn  
**Tel No:** 0113 221 6137  
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