



## TO LET - 11 Park Square, Leeds LS1 2NG

### Fully refurbished Grade II listed office



- Final two suites available - 510 sq ft and 1,325 sq ft
- Finished to a very high standard with LED lighting & air conditioning
- Fully Cat 6e cabled throughout with floor boxes for easy IT installation
- Prime location overlooking Park Square



## Location

No.11 Park Square is situated on the eastern side of this picturesque Georgian garden square in the heart of Leeds city centre. Whilst offering the convenience of having the city's vibrant retail core, restaurants bars and leisure outlets on its doorstep, Park Square is an oasis of calm in the busy city centre.

## Description

No.11 Park Square is a stunning Grade II listed office building which has been comprehensively and sympathetically refurbished to provide office space of the very highest quality arranged over basement, ground, first and second floors.

Following completion of a comprehensive refurbishment & upgrade programme No.11 Park Square provides the following:-

- Attractive entrance area
- Secure door entry system
- Cat 6e data cabling pre-installed
- New air conditioning
- Energy efficient LED lighting
- Refurbished toilets
- Showers to lower ground floor offices
- Kitchen facilities on each floor
- Timber sliding sash windows

## Accommodation

FLOOR	SQ FT	RENT P.A.
Lower Ground A	510	£9,000
Lower Ground B	Let to Rebian	
Ground	1,325	£26,500
First	Let to Supply Desk Ltd	
Second	Let to Hallam Land	

\* Consideration will be given to letting the ground floor as two individual suites. Suite 1 - 600 sq ft - rent £12,000 p.a. and Suite 2 - 725 sq ft- rent £14,500 p.a. + VAT

## VAT

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

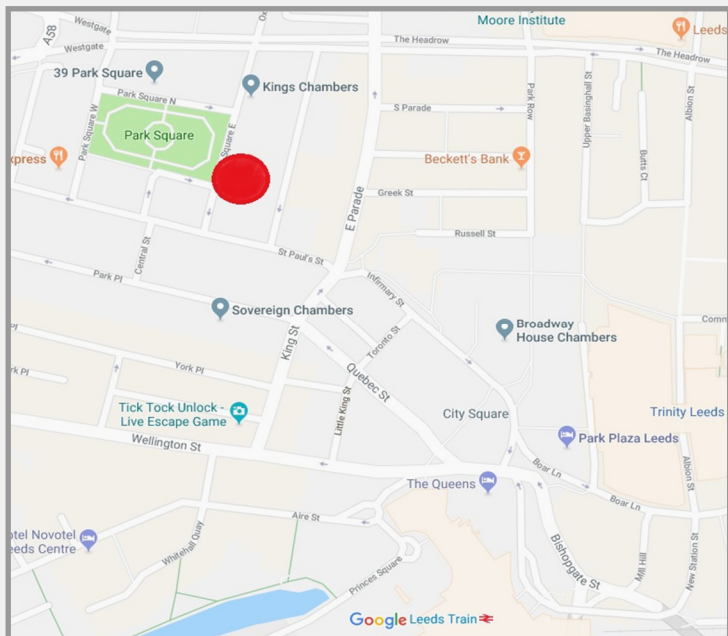
## Viewings and further information:

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## Terms

The offices are available to let by way of a new effective FRI leases for a term to be agreed. The property can be let as a whole or as individual floors.

## Business Rates

The building currently has a single rating rateable value and will require reassessing upon occupation.

## Energy Performance

A copy of the EPC is available upon request

## Legal Costs

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



### MISREPRESENTATION ACT:

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