

# **TO LET**

## **HIGHLY PROMINENT OFFICE SUITES**



**18 PARK PLACE  
LEEDS  
LS1 2SJ**

**GROUND FLOOR 630 SQ FT (58.52 SQ M)**

**FIRST FLOOR 619 SQ FT (57.5 SQ M)**

25 Wellington Street Leeds LS1 4WG 0113 221 6000 Fax 0113 221 6200 [www.sandersonweatherall.co.uk](http://www.sandersonweatherall.co.uk) February 2013

Bristol Leeds London Newcastle Manchester Teesside

Chartered Surveyors and Property Consultants

Note: for conditions under which these particulars are issued see over



## LOCATION

The available suites are situated on the ground and first floor at 18 Park Place, occupying a highly prominent position in the heart of Leeds City Centre's office core. Nearby occupiers include a number of high profile legal and professional firms including a number of estate agencies.

The location offers excellent access to the City's retail and leisure areas as well as being within a short walking distance of Leeds City Railway Station. Leeds Inner Ring Road is easily accessible from this location leading to the M621 motorway and the wider motorway network beyond.

## DESCRIPTION

The available suites provide good quality office accommodation on the ground and first floor of this multi-let office building. The common parts of this building have been refurbished to a very high standard to provide an impressive entrance foyer which retains many of the building's original features.

Internally the available accommodation benefits from the following:-

- Kitchenette facilities
- Central heating radiators
- WC facilities

## ACCOMMODATION

The suites extend to the following approximate net internal areas:

Ground Floor Office (East)	630 sq ft	(58.52 sq m)
First Floor Office (East)	619 sq ft	(57.5 sq m)

**TOTAL** **1,249 sq ft (116.02 sq m)**

## TERMS

The premises are available by way of a new effectively Full Repairing and Insuring Lease for a term of years to be agreed. Full rental details available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'D' (79). A full copy of the EPC is available for inspection if required.

## BUSINESS RATES

We have been informed by the Business Rates Department at Leeds City Council that the available suites have a 2010 Rateable Value of £13,750 (G/F East) and approximately £12,464 (First Floor East). Prospective tenants are advised to make their own enquiries on this matter.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

Richard Dunn: DDL: 0113 221 6137

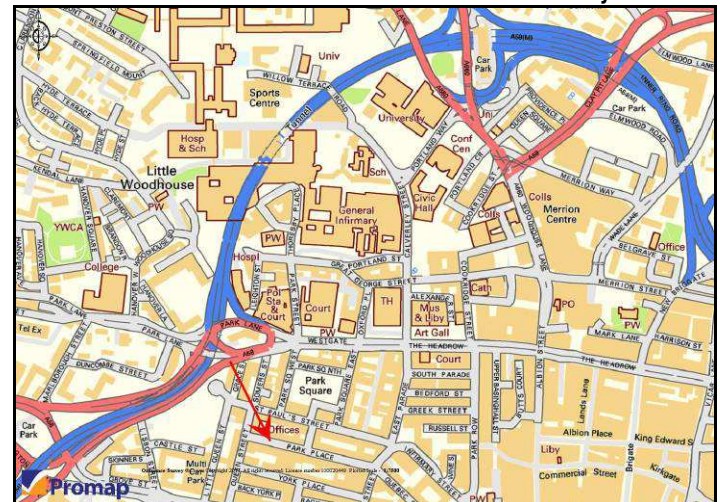
Email: [richard.dunn@sw.co.uk](mailto:richard.dunn@sw.co.uk)

Luke Nicholson: DDL: 0113 221 6138

Email: [luke.nicholson@sw.co.uk](mailto:luke.nicholson@sw.co.uk)

## SUBJECT TO CONTRACT

February 2013



Misrepresentation Act 1967:

Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agent it is gives notice that:-

1 These particulars do not constitute any part of an offer or contract.

2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.

3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

4 The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall LLP nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

5 None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP

Registered in England company number OC 344 770

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