



25 Park Square West, Leeds, LS1 2PW

***Under Refurbishment* Listed office in the heart of Leeds City Centre.**

629 to 2,327 sq ft (58.44 to 216.19 sq m)

- ***Under refurbishment***
- **Self contained offices**
- **Park Square location**
- **Attractive listed building**
- **Available as a whole or individual suites**
- **Air conditioning throughout**

Summary

Available Size	629 to 2,327 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs. Each party to pay their own legal costs.
EPC Rating	E

Description

No 25 Park Square was originally developed as a house circa 1815 and is a listed building retaining an attractive façade and internal features. The building comprises good quality, predominantly open plan office space which provides accommodation over lower ground, ground and three upper floors. The property can either be let as a whole or as individual self-contained units.

The specification includes the following;

- VRF heat recovery air conditioning system.
- LED Lighting
- Newly carpeted floors
- Park Square views
- Perimeter trunking

Location

Park Square is located within the centre of the traditional office quarter in Leeds and comprises a unique commercial setting around the most attractive public green square in the city centre. No. 25 Park Square is situated on the western side of the square with impressive views over the public park. This location is only a short walk from Leeds Railway Station, the shopping and leisure facilities of the city centre and is also in close proximity to public car parks and other public transport links

Accommodation

If taken as a whole the floor area would equate to 2,327 sq ft. Below are the floor areas listed for the separate floors:

Name	sq ft	sq m	Availability
Basement	629	58.44	Available
1st	723	67.17	Available
2nd - 3rd	975	90.58	Available
Total	2,327	216.19	

Terms

The property is available under new effective FRI terms as a whole.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



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