

7 Park Square East, LEEDS, LS1 2LW TO LET

COMING SOON

Fully Refurbished Self-Contained Office Building
17,778 sq ft (1651.6 sq m)



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Location

7 Park Square East is very prominently positioned with frontage onto both Park Square East and Park Cross Street, in the heart of Leeds city centre. Park Square is a very popular address and there are many amenities in the vicinity, which include a Tesco Metro, Philipotts, Patisserie Valerie, Starbucks and Atlas Bar.

The area is a very popular office location with numerous professional and financial organisations in this area of the city.



Description

7 Park Square East benefits from two main entrances with the principal access from Park Square into a two storey period building. The second entrance serves a more modern three storey section which also benefits from a separate courtyard entrance onto Park Cross Street.

The property currently benefits from the following specification, but which is to be comprehensively refurbished:-

- Gas Fired heating
- Comfort cooled
- Suspended ceiling
- Double glazed window units in the rear building
- Fully carpeted
- Passenger lift

Accommodation

The building provides for the following floor areas:-

FLOOR	SIZE FT ²	SIZE M ²
Basement	1,160	107.80
Ground (Front)	1,003	93.20
Ground (Rear)	3,830	355.80
Ground (Storage)	9	0.80
First (Front)	1,089	101.20
First (Rear)	3,749	348.30
First (Storage)	30	2.80
Second (Rear)	3,657	339.70
Second (Storage)	29	2.70
Third (Rear)	3,222	299.30
TOTAL	17,778	1651.6

Car Parking

There is secure basement parking available.

Rates

The property has a Rateable Value of £330,000.

Terms

The building is available as a whole or in part on a leasehold basis by way of a new full repairing and insuring lease for a term of years to be agreed. Quoting price available on application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Information / Viewing

Strictly by appointment:

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