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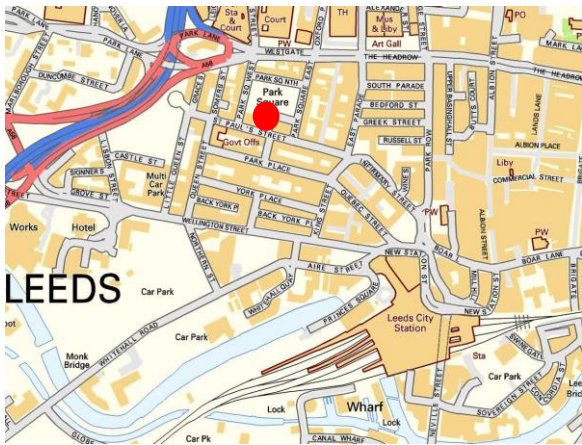
To Let – Available from Q1 2023

St Paul's House, 23 Park Square South, Leeds,
LS1 2ND

- Contemporary & stylish Grade A offices
- 2,252 – 12,991 sq ft
- Central location

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

St Paul's House is the perfect business location, located at the very heart of Leeds' Commercial District, overlooking Park Square with Leeds' Retail Quarter just a stone's throw away and the benefit of many restaurants, bars, sandwich shops and coffee houses on the doorstep.

Leeds Railway Station is within easy walking distance and access to the property is instant via the Inner city loop road. Car Parking is available with the property and street parking is readily available outside.

Description

St Paul's House comprises a refurbished Grade A office building.

The available space on the first and part second floor benefits from the following specification:-

- ◆ Full access raised floors
- ◆ Air conditioning
- ◆ New LED integrated lighting
- ◆ Metal tile suspended ceiling
- ◆ Additional shower /changing facilities
- ◆ Secure bicycle store
- ◆ Male, female and disabled shower facilities and lockers



Indicative image



Indicative image

Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

FLOORS	SQ FT	SQ M
First	10,739	997.68
Part Third	2,252	209.22
TOTAL	12,991	1,206.90

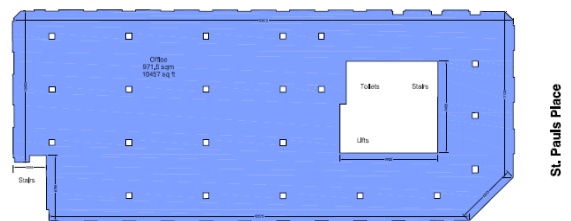
Car Parking

Car parking is available with the building. In addition, there are several contract or daily pay multi-storey car parks nearby. Street parking is also available immediately adjacent to the building. Further information available upon request.

Terms

The accommodation is available to let by way of new effective full repairing and insuring leases for a term of years to be agreed.

All costs associated with the building, including rent, rates and service charge, are available upon application to the agent.



First Floor
SCALE 1:250

St. Pauls Street

St. Pauls Place

Indicative plan (NTS)



Indicative image

Rates

The property has been assessed to have the following Rateable Values:-

Floor	Rateable Value	Rates Payable (2022/23)
First	£177,000 (£90,624)	£90,624
Part Third	£38,750 (£19,336.25)	£19,336.25

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

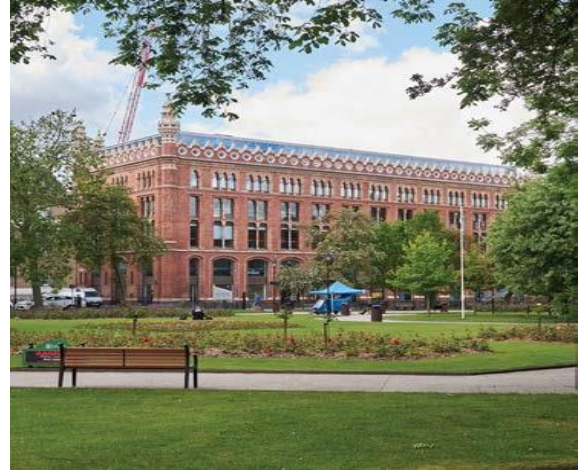
The property has been assessed to have an EPC Rating of E (115). A full copy of the certificate is available upon request.

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- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [November 2022]. Photographs and videos dated [August 2018].]

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VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: November 2022

Photographs: August 2018