



To Let

.....

**REFURBISHED BOUTIQUE OFFICE SPACE  
TRADITIONAL & EXPOSED FINISHES AVAILABLE**

Suites available from 990 sq ft (91.9 sq m)

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





# CHARACTER FACADE CONTEMPORARY WORKSPACE

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

The office space has been comprehensively refurbished and upgraded to create a stunning working environment of the very highest quality that includes the following:-



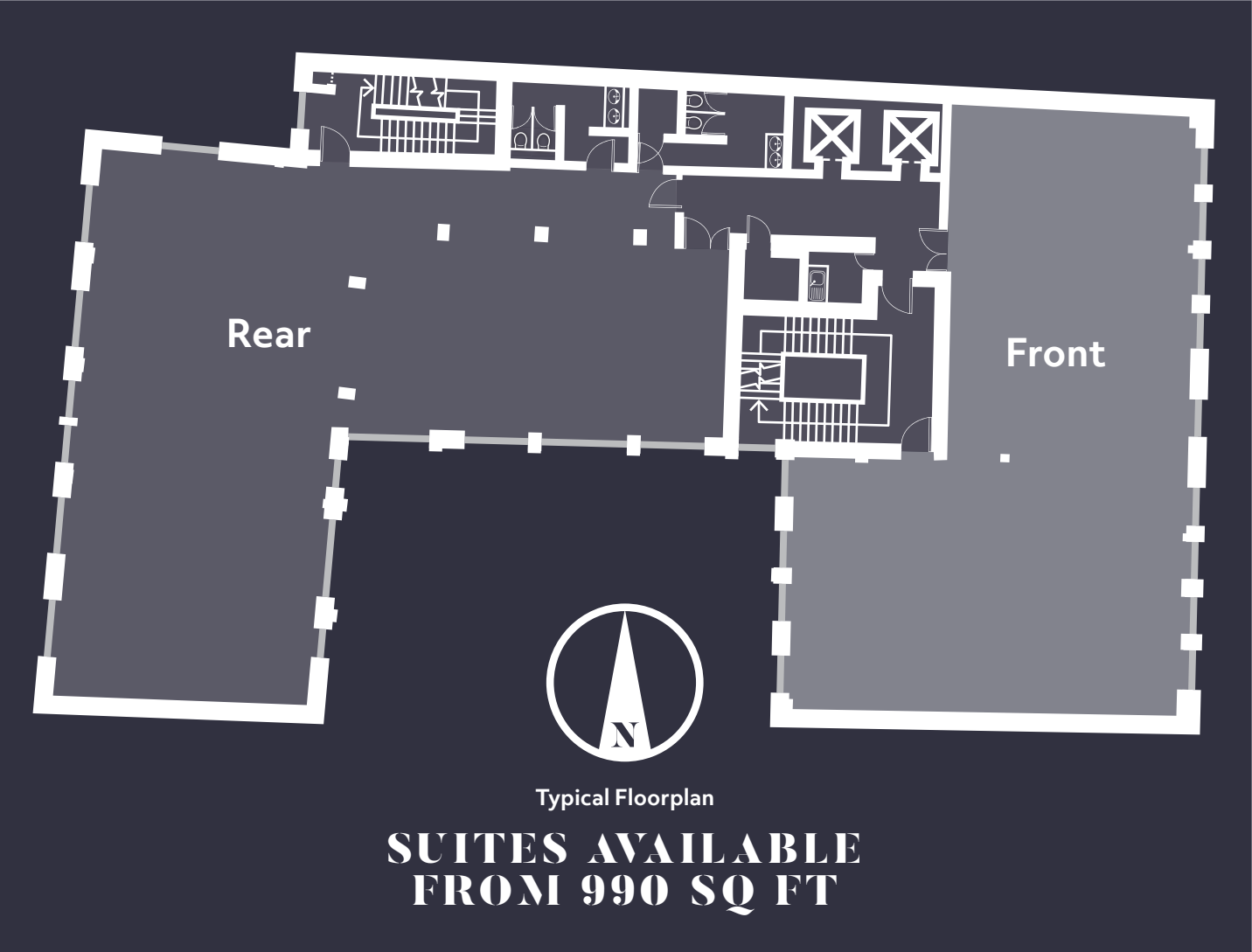
- Meeting booths
- Complimentary WIFI in reception
- Attractive refurbished reception area
- On-site commissionaire
- New VRF air conditioning system
- Exposed services and LED strip lighting
- Refurbished disabled, male & female toilets
- 2 x 8 person passenger lifts
- Showers and cycle storage
- Kitchen facilities on each floor
- Secure entry system
- Secure basement parking





A RANGE OF  
FLEXIBLE  
& ADAPTABLE  
SUITES

SUITES	sq ft	sq m
Ground Floor Front	990	91.9
Ground Floor Rear	2,182	202.7
1st Floor	LET TO MASTEK	
2nd Floor Front	LET TO GDS LINK	
2nd Floor Centre	LET TO TYR LAW	
3rd Floor Front	UNDER OFFER	
3rd Floor Rear	LET TO WARDELL ARMSTRONG	
4th Floor Rear	2,181	202.6
5th Floor Front	LET TO SEVEN SEARCH & SELECTION	
5th Floor Rear	1,926	178.9
6th Floor Rear	LET TO SYNDICATE 2525	
TOTAL	7,279	676.1



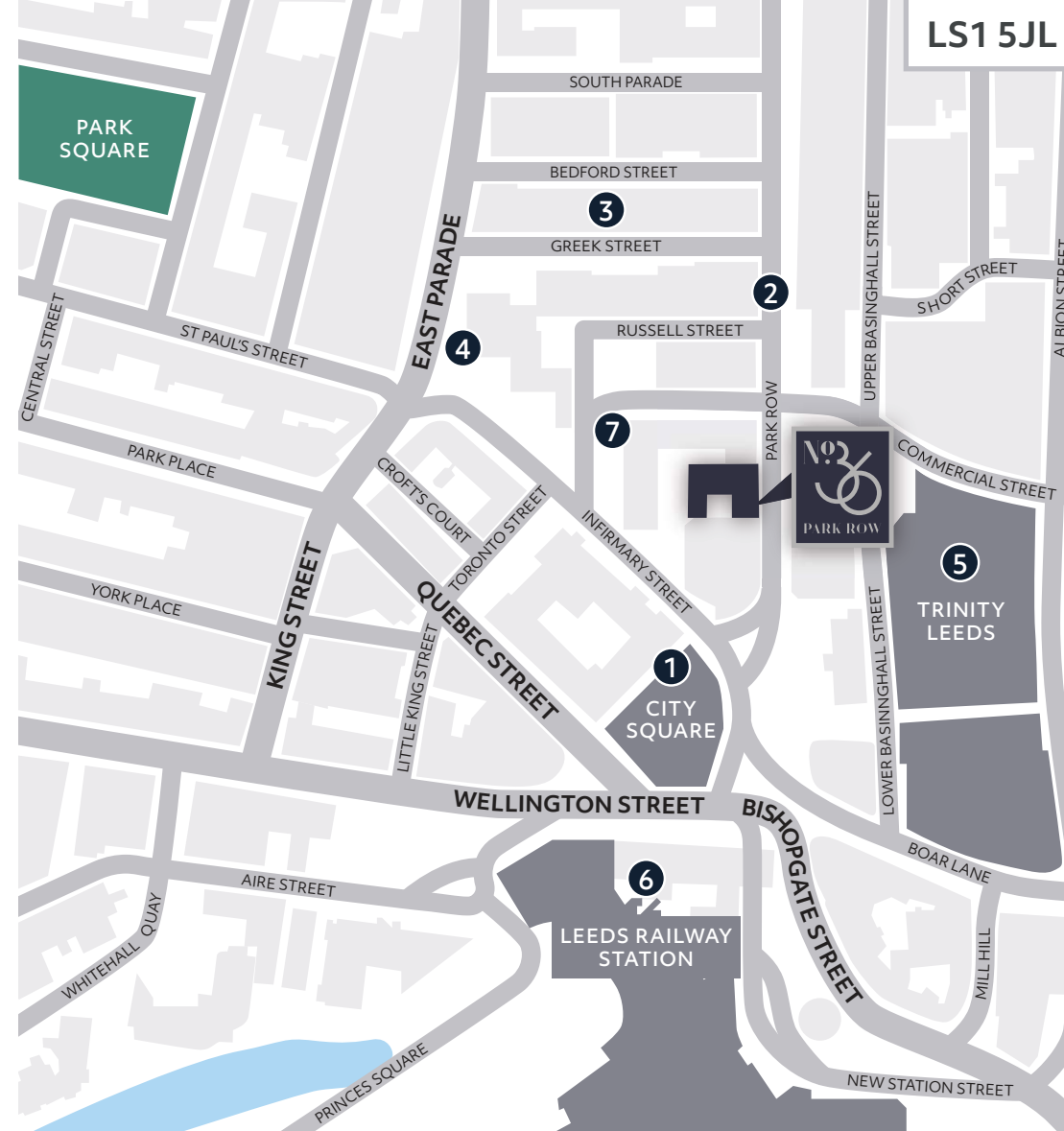


## A PRIME LOCATION

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'Acamp
- 3. Greek Street**  
Manahatta  
The Alchemist  
Neighbourhood  
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







## VAT

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

## BUSINESS RATES

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

## LEGAL COSTS

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

## EPC

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A copy of the EPC is available upon request.

## TERMS

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

## VIEWINGS

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



**Robin Beagley**

rbeagley@wsbproperty.co.uk



**Elizabeth Ridler**

elizabeth.ridler@knightfrank.com

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