

TO LET

Fully Fitted and Furnished Workspace
183 – 1,161 ft² (6 – 20x desks)

2 PARK SQUARE EAST, LEEDS, LS1 2NE

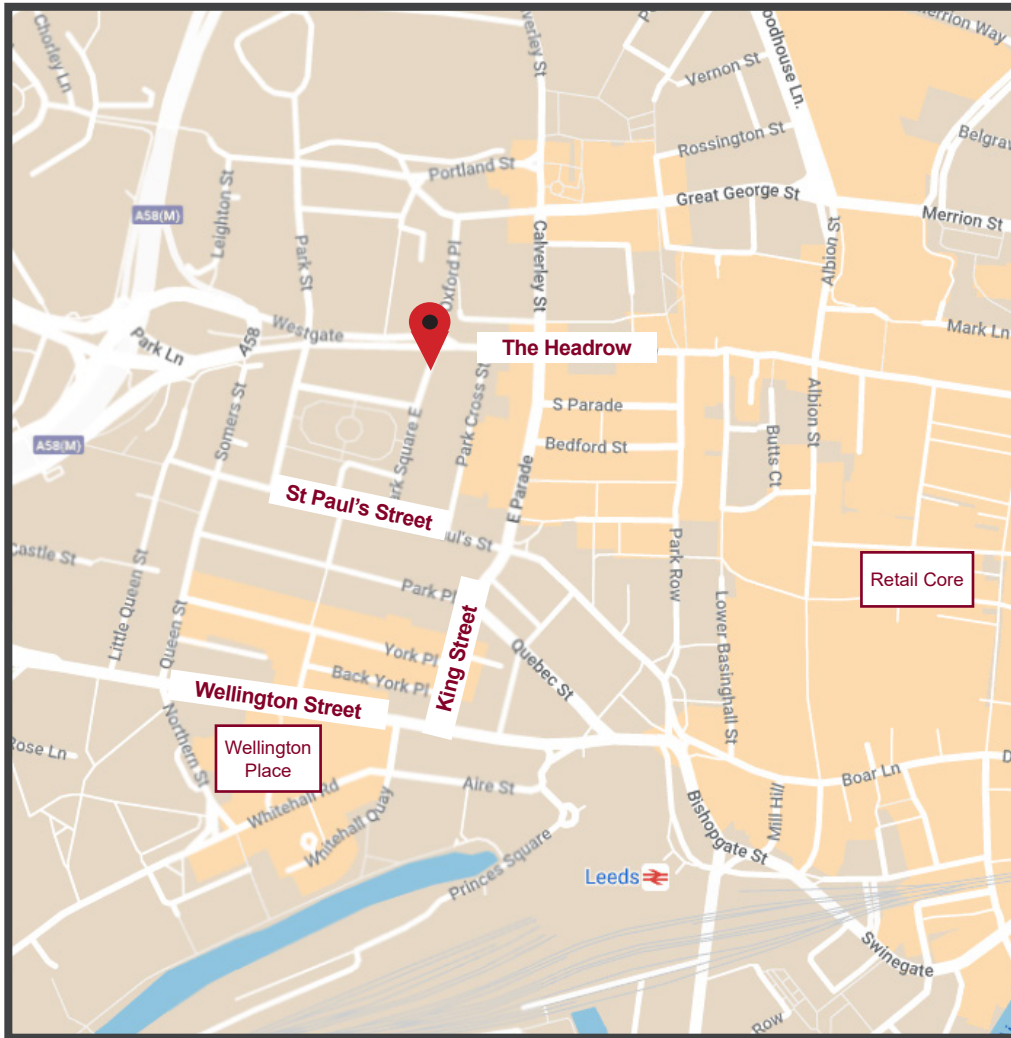
**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk



- ◇ Grade II Listed
- ◇ Newly refurbished with LED lighting
- ◇ Ground + First Floor available as a whole or floor by floor
- ◇ 6–20x desks over ground and first floors
- ◇ Access to communal boardroom, kitchen and break out facilities
- ◇ Air conditioning
- ◇ Fob access / intercom system



LOCATION

- 2 Park Square lies in the heart of the traditional central business district, with an enviable position on Park Square, overlooking desirable views of the manicured gardens and surrounding period buildings.
- The area remains a popular location for businesses and boasts nearby amenities including La Bottega Milanese, Sesame and Philpotts.
- Leeds Train Station is only a short 8-minute walk away.
- Multiple bus routes available on The Headrow / Wellington Street
- The area remains a popular location for a variety of businesses, with occupiers including DAC Beachcroft, Orega Business Centre, Northedge Capital, Harley Medical & Arden University.

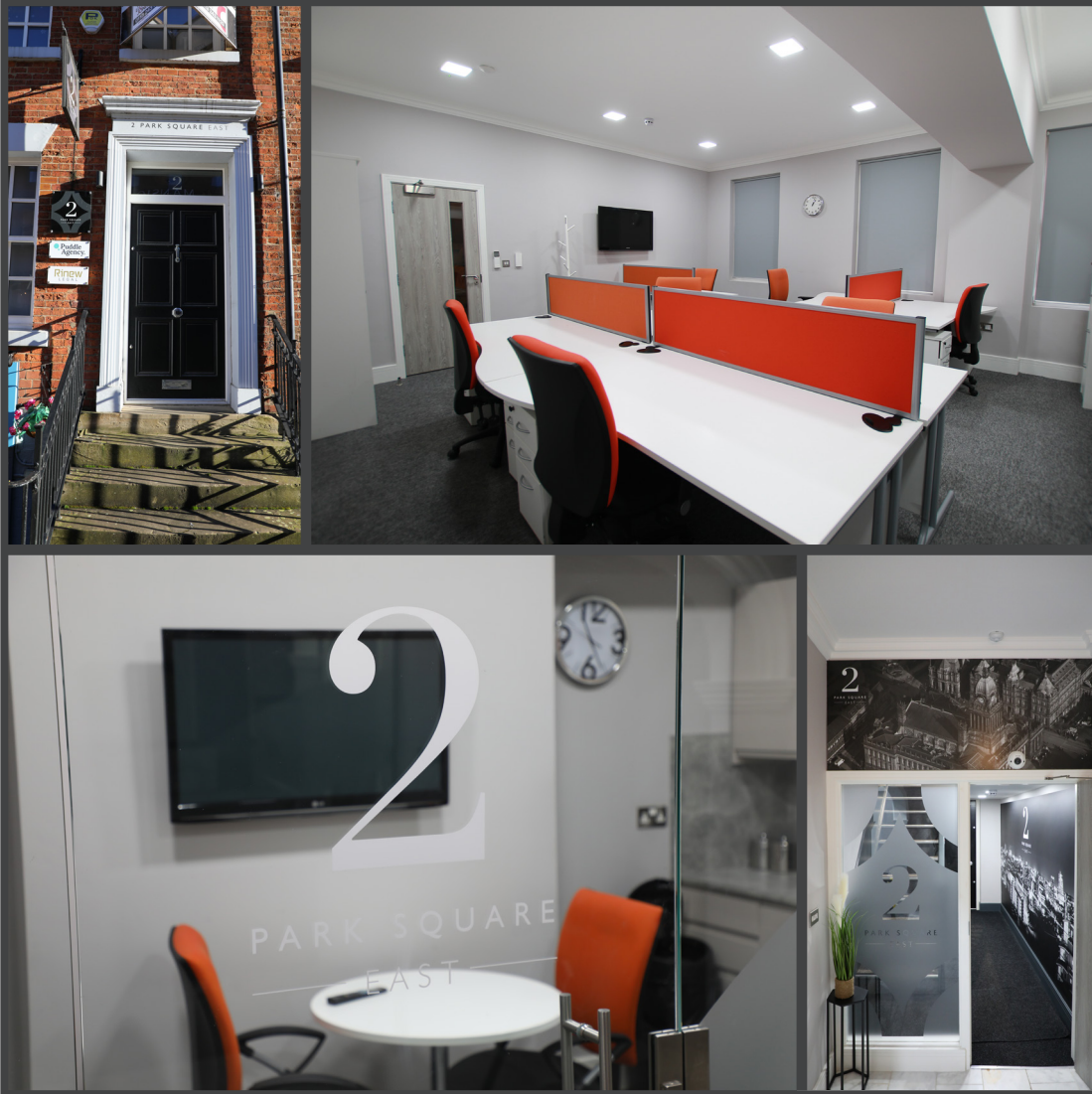


LOCATION

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- LOCATION
- PROPERTY DETAILS
- ACCOMMODATION
- FLOOR PLANS
- TERMS





Description

- A mid-terrace Grade II Listed, 3-storey property with office accommodation on Ground and First floors.
- The ground and first floor suites are fully fitted with desks and task chairs provided
- On the ground floor, a shared kitchen and breakout space is available for exclusive tenant use.
- The premises are accessible from both the front and rear door private points.
- Dedicated car parking spaces to the rear, accessible via Park Cross Street.
- The recent refurbishment has retained some of the original layout and features of the building, but it now has a contemporary high-quality interior specification, including the following:
 - Mitsubishi AC System to all suites
 - Wall hung electric heaters to communal areas
 - Perimeter Trunking
 - Fob access/ Intercom access system
 - Security Alarm
 - Internal and external CCTV
 - Contemporary finish with inset lighting

PROPERTY DETAILS

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Kitchen / Breakout



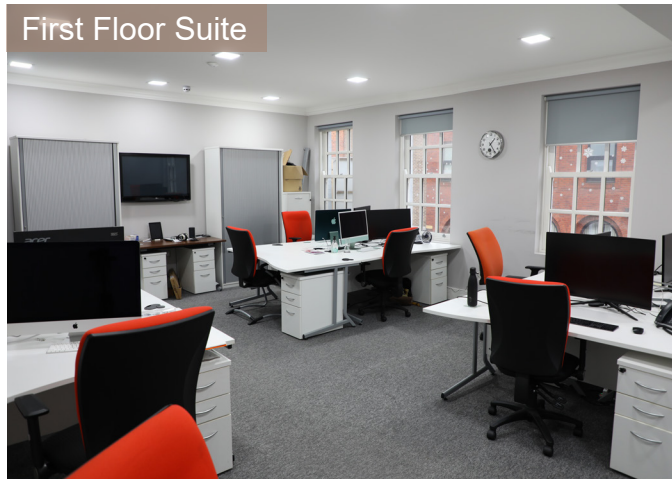
Boardroom



Reception entrance



First Floor Suite



Accommodation

Due to the nature and age of the property, there are large gross to net ratios, with excellent usable circulation space, which is not accounted for in the assessment below.

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

Ground Floor	Sq M	Sq Ft
Suite 1	32.02	345
Admin / Breakout	17.07	184
Sub Total	49.09	529
First Floor		
Suite 2 / Boardroom	17.00	183
Suite 3	58.72	449
Sub Total	75.72	632
Total	124.81	1,161

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Viewing & further information

Please contact the joint letting agents:

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Terms

The property is available as a whole or floor by floor, by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

On Application

Rateable Value:

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

EPC:

The property has an EPC rating of C(61). A copy can be provided on request

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.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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