



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET (may split)

**HIGH QUALITY OFFICES WITHIN
PROFESSIONAL DISTRICT WITH **

**2 PARK SQUARE EAST, LEEDS,
WEST YORKSHIRE, LS1 2NE**

118m² (1,161 sq ft)



- High quality refurbished office accommodation
- Desirable central location within the professional quarter of Park Square with 2 parking spaces to the rear
- Immediately available for occupation & premises also benefit from 1 bed penthouse apartment (available by separate negotiation)

0113 2348999

Location

The premises front Park Square East close to its junction with The Headrow within the professional quarter of Leeds city centre.

The property has easy access to Leeds city centre and railway station.

Description

The Grade II Listed mid-terrace property is over 3 storeys with a separate basement retail unit accessed to the front (occupied by Tribeca-delicatessen).

The building has had an extensive refurbishment and offers high quality office accommodation at ground and first floor level plus a 1 bedroom penthouse on the top floor.



Accommodation

Whilst retaining some of the original features of the building the accommodation benefits from a contemporary fit out to include air conditioning to all suites and perimeter trunking. The accommodation is available fully furnished and comprises:-

Ground Floor

Suite 1	32.02m ² (345 sq ft)
Admin/Break out	17.07m ² (184 sq ft)

First Floor

Suite 2	17m ² (183 sq ft)
Suite 3	41.71m ² (449 sq ft)

Total Net Internal Floor Area 117.86m² (1,161 sq ft)

Second floor 1 bedroom penthouse	45.12m ² (486 sq ft)
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There are 2 dedicated car parking spaces to the rear accessed via Park Cross Street.

Services

The premises benefit from recessed LED lighting and feature drop down lighting with Mitsubishi air conditioning to all suites and wall hung electric heaters to communal areas. However none of the

services or appliances have been tested and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate

The EPC rating for the offices is C (61) expiring 09 January 2029.

The EPC rating for the penthouse is D (64) expiring 09 January 2029.

Rating

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

Offices & Premises	RV £17,250
Penthouse (Council Tax)	Band C

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council 0113 2224444.

Rent

The ground and first floors are available at £28,500 per annum exclusive.

The penthouse is offered with a rent equating to £1,200 per calendar month plus bond.

VAT

The rent is quoted exclusive of VAT if applicable.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in connection with a transaction.

Viewing/Enquiries

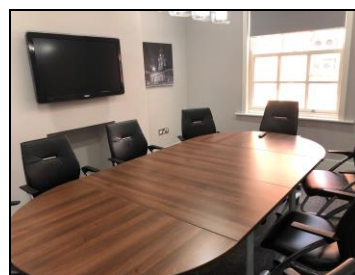
Strictly by appointment only with the sole agents:-

Michael Steel & Co
Richard Barker
Ben Preston

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Our Ref: 3145/A/RB
July 2021

Subject to Contract



Michael Steel & Co
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www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

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.