

ST. PAUL'S STREET

LEEDS LS1 2LE

TO LET

From 2,550 to 6,030 sq ft
with ON-SITE PARKING
AVAILABLE NOW



DESCRIPTION

8 St Paul's Street is a substantial 6 storey office building with high quality food and drink premises at ground floor and prestigious office accommodation from first to fifth floors.

The first and second floors are currently vacant and are about to be refurbished to provide a mix of traditional and interesting/exposed services office suites.

The light, airy, 2 storey ground floor entrance reception area is also about to be refurbished as are the toilets and other common parts of the building.

8 St Paul's Street benefits from a secure private car park immediately to the rear of the building.



2 FLOORS OF EXCEPTIONAL OFFICE SPACE LOCATED IN THE PRIME BUSINESS DISTRICT OF LEEDS CITY CENTRE.
2,550 to 6,030 sq ft.



SPECIFICATION

Following the imminent refurbishment scheme the available accommodation will incorporate the following:-

- Air conditioning
- Raised floors
- LED lighting
- New high quality floor coverings
- New modern toilet accommodation
- Passenger lift serving all floors
- Shower facilities
- On-site secure bike storage
- Contemporary upgraded reception

PARKING

A number of car parking spaces can be made available to tenants at 8 St Paul's Street within the private secure car park at the rear.

RATES

Floor	Rateable Value
First	£28,250
Second	£50,500

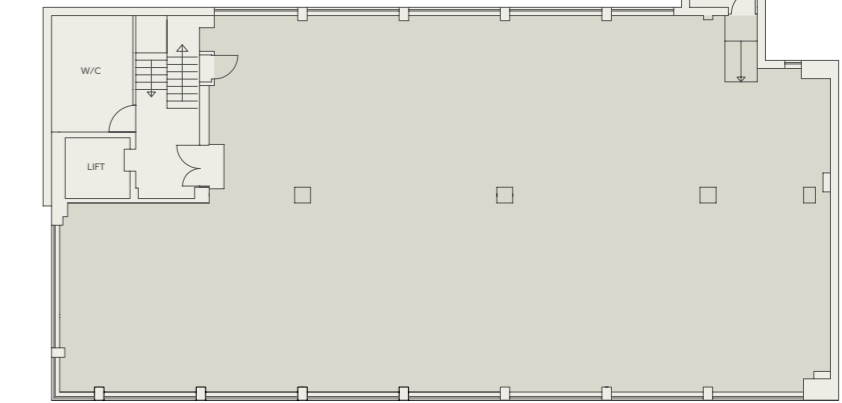
TERMS

Each suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Details of the quoting rent are available on request.

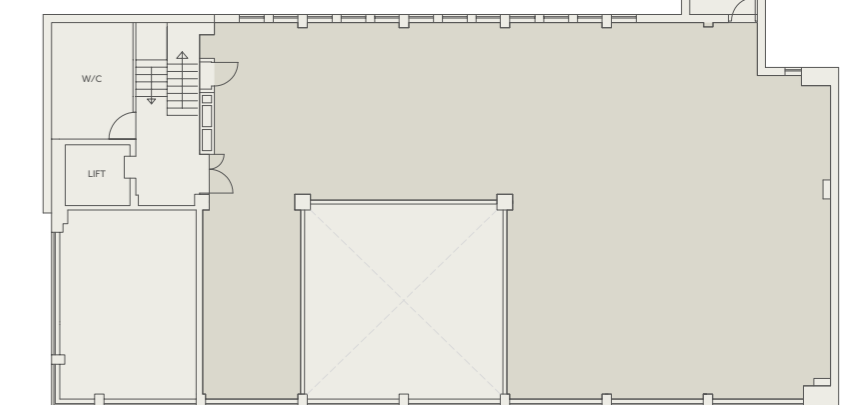
EPC

The property has been assessed as having an energy rating of 59 (Band C). A full copy of the EPC is available on request.

Second Floor



First Floor



ACCOMMODATION

The first and second floors are currently available as follows:-

First Floor	2,550 sq ft	237 sq m
Second Floor	3,480 sq ft	323 sq m
Total	6,030 sq ft	560 sq m

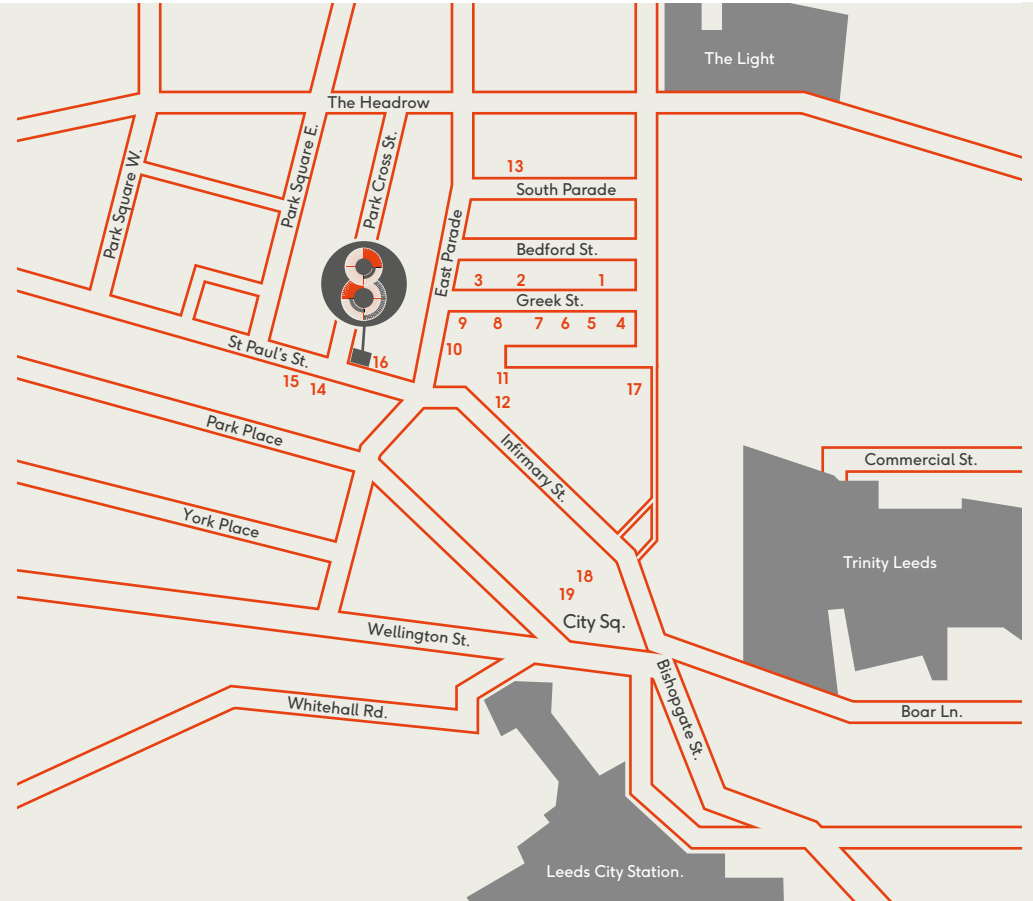
NB The second floor can be sub-divided to provide suites of 1,475 sq ft and 2,005 sq ft.



LOCATION

8 St Paul's Street is ideally positioned in Leeds' prime business district surrounded by an array of amenities including Tesco Express, Philpotts, Patisserie Valerie, Pizza Express and All Bar One.

Only 2 minutes walk from Leeds Railway Station and 3 minutes walk from the Trinity Quarter, 8 St Paul's Street is in a great location.



- | | | |
|--------------------------|------------------------|---------------------------|
| 1 The Liquorist | 8 Dakota Hotel | 15 Tesco Express |
| 2 The Alchemist | 9 Manahatta | 16 Patisserie Valerie |
| 3 All Bar One | 10 Tattu | 17 Jamie's Italian |
| 4 Le Chalet | 11 La Bottega Milanese | 18 Banyan |
| 5 The Lost & Found | 12 Pret a Manger | 19 Restaurant Bar & Grill |
| 6 Bem Brasil | 13 San Carlo | |
| 7 Gusto Restaurant & Bar | 14 Starbucks | |

Viewing and further information:



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