

# TO LET GROUND & FIRST FLOOR OFFICE SUITES with parking



## GROUND & FIRST FLOOR, 4 PARK COURT 40 PARK CROSS STREET, LEEDS, LS1 2QH

- 854 sq.ft. – 1,754 sq.ft. (79.34 sq.m – 162.95 sq.m)
- Centrally located in Leeds City Centre
- 2 courtyard parking spaces available
- Modern open-plan office suites
- Available floor-by-floor or as a whole

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

Park Court is located on Park Cross Street, accessed via The Headrow to the north and St. Paul's Street to the south, in the heart of Leeds City Centre.

Park Court provides excellent access to public transport with Leeds Train Station being only a 5-minute walk away (0.2 miles). There are excellent local amenities within the immediate vicinity including a variety of shops, bars and restaurants.

Park Court has access through to Park Square East which fronts on to Park Square, home to numerous local and national occupiers mostly of the legal and financial sectors.

## DESCRIPTION

The available suites comprise of ground and first floor self-contained offices, forming part of a multi-let three storey office building. The accommodation provides open-plan working areas with the ability to create cellular office space /meeting /breakout areas if required. The suites benefit from their own WC and kitchen facilities. The ground floor suite has rear access to the courtyard area.

The offices benefit from double glazing, gas central heating, suspended ceilings, Category 2 lighting and intercom systems. There is a communal entrance with fob entry allowing for 24 hour access.

## ACCOMMODATION

The suites have been measured in accordance with the RICS Code of Measuring Practice and have the following net internal areas:-

Ground Floor	79.34 sq.m.	854 sq.ft.
First Floor	83.61 sq.m.	900 sq.ft.

## CAR PARKING

There are 2 car parking spaces in the rear courtyard available to let by way of a separate licence agreement. Further information available on request.

## TERMS

The suites are available to let either floor-by-floor or together by way of a new effective full repairing and insuring lease at a rent of **£12,000 per annum exclusive per floor**, for a term of years to be agreed.

The suites are responsible for a proportion of the communal Service Charge for the building. Details on application.

## RATES

We understand the suites are assessed as follows:

Ground Floor	£8,500 per annum
First Floor	£8,600 per annum

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The offices have been independently assessed and certified as follows:

Ground Floor	Band C (75)
First Floor	Band C (74)

A copy of the EPC's are available on request.

## LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

### Harvey Squire

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Subject to Contract  
17<sup>th</sup> November 2021

#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braeknridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.