

Nº 36
PARK ROW



Coming Soon – Full refurbishment

36 PARK ROW, LEEDS, LS1 2JL - TO LET

- Suites available from 1,868 sq ft (173.5 sq m)
- Impressive boutique office space with exposed services
- Stunning reception area with tenant break out space
- Prime location just off City Square, minutes from Leeds City Station

Location

36 Park Row is located within the heart of Leeds city centre and the traditional banking area of Park Row. On its doorstep are Leeds' vibrant retail core, with various restaurants bars and leisure outlets in the immediate vicinity.

The property is just off City Square and only 100m from Leeds City Station. Furthermore, it is conveniently located for the major bus routes to all parts of Leeds and also benefits from secure basement car parking and secure cycle storage, accessible off Wine Street to the rear.

Description

No.36 Park Row comprises an attractive stone built period office building arranged over basement, ground and six upper floors.

The office space is in the process of being comprehensively refurbished and upgraded to create what will be a stunning working environment of the very high quality, that will include the following:-

- Attractive refurbished reception area
- Secure entry system
- New VRF air conditioning
- Exposed services
- LED strip lighting
- Refurbished disabled, Male & Female toilets
- 2 x 8 person passenger lifts
- Showers and cycle storage
- Kitchen facilities on each floor
- On-site reception & building management staff

Car Parking

The basement provides car parking for up to 19 cars available by way of a separate licence

Accommodation

FLOOR	SQ M	SQ FT
2nd Floor Front	173.5	1,868
3rd Floor Front	182.5	1,965
3rd Floor Rear	206.8	2,226
6th Floor Rear	180.4	1,942

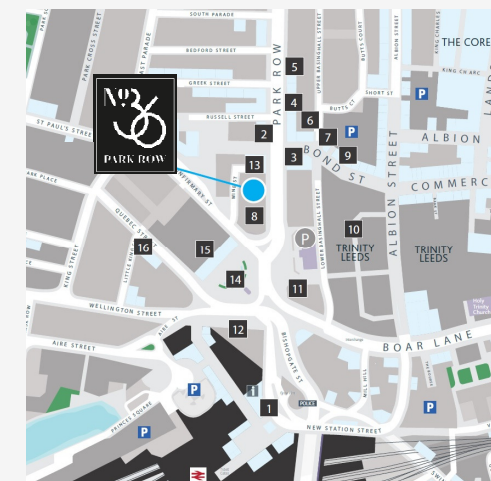
Viewing or for more Information:

Viewing is strictly by prior appointment through joint agent WSB or Knight Frank:

Elizabeth Ridler - Knight Frank

Tel: 0113 297 2427

Email: elizabeth.ridler@knightfrank.com



LOCATION

1. Leeds Train Station
2. HSBC
3. Lloyds Banking Group
4. Santander
5. Piccolinos
6. Caffe Nero
7. Tesco Metro
8. Deloitte
9. Boots
10. Trinity Shopping Centre
11. Park Plaza Hotel
12. Queens Hotel
13. Jamie's Italian
14. City Square
15. The Restaurant Bar & Grill
16. Sous Le Nez Restaurant

Terms

The offices area available to let by way of a new effective FRI leases for a term and rent to be agreed.

Business Rates

Details of the rateable value for each suite is available upon request.

Energy Performance

A copy of the EPC is available upon request

VAT

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

Legal Costs

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



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Knight Frank
0113 246 1533
KnightFrank.co.uk

PROPERTY CONSULTANTS
wsb
www.wsbproperty.co.uk
0113 234 1444