



## TO LET- 11 Park Square, Leeds, LS1 2NG

Fully refurbished Grade II listed office



- Available as a whole or as individual suites from 1,090 sq ft to 4,795 sq ft
- Finished to a very high standard with LED lighting & air conditioning
- Fully Cat 6e cabled throughout with floor boxes
- Prime location overlooking Park Square



## Location

No.11 Park Square is situated on the eastern side of this picturesque Georgian garden square in the heart of Leeds city centre. Whilst offering the convenience of having the city's vibrant retail core, restaurants bars and leisure outlets on its doorstep, Park Square is an oasis of calm in the busy city centre.

## Description

No.11 Park Square is a stunning Grade II listed office building which has been comprehensively and sympathetically refurbished to provide office space of the very highest quality arranged over basement, ground, first and second floors.

Following completion of the refurbishment & upgrade programme No.11 Park Square provides the following:-

- Attractive entrance area
- Secure door entry system
- Cat 6e data cabling pre-installed
- New air conditioning
- Energy efficient LED lighting
- Refurbished toilets
- Showers to lower ground floor offices
- Kitchen facilities on each floor
- Timber sliding sash windows

## Car parking

1 car parking space is available to the rear of the property by way of a separate licence

## Accommodation

FLOOR	SQ M	SQ FT	RENT P.A.
Lower Ground	101.3	1,090	£19,000
Ground	123.1	1,325	£26,500
First	118.0	1,270	£25,800
Second	101.3	1,090	£19,000
<b>TOTAL</b>	<b>443.7 SQ M</b>	<b>4,775 SQ FT</b>	<b>£90,300</b>

## VAT

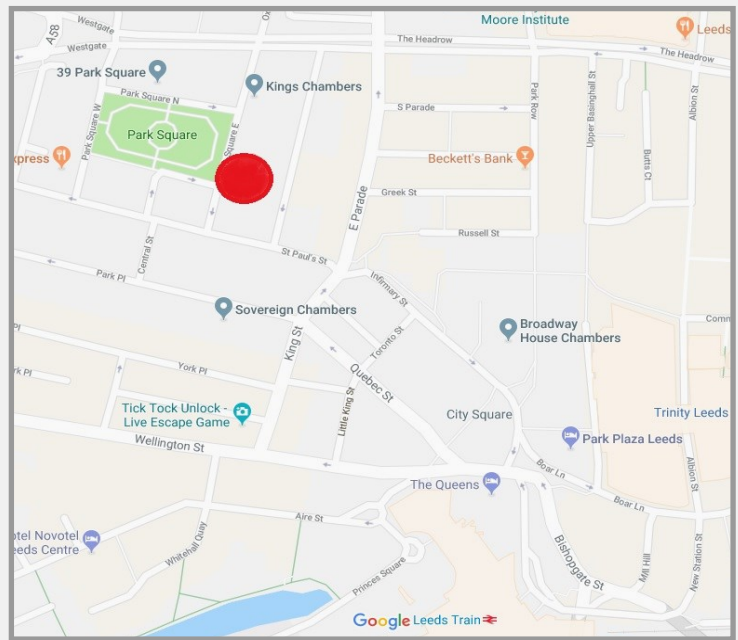
All rents and other figures are quoted exclusive of VAT at the prevailing rate.

## Viewing and further information:

### Robin Beagley

Tel: 0113 234 1444 / Mob: 07733 895927

Email: [rbeagley@wsbproperty.co.uk](mailto:rbeagley@wsbproperty.co.uk)



## Terms

The offices are available to let by way of a new effective FRI leases for a term to be agreed. The property can be let as a whole or as individual floors.

## Business Rates

The building currently has a single rating rateable value and will require reassessing if let on a floor by floor basis

## Energy Performance

A copy of the EPC is available upon request

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction



### MISREPRESENTATION ACT:

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