

DOVE HAIGH PHILLIPS



To Let

40 Park Square
Leeds
West Yorkshire LS1 2NP

1,646 Sq Ft
Leasehold

Agency | Consultancy | Development | Investment | Valuation

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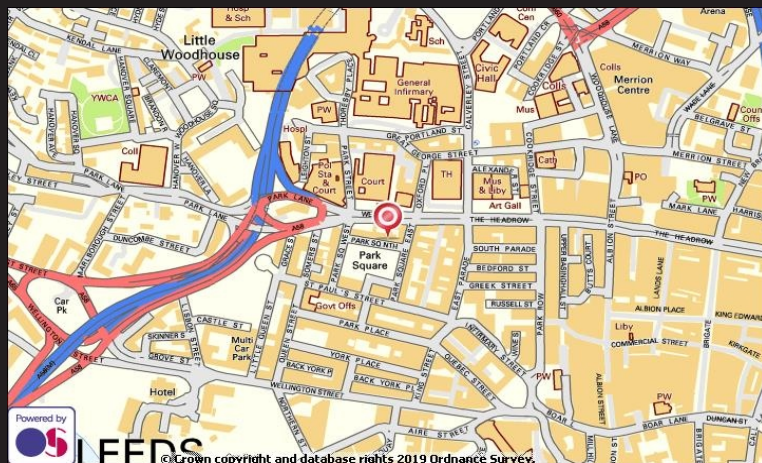


RICS

Location

Park Square is located within the centre of the traditional office quarter in Leeds and comprises a unique commercial setting around the most attractive public green square in the city centre. The majority of properties surrounding the square comprise Georgian buildings, originally constructed as houses and now occupied as offices by legal firms, financial organisations and other professional companies.

No 40 Park Square occupies an excellent position on the northern side of the Square, which provides impressive views over the Square. This location is only a short walk from Leeds Railway Station, the shopping and leisure facilities of the city centre and is also in close proximity to public car parks and other public transport links.



Description

40 Park Square was originally one half of a pair of houses (together with No 39) originally constructed in 1793 and developed by the architect and builder Thomas Johnson.

The building now comprises high quality, contemporary office space which has recently been refurbished. The accommodation available is over the lower ground and ground floors.

The refurbishment has retained some of the original layout and features of the building but internally benefits from a contemporary specification including the following:

- Mitsubishi VRF Air Conditioning System
- Double glazed curtain wall panels at the rear enabling efficient use of natural light
- Male and female WC accommodation
- Contemporary finish with inset lighting and wall mounted uplighters
- Perimeter trunking

Accommodation

The property provides the following net internal floor areas:

Lower Ground - 840 sq ft (78.05 sq m)
Ground - 815 sq ft (75.71 sq m)
Total - 1,646 sq ft (153.76 sq m)

Use

The property currently has B1 Office Use but may be suitable for a variety of alternative uses subject to planning.

Business Rates

The Ground and Lower Ground floors of the property have a combined rateable value of £19,000 per annum.

Tenure/Terms

The property is available under a new lease at a rent of £27,000 per annum.

EPC

The EPC rating for this property is D.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to pay their own legal costs.

Further Information and Viewing Arrangements

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