

13/14

PARK PLACE

To Let Media Style / Character Offices | 735 – 1,430 sq ft



13 / 14 Park Place Leeds is situated within a prime city centre location of the traditional central CBD and offers characterful/'quirky' office space. The location is highly desirable with occupiers benefiting from an admired address combined with the City's finest retail and leisure amenities being a short walk from Trinity and Victoria Quarter a short walk away.

This very popular address is situated close to the likes of Tesco's Express, Patisserie Valerie, Starbucks, Pizza Express and the brand new Marks & Spencer Simply Food.

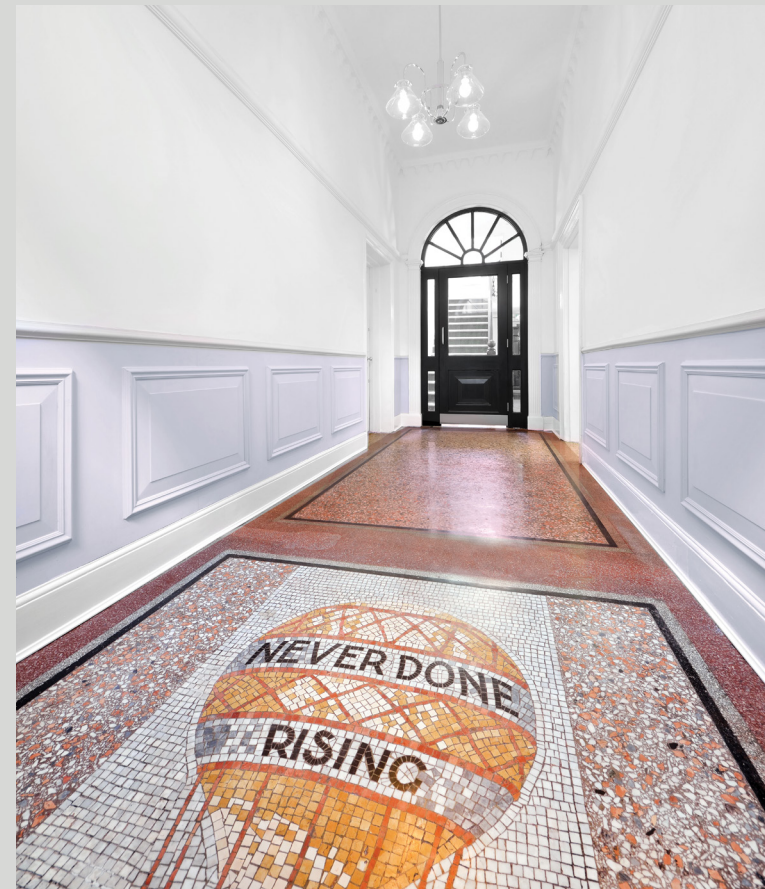
The property will appeal to the likes of media and design companies as well as those in the TMT sector. The property has been fully refurbished in keeping with the original character of the building including the restoration of the mosaic entrance flooring, original period staircase and exposing of original brickwork and timber structure.

This property occupies a prominent position on the corner of Park Place and Central Street, where it is a stone's throw away from Park Square.

DESCRIPTION

13 / 14 Park Place offers fantastic office accommodation not often seen in the Leeds office market. The building has been restored to its original splendour and now combines period features with quality modern fixtures and fittings including:

- new PIR LED lighting
- brand new air conditioning
- refurbished w/c's
- high quality carpets
- perimeter trunking throughout
- exposed galvanised power points





ACCOMMODATION

The building has been measured in accordance with IPMS code of measuring practice:

2nd Floor	1,430 sq ft
1st Floor	735 sq ft
Lower ground	1,185 sq ft



13/14

PARK PLACE

LEASE TERMS

Please contact the agent for further details

RATEABLE VALUE

Please contact Leeds city council for information regarding the business rates.

EPC

The property has an EPC rating of B.
Full details are available from the sole letting agents.

VIEWING

An internal inspection is essential to fully appreciate the feel of the space which will be of interest to a whole range of occupiers.
Viewings of the property and further information can be provided by the sole agent:

Philip Shopland-Reed
philipsreed@cartertowler.co.uk

Richard Fraser
richardfraser@cartertowler.co.uk



KEY

- | | | |
|--------------------|-------------------|---------------|
| 1. Pizza Express | 5. Wolf | 9. San Carlo |
| 2. Burgundy | 6. Atlas Brauhaus | 10. Sukhothai |
| 3. M&S Simply Food | 7. Blackhouse | 11. Love Food |
| 4. Celio | 8. All Bar One | 12. Wino |

