

THREE SUITES
REMAINING

No. 36

PARK ROW

LEEDS

To Let

.....

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

Suites available from 1,926 sq ft (178.9 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:-

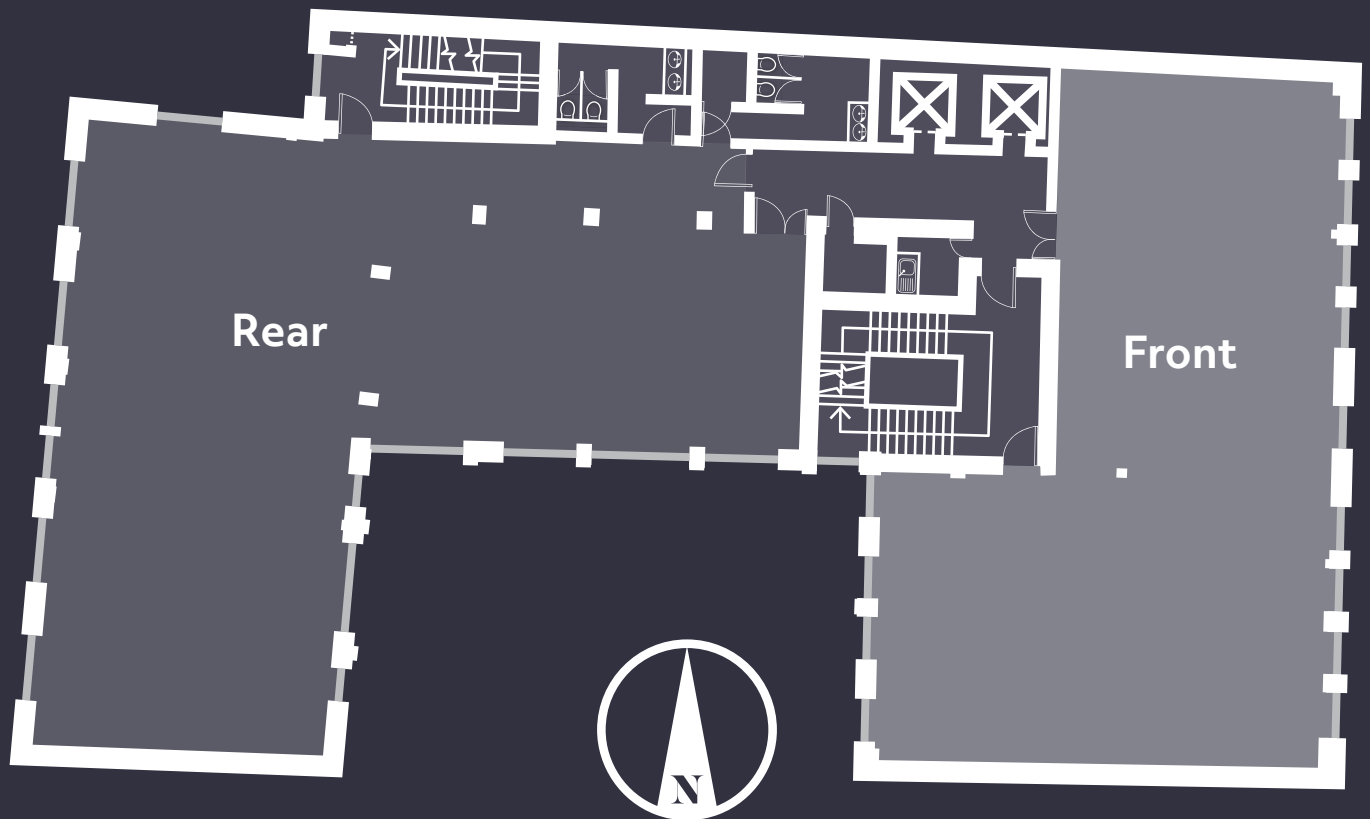


- Meeting booths
- Complimentary WIFI in reception
- Attractive refurbished reception area
- On-site commissionaire
- New VRF air conditioning system
- Exposed services and LED strip lighting
- Refurbished disabled, male & female toilets
- 2 x 8 person passenger lifts
- Showers and cycle storage
- Kitchen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



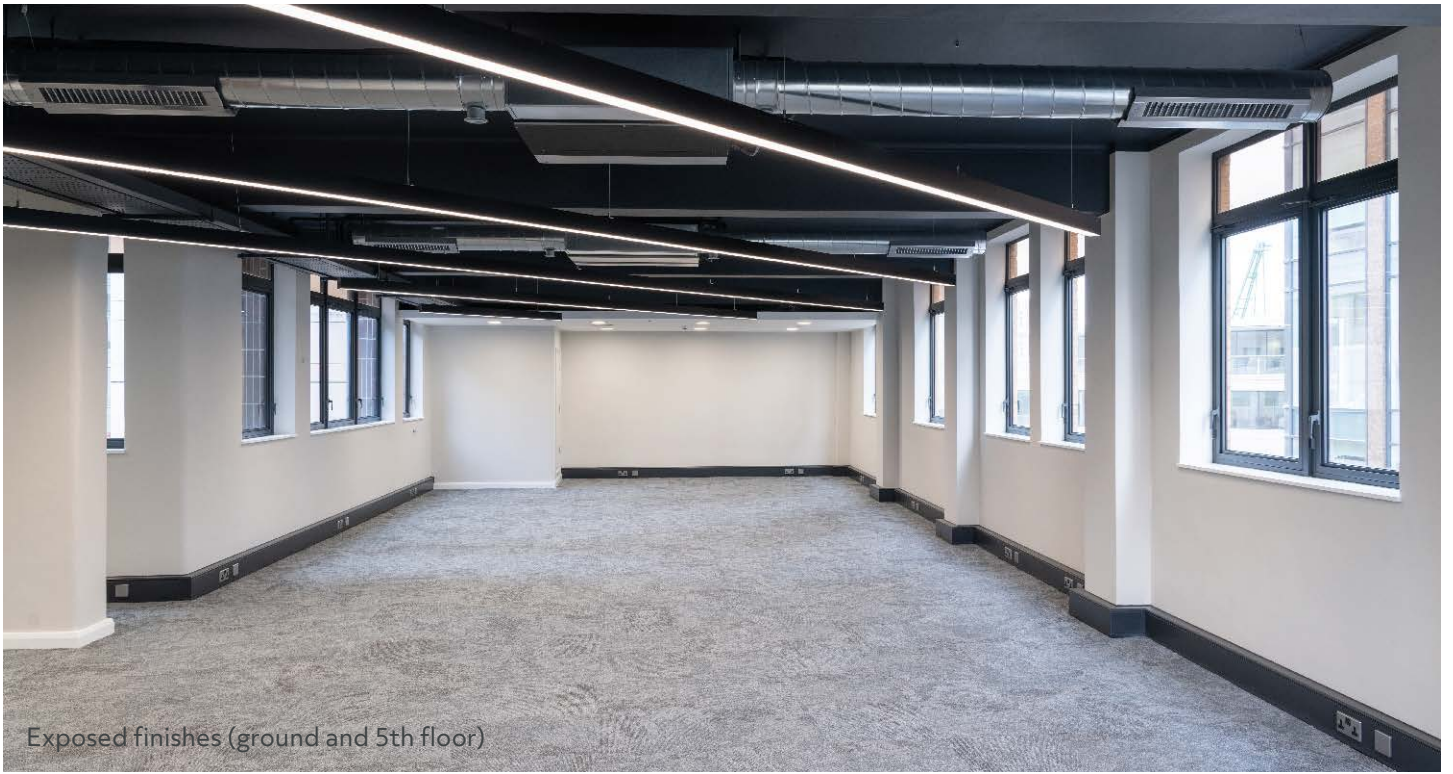
A RANGE OF FLEXIBLE & ADAPTABLE SUITES

SUITES	sq ft	sq m
Ground Floor Front	UNDER OFFER	
Ground Floor Rear Exposed Finishes	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	LET TO INTOZETTA	
3rd Floor Rear	LET TO WARDELL ARMSTRONG	
4th Floor Rear Traditional Fit Out	2,181	202.6
5th Floor Front	LET TO SEVEN SEARCH & SELECTION	
5th Floor Rear Exposed Finishes	1,926	178.9
6th Floor Rear	LET TO SYNDICATE 2525	
TOTAL	6,289	584.3



Typical Floorplan

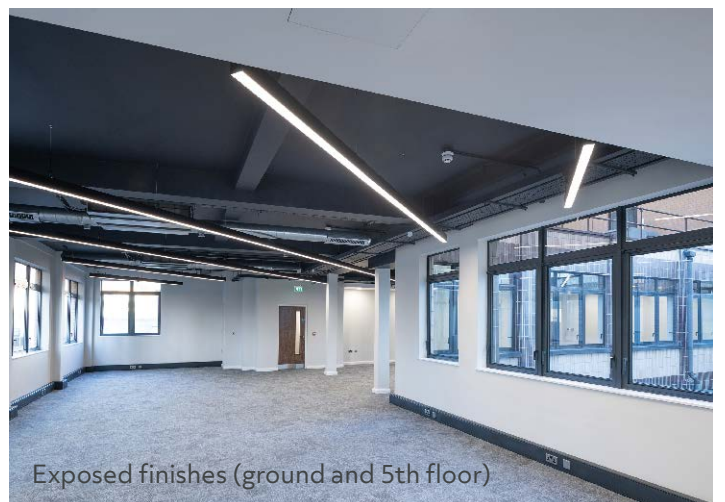
SUITES AVAILABLE FROM 1,926 SQ FT



Exposed finishes (ground and 5th floor)



4th floor - traditional fit out



Exposed finishes (ground and 5th floor)

A PRIME LOCATION

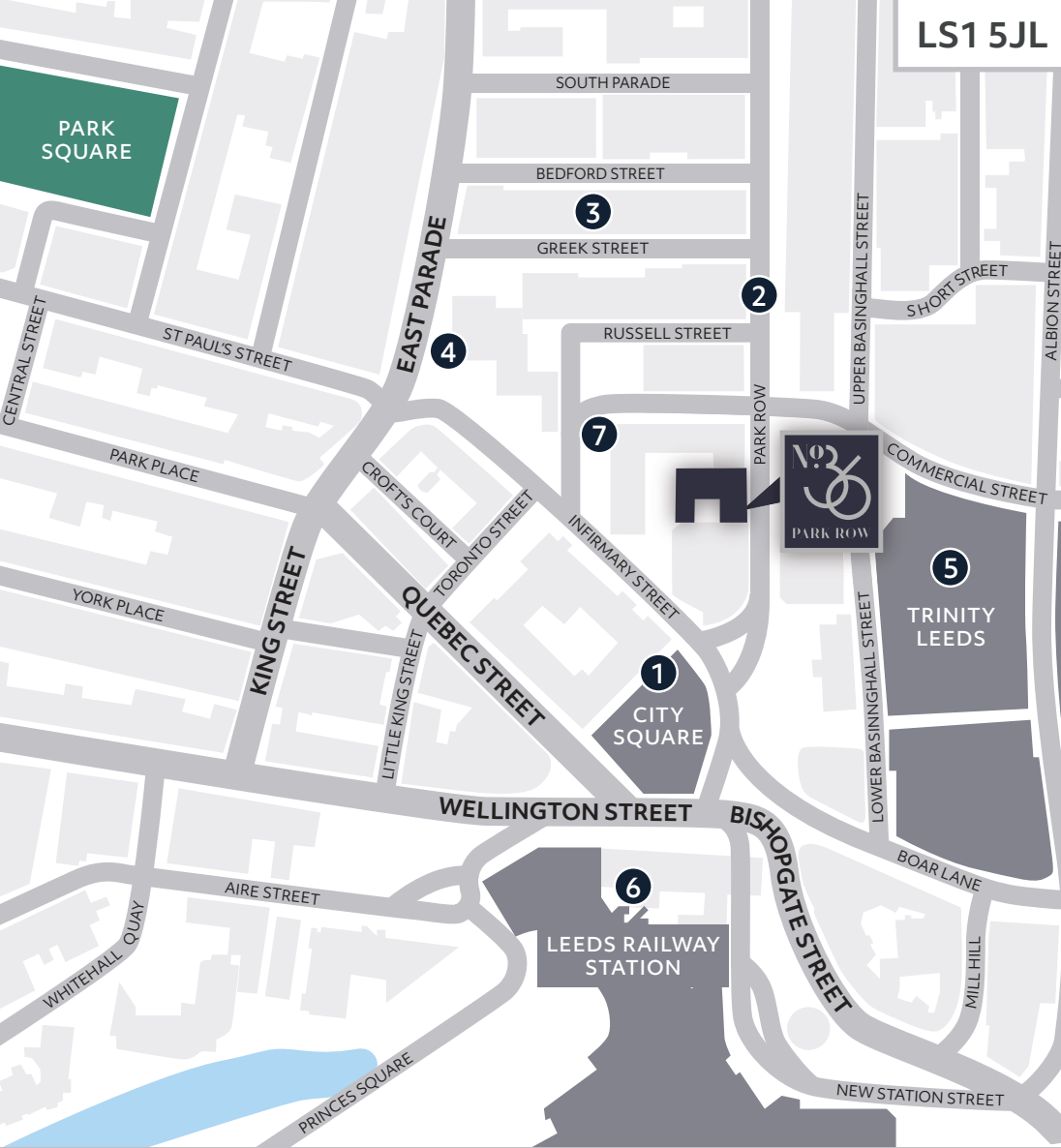
36 Park Row is located within the heart of Leeds City Centre and the traditional financial district of Park Row.

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.



LS1 5JL



AMENITIES

1. City Square

Banyan
Restaurant Bar & Grill

2. Park Row

Gino D'Acampo

3. Greek Street

Manhatta
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.



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