



To Let

Fully Refurbished Office | 980 sq ft





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



13/14 Park Place occupies a prominent position on the corner of Park Place and Central Street, where it is a stone's throw away from Park Square.

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

The property has been fully refurbished in keeping with the original character of the building including the restoration of the mosaic entrance flooring and original period staircase. This contrasts with the modern specification of the office suites which provide an exposed, stripped-back feel to a traditional building.

DESCRIPTION

13 / 14 Park Place offers fantastic office accommodation. The building has been restored to its original splendour and now combines period features with quality modern fixtures and fittings including:

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

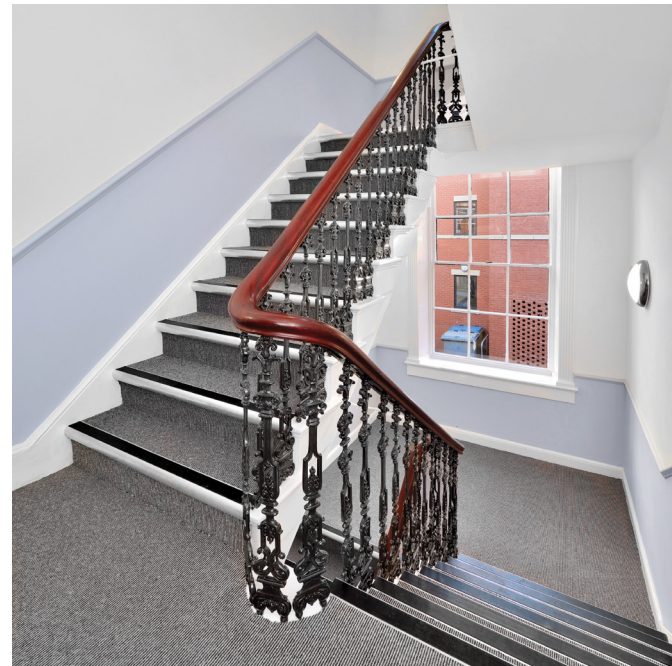


ACCOMMODATION

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

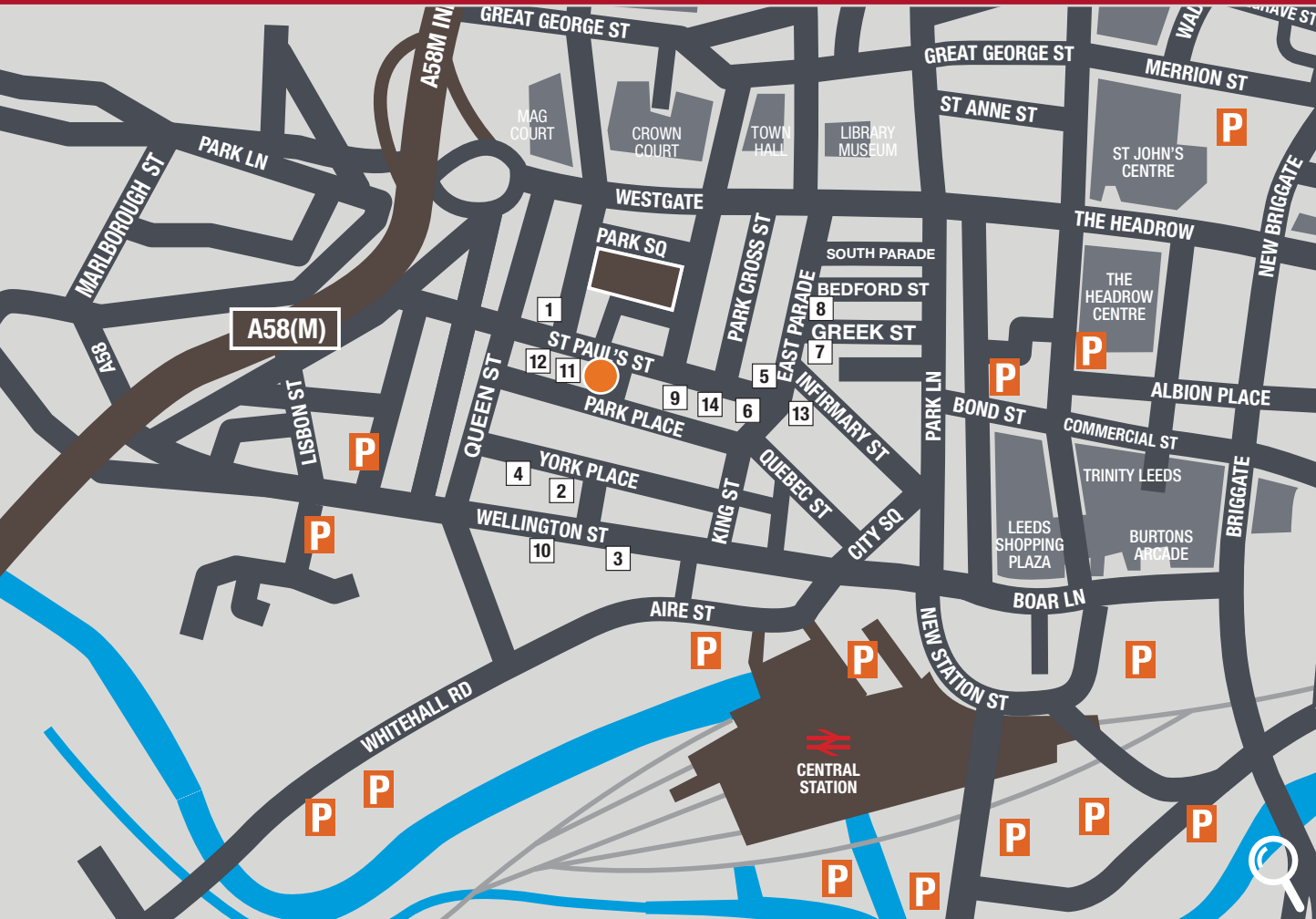
Part First Floor

980 sq ft



KEY

- | | | | |
|-----------------------------------|------------------|----------------|---------------|
| 1. Pizza Express | 4. Celio | 8. All Bar One | 12. Wino |
| 2. My Thai | 5. Wolf | 9. Philpotts | 13. Box |
| 3. M&S Simply Food/
Caffe Nero | 6. Dirty Martini | 10. Toast | 14. Starbucks |
| | 7. Blackhouse | 11. Love Food | |



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:

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