

11 Square
Park

11 Park Square East, Leeds LS1 2NG

TO LET

Characterful period office refurbished to meet occupier requirements

- Central professional quarter – overlooking Park Square
- Attractive property with mostly large flexible open plan areas
- Potential to divide (with occupier facilities on a number of floors)

449.72 m²
(4,841 sq ft)

Inc parking & useful lower
ground stores & amenity



Location

Park Square is regarded as the central area of the professional service sector within Leeds city centre, located off The Headrow, St Paul's Street and within close walking distance of Leeds railway station.

A number of public car parks are located close by, complementing the on street car parking adjacent to the property and there are many amenities including cafes, bars and restaurants (Starbucks, Pizza Express, Blackhouse, Atlas Bar and Patisserie Valerie) in the immediate area.

Description

The premises comprise a prominent and attractive three storey and lower ground floor Grade II brick office building with pitched slate roof and features including:

- » Central ground floor DDA compliant entrance
- » Large open plan office accommodation on each floor complemented by meeting room and kitchen with staff break out area
- » Front central core, stairwell and ladies and gents WCs to each of the upper floors
- » Air conditioning throughout the office accommodation
- » Suspended ceilings and feature lighting installations to the offices
- » 2 dedicated car parking spaces
- » Perimeter trunking
- » The refurbishment retains a number of original building features
- » Useful lower ground floor stores (with potential to upgrade)

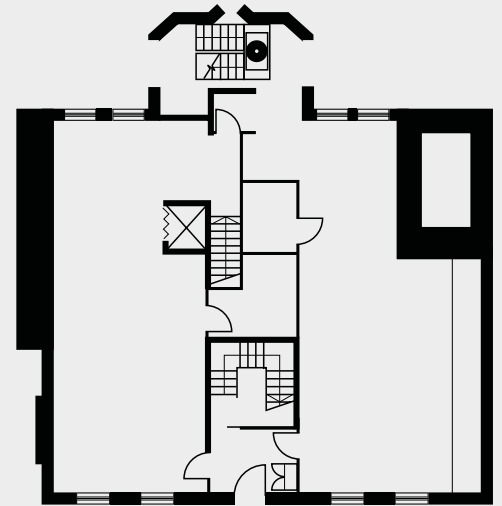




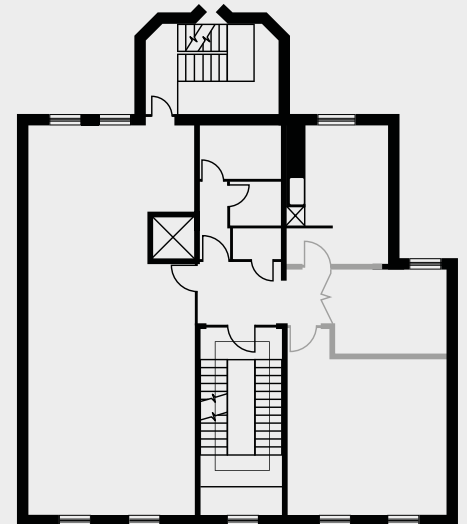
Accommodation

Floor	Description	M ²	[sq ft]
3	Two general offices, ladies & gents WCs, hallway	124.39	[1,339]
2	Two general offices, ladies & gents WCs, hallway	124.39	[1,339]
1	Former Barclays banking hall & reception, meeting rooms*	130.52	[1,405]
B	Stores, office, kitchen & strong room*	70.42	[758]
Net Internal Floor Area		449.72	[4,841]

*the accommodation to be refurbished; potential to tailor the refurbishment and fit out to satisfy occupier requirements

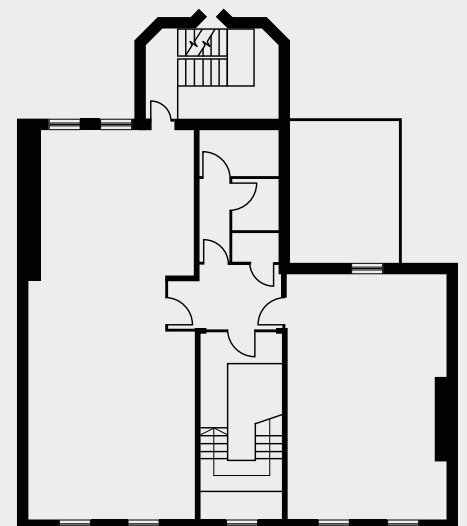


Ground floor

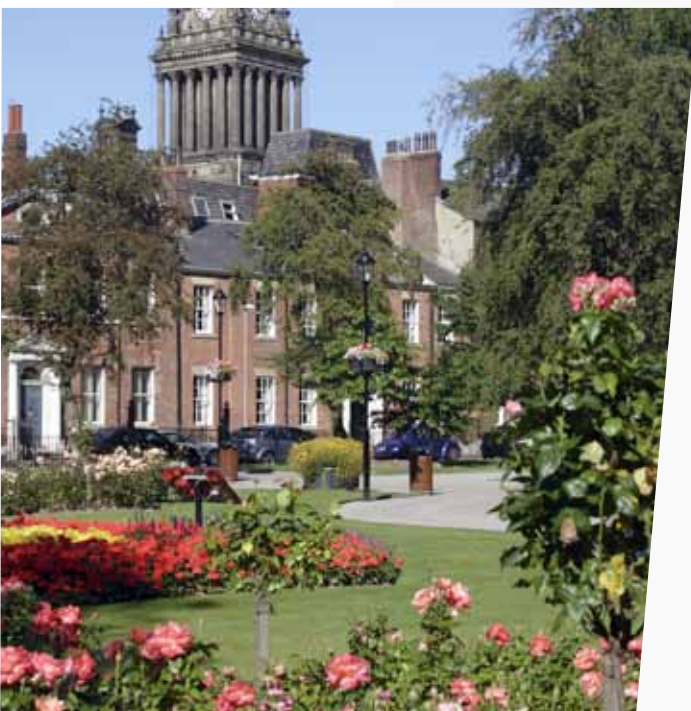


— = Removable partitions

First floor



Second floor





Services

All mains services are available to the property.
The services and installations have not been tested.

Rating

We are informed by Leeds City Council rating department the premises are assessed for business rates as follows:

Bank & Premises RV £74,000.

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The building has an Energy Performance Asset Rating of 89 (Band D). A copy of the Energy Performance Certificate is available upon request.

Terms

The property is offered to let by way of a new FR&I lease upon terms to be agreed incorporating three yearly upward only rent reviews.

Rent

£75,000 per annum exclusive.

Consideration may be given to applications to lease individual floors of the property i.e. with accommodation available from 124.39m² (1,339 sq ft).

VAT

VAT is applicable upon the rent.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in connection with the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:

Michael Steel & Co Tel: 0113 234 8999

Andrew Steel andrew@michaelsteel.co.uk

Richard Barker richard@michaelsteel.co.uk

Our Ref: 2100/A/S | March 2016 Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.