



# TO LET

PRE-LET OPPORTUNITY - REFURBISHED TO SUIT REQUIREMENT

26/27 Park Square West, Leeds, LS1 2PL



Sanderson  
Weatherall

## Location

26/27 Park Square West lies at the heart of Leeds' traditional central business district. The building occupies an enviable position, situated directly on Park Square and provides desirable views of the manicured gardens and surrounding period buildings. The property is a short walk from Leeds Train Station and the retail core.

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.

## Description

The Grade II Listed building comprises a handsome, mid-terrace Georgian property of brick construction beneath a pitched, slate covered roof.

Originally two separate properties, the buildings have been linked to facilitate occupation by a single occupier albeit they could be reinstated to separate properties in the future.

26/27 Park Square West provides accommodation over basement, ground and three upper floors and retains many period features. The property will undergo an extensive refurbishment to suit the occupiers requirement.

Externally, there is a pleasant courtyard area which in turn leads to a garage and store with the garage served by an electric roller shutter door and access from Somers Street.



# Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
<b>26 Park Square</b>		
Basement	61.32	660
Ground Floor	63.92	688
First Floor	60.72	654
Second Floor	59.26	638
Third Floor	14.06	151
<b>Sub Total</b>	<b>259.28</b>	<b>2,791</b>
<b>27 Park Square</b>		
Basement	64.82	698
Ground Floor	65.87	709
First Floor	62.87	677
Second Floor	57.78	622
Third Floor	33.78	359
<b>Sub-Total</b>	<b>285.12</b>	<b>3,065</b>
<b>Total</b>	<b>544.40</b>	<b>5,856</b>
<b>Garage</b>	109.29	<b>1,176</b>
<b>Garage Mezzanine</b>	15.09	<b>162</b>

## Rateable Value

Address	Description	Rateable Value (From 1st April 2023)
26 /27, Park Square West	Offices and premises	£60,500



## Energy Performance Certificate (EPC)

To be reassessed on completion of works.

## Tenure & Terms

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

Rent on application.

## VAT

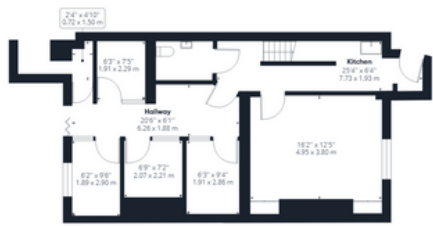
All figures quoted are deemed to be exclusive of VAT.

# 26 Park Square - Floor Plans

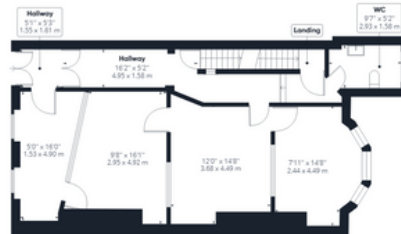


Current Layout

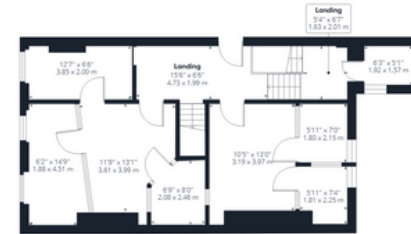
# 27 Park Square - Floor Plans



Floor -1



Floor 0



Floor 1



Floor 2



Floor 3

Current Layout



# Viewings

For further information please contact the Sole Letting Agents:

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