



To Let

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**REFURBISHED BOUTIQUE OFFICE SPACE  
WITH EXPOSED SERVICES**

Suites available from 990 sq ft (91.9 sq m)

- Stunning reception area with meeting booths
- Prime location, minutes from Leeds City Station

# DESCRIPTION

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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 a stunning working environment of the very highest quality, that will include the following:-



- Meeting booths
- Complimentary WIFI in reception
- Attractive refurbished reception area
- New VRF air conditioning system
  - 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
  - Secure entry system
- On-site reception & building management staff
  - Secure basement parking
  - Attractive external lighting



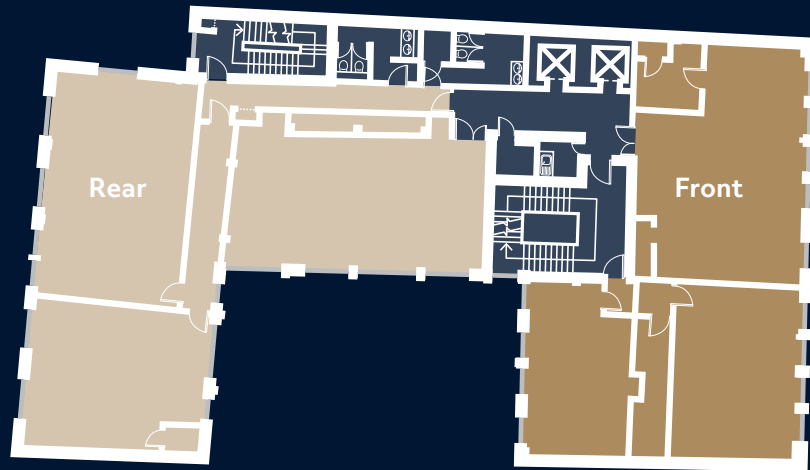
\*For Illustrative Purposes Only



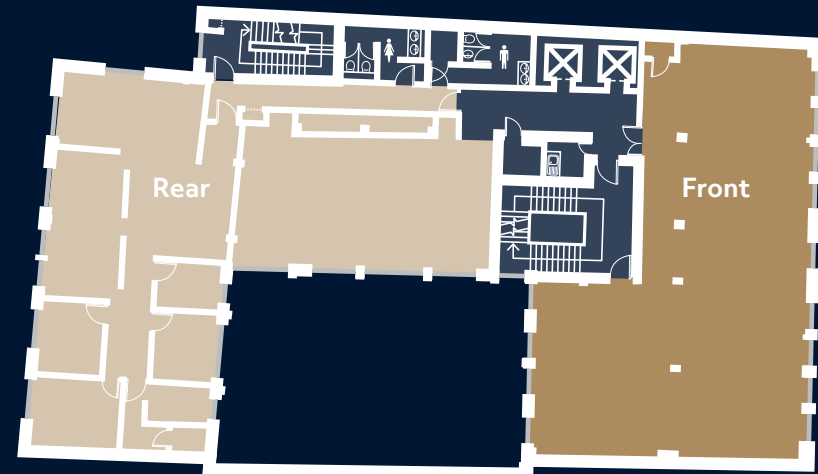
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# SUITES AVAILABLE FROM 990 SQ FT

SUITES	sq ft	sq m
Ground Floor Front	990	91.9
Ground Floor Rear	2,182	202.7
1st Floor Front	1,872	173.9
1st Floor Rear	2,194	203.8
2nd Floor Front	1,878	174.5
2nd Floor Rear	2,187	203.2
3rd Floor Front	1,965	182.5
3rd Floor Rear	2,226	206.8
6th Floor Rear	1,942	180.4



1st Floor



2nd Floor



# LOCATION

36 Park Row is located within the heart of Leeds City Centre and the traditional financial district of Park Row.

On its doorstep is Leeds' vibrant retail core, with various restaurants, bars and leisure outlets in the immediate vicinity.

The property is situated just off City Square and only 100m from Leeds City Railway 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 cycle storage, accessible off Wine Street to the rear.

## ● AMENITIES ●

### 1. City Square

Banyan  
Restaurant Bar & Grill

### 2. Park Row

Gino D'Acampo  
Jamie's Italian

### 3. Greek Street

Manhatta  
The Alchemist  
All Bar One

### 4. East Parade

Tattu  
Blackhouse

### 5. Trinity Leeds

Marks & Spencer  
H & M

### 6. Leeds Railway Station

M&S Simply Food

### 7. Bond Court

La Bottega Milanese  
Dakota Deluxe  
Pret A Manger

## ● LOCAL OCCUPIERS ●

1. HSBC
2. Santander
3. Pinsent Masons
4. Deloitte







## VAT

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

## TERMS

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

## EPC

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A copy of the EPC is available upon request.

## LEGAL COSTS

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

## BUSINESS RATES

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

## VIEWINGS

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Viewing is strictly by prior appointment through the sole letting agents WSB or Knight Frank.



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