

*First floor
available*

770 sq.ft.

*ThirtyOne
ParkSquare
Leeds^{LS1} To Let*

*Exceptional
refurbished office
building with lots
of original features
and parking*

31

31

ThirtyOne ParkSquare Leeds^{LS1} To Let

Exceptional refurbished office building with original features and car parking

Park Square is one of the most sought after business locations in the City of Leeds. With its famous central gardens and immediate proximity to the Law Courts, Park Square provides a prestigious address in a prime City Centre location for organisations seeking high quality office accommodation. Leeds City Railway Station, the main retail areas and many bars, restaurants and other amenities are all within a few minutes walk of Park Square.

Description

31 Park Square is an attractive, listed office building which boasts many original features including stained glass windows within the stairwell and feature fireplaces throughout. Internally the building has been extensively refurbished to provide high quality office accommodation from lower ground floor to third floor level.

The accommodation benefits from the following specification features;

- Fully carpeted
- Good decorations
- Modern lighting
- Kitchen facility
- Timber framed sash windows
- Gas central heating
- Car parking

Accommodation

31 Park Square West provides the following net internal floor areas;

— Lower ground floor	Let
— Ground floor	Let
— First floor	770 sq.ft.
— Second floor	Let
— Third floor	Let
Total available	770 sq.ft.

Terms

The accommodation at 31 Park Square is available by way of a new full repairing and insuring lease, for a term to be negotiated and agreed.

Details of the commencing rental are available on application from the agents.

Rates

The first floor of 31 Park Square is assessed as having a rateable value of £10,750 in the 2017 valuation list.



Hazel Cooper
Philip Shopland-Reed

Sally Holroyd
Robin Hanson

hazelcooper@cartertowler.co.uk
philipsreed@cartertowler.co.uk
sally@bht.uk.com
robin@bht.uk.com



tel. 0113 244 9020

Misrepresentation Act 1967 CarterTowler and BHT for themselves and for the vendor or lessor of this property for whom they act give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers/lessees, and do not constitute the whole or any part of an offer or contract ii) CarterTowler and BHT cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers/lessees must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy iii) rents quoted in these particulars may be subject to VAT in addition iv) CarterTowler and BHT will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function - prospective purchasers/lessees should satisfy themselves as to the fitness of such items for their requirements vi) no person in the employment of CarterTowler and BHT has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to this property. Property Misdescription Act 1991 These details are believed to be correct as at December 2017 but may be subject to future amendment.