

No.  
**10**

**Park Place  
Leeds**



*No. 10 Park Place, LS1 2RU / 713 - 3,400<sup>sq.ft.</sup> To Let  
Exceptional refurbished Grade II Listed office with a contemporary feel*



*No. 10 Park Place has been newly refurbished throughout and stands in one of the most sought-after business locations in the City of Leeds favoured by many established professional and financial organisations.*

### Location

No. 10 is centrally located on Park Place and is within only a few minutes walk of Leeds City Station, the Law Courts complex and the main leisure and retail areas of Leeds City Centre.

### Description

No. 10 Park Place is an attractive, brick-built, Georgian Grade II Listed mid-terraced office building on ground and three upper floors with basement storage accommodation.

### Features include:

- Attractive reception and boardroom
- New carpets throughout
- Modern lighting
- New kitchen facilities
- Secure basement storage
- Gas-fired central heating
- Security alarm
- New male and female toilets
- On street meter parking
- Rear courtyard
- EPC rating E (120)

### Accommodation

No. 10 Park Place provides the following net internal floor areas:

Ground floor	960 sq. ft.	89.2 sq.m.
First floor	1000 sq. ft.	92.9 sq.m.
Second floor	713 sq. ft.	66.2 sq.m.
Third floor	727 sq. ft.	67.5 sq.m.

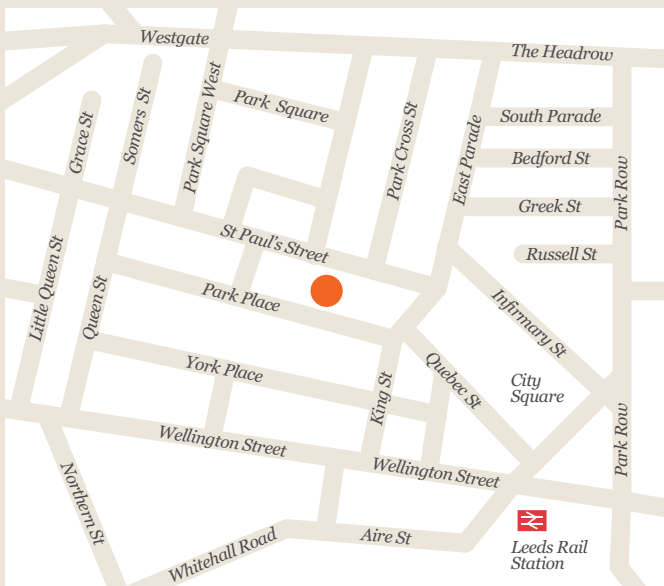
**Total office area 3,400 sq. ft. 315.8 sq.m.**

Basement storage 717 sq. ft. 66.6 sq.m.

The building can be let as a whole or alternatively consideration will be given to lettings on a floor by floor basis.

### Viewing

For further information or to arrange an inspection please contact the joint letting agents:



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