



TO LET

RARE OPPORTUNITY TO OCCUPY A PROMINENTLY LOCATED SELF-CONTAINED OFFICE FRONTING PARK SQUARE

THE PROPERTY IS TO BE COMPREHENSIVELY REFURBISHED TO PROVIDE PRESTIGIOUS GRADE 'A' OFFICE ACCOMMODATION EXTENDING TO 17,778 SQ FT

**7 PARK SQUARE EAST
LEEDS
LS1 2LW**

Location

The property lies at the heart of the traditional office core in Leeds with an enviable position facing Park Square and with the bonus of secure on-site car parking which is relatively unusual for Park Square.

This area is popular with professional services firms and, in particular, the legal sector.

The building has access points onto Park Square, Park Cross Street and a side entrance off the courtyard adjacent to the entrance to the basement car park.

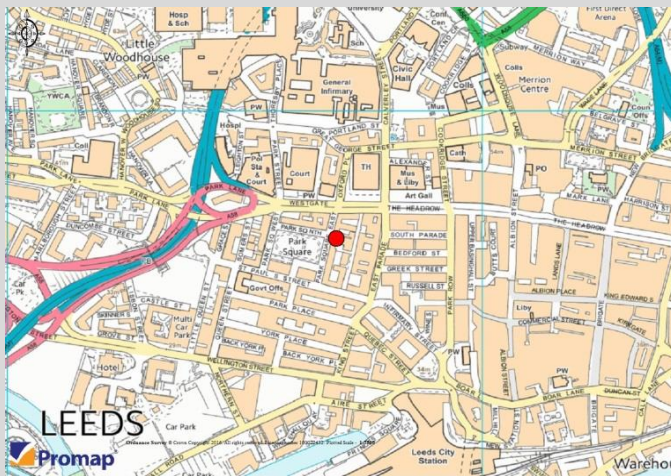
Description

The office accommodation is available as a whole or in part, with the property having frontage onto Park Square and Park Cross Street.

The property benefits from two main entrances with the first accessed from Park Square into the two story period building.

The second serves a more modern three storey section also benefiting from a separate courtyard entrance off Park Cross Street.

The property is to undergo a full and comprehensive refurbishment to provide Grade 'A' office accommodation.



Specification

In terms of specification, the Georgian part of the building fronting onto Park Square offers traditional, period offices with plastered and painted walls and ceilings, carpeted floors, perimeter trunking, pendant and wall mounted lighting, cornicing and some feature fireplaces. Following the proposed extensive refurbishment, the larger and more modern extension to the rear will offer a specification briefly as follows:

- Suspended ceilings
- LED lighting
- Raised access floors
- 2 x passenger lifts
- VRF Comfort Cooling

Accommodation

Floor	Description	Area
Ground	Office (Front)	1,003 sq ft
First	Office (Front)	1,089 sq ft
Basement	Office	1,160 sq ft
Ground	Office (Rear)	3,830 sq ft
Ground	Internal Storage	9 sq ft
First	Office (Rear)	3,749 sq ft
First	Internal Storage	30 sq ft
Second	Office (Rear)	3,657 sq ft
Second	Internal Storage	29 sq ft
Third	Office (Rear)	3,222 sq ft
TOTAL		17,778 sq ft

Terms

The leasehold interest is available by way of a new full repairing and insuring lease for a term to be determined.

Rent on Application.

Business Rates

The property has been assessed for Business Rates with the Rateable Value as follows:

Description: Office & Premises
Rateable Value: £330,000



Viewings & Further Information

Strictly by prior appointment with Sanderson Weatherall or joint agents Jones Lang LaSalle:

Contact: Richard Dunn
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SUBJECT TO CONTRACT

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