

TO LET

**AIR-CONDITIONED OFFICES
in PRIME CITY CENTRE LOCATION**

1,460 - 3,185 sq ft



43 Park Place, Leeds LS1 2RY

LOCATION

Park Place is one of the most sought after business locations in the City of Leeds. Prominently situated towards the eastern end of Park Place, No.43 provides a great opportunity to acquire small air-conditioned office suites within one of the finest professional locations in Leeds.

DESCRIPTION

No.43 Park Place is an extensively refurbished building that provides prestigious air-conditioned, open plan office accommodation on five floors.

Both the ground and first floor suites are now available and benefit from the following specification features:-

- **Air conditioning**
- **Raised floors**
- High quality carpeting
- LED lighting
- Fitted kitchen on each floor
- Passenger lift
- Male/female toilets on each floor

ACCOMMODATION

The suites provide the following net internal floor areas:-

Ground Floor - 1,725 sq ft
First Floor - 1,460 sq ft

BUSINESS RATES

The available suites within 43 Park Place have the following rateable values:-

Ground floor - £25,250
First floor - £22,750

EPC

The property has been assessed as having an energy rating of "97" (Band D). A full copy of the EPC is available on request.

TERMS

The vacant floors within 43 Park Place are available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

The commencing rental is to be based on **£18.50 per square foot per annum** exclusive of VAT, Service Charge and Utilities.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:-

CARTER TOWLER
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or

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