

# CITY CENTRE OFFICE SUITE

with parking

**TO LET**



## **SECOND FLOOR, 4 PARK COURT off PARK CROSS STREET, LEEDS, LS1 2QH**

- Good quality City Centre offices with parking
- 780 sq.ft (72.46 sq.m)
- Sought after location
- Fully decorated

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

## LOCATION

4 Park Court is conveniently situated in the heart of Leeds City Centre, just a 30 second walk from the famous central gardens of Park Square and midway between the highly sought after business locations of The Headrow and St Paul's Street.

The property is ideally situated within immediate proximity to the Law Courts, Leeds City Railway Station and the main retail and hospitality areas of Leeds. There are plenty of bars, restaurants and coffee shops within the immediate vicinity including La Bottega, Starbucks, Tesco Express and Box (bar and restaurant).

## DESCRIPTION

4 Park Court is a 3 storey modern office building providing newly refurbished contemporary office accommodation.

The available suite is situated on the second floor and provides an open plan workspace with the flexibility to create private offices, meeting rooms or breakout spaces. The office also benefits from a private meeting room already in situ.

The available suite benefits from the following specification features:-

- Open plan / great natural light
- Fully decorated and carpeted
- Modern suspended ceiling
- Cat II fluorescent strip lighting
- Kitchenette facility within the suite
- Perimeter trunking for IT, data and telecoms cabling
- WC facilities
- Gas central heating
- Front door security intercom system
- Fob entry allowing 24 hour access

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and provides a Net Internal Floor area of **780 sq.ft. (72.46 sq.m)**.

## PARKING

There are **2 car parking spaces** available to let within the rear courtyard.

## TERMS

The suite is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£10,920 per annum exclusive**.

## RATES

We understand the property has a Rateable Value of £8,100.

Subject to satisfying the usual criteria, the occupier of each suite should qualify for Small Business Rates Relief. Further clarification available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (73). A copy of the EPC is available on request.

## LEGAL COSTS

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

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

Via the joint agents:-

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Subject to Contract  
Nov 2022

### Microrepresentation Act

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