



To Let

41 Park Square North
Leeds LS1 2NP

7,567 Sq Ft
Leasehold

- Excellent Grade A office accommodation
- Fully air-conditioned throughout
- Part cellular and part open plan
- Versatile HQ style accommodation

Agency | Consultancy | Development | Investment | Valuation

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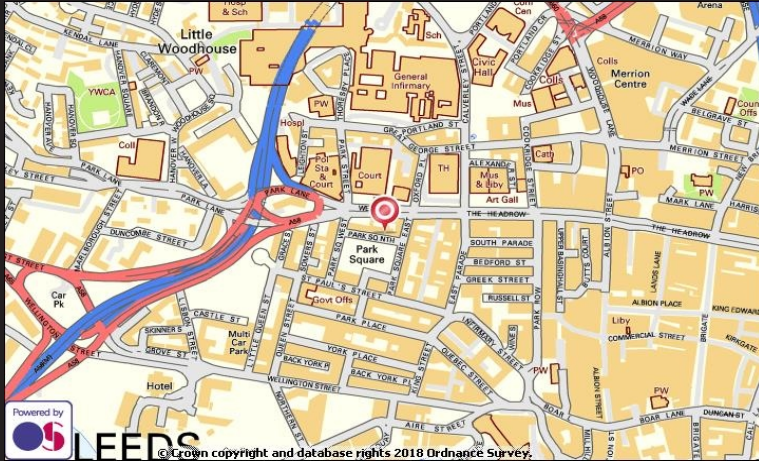
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RICS

Location

41 Park Square North comprises an excellent Grade A self contained office building in a prime location overlooking Park Square in Leeds traditional Central Business District.



Description

41 Park Square North comprises an excellent Grade A self contained office building in a prime location overlooking Park Square in Leeds traditional Central Business District.

The accommodation is fully air conditioned throughout and includes versatile accommodation arranged over lower ground, ground, first and second floors.

The space has the benefit of being part cellular and part open plan and the existing layout provides 'ready to move into' accommodation suitable for a variety of occupiers.

This is an excellent building which would suit a variety of occupiers in particular those seeking HQ style space in a prime location. Park Square is host to a variety of business occupiers in particular including the legal sector and many other professional occupiers. Alternatively, due to the versatile layout of the space including the ground floor conference facilities, the accommodation could be suitable for an educational use (subject to planning).

Accommodation

The ground floor is laid out to provide a dedicated reception area, a meeting / boardroom and a full suite of 3 interlinking conference room which can be arranged to seat up to 85 attendees, and also includes a pre-wired AV system.

The lower ground floor includes various office rooms, a staff break out area, and open plan space.

Both the first and second floors are arranged to provide a combination of part cellular and part open plan space in individual layouts to suit each floor. W.C. and kitchen facilities are provided throughout the accommodation and the property also has the benefit of a shower room.

Use

B1 Offices

Business Rates

The property has a rateable value of £92,000

Tenure/Terms

Quoting terms available upon request.

EPC

The EPC rating for this property 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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