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# CENTRAL HOUSE

1st Floor  
47 St Paul's Street  
LS1 2TE



**To Let**  
**2,515 sq ft**

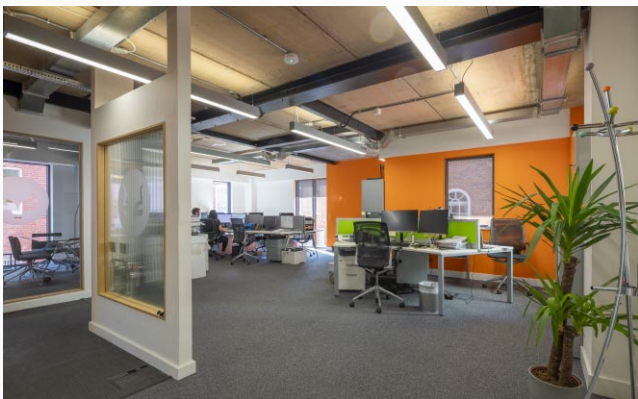
Fantastic fully-fitted air conditioned  
office suite in a prime location

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**Central House** is an imposing brick-built office building substantially refurbished a few years ago to provide modern contemporary accommodation.

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Refurbished in the fully exposed services style Central House provides superb, high quality office suites within an attractive prominent building.



The first floor suite is available and benefits from the following specification features:



Modern exposed services



Air conditioning



LED lighting



Fibre optic broadband into the building



Carpeting throughout



Raised access floors

The current fit-out includes:



Reception / waiting area



Private meeting rooms



Kitchen / break out area



Contemporary storage solutions

An internal inspection is essential to fully appreciate the quality of this office suite. The existing furniture may be available by separate negotiation.

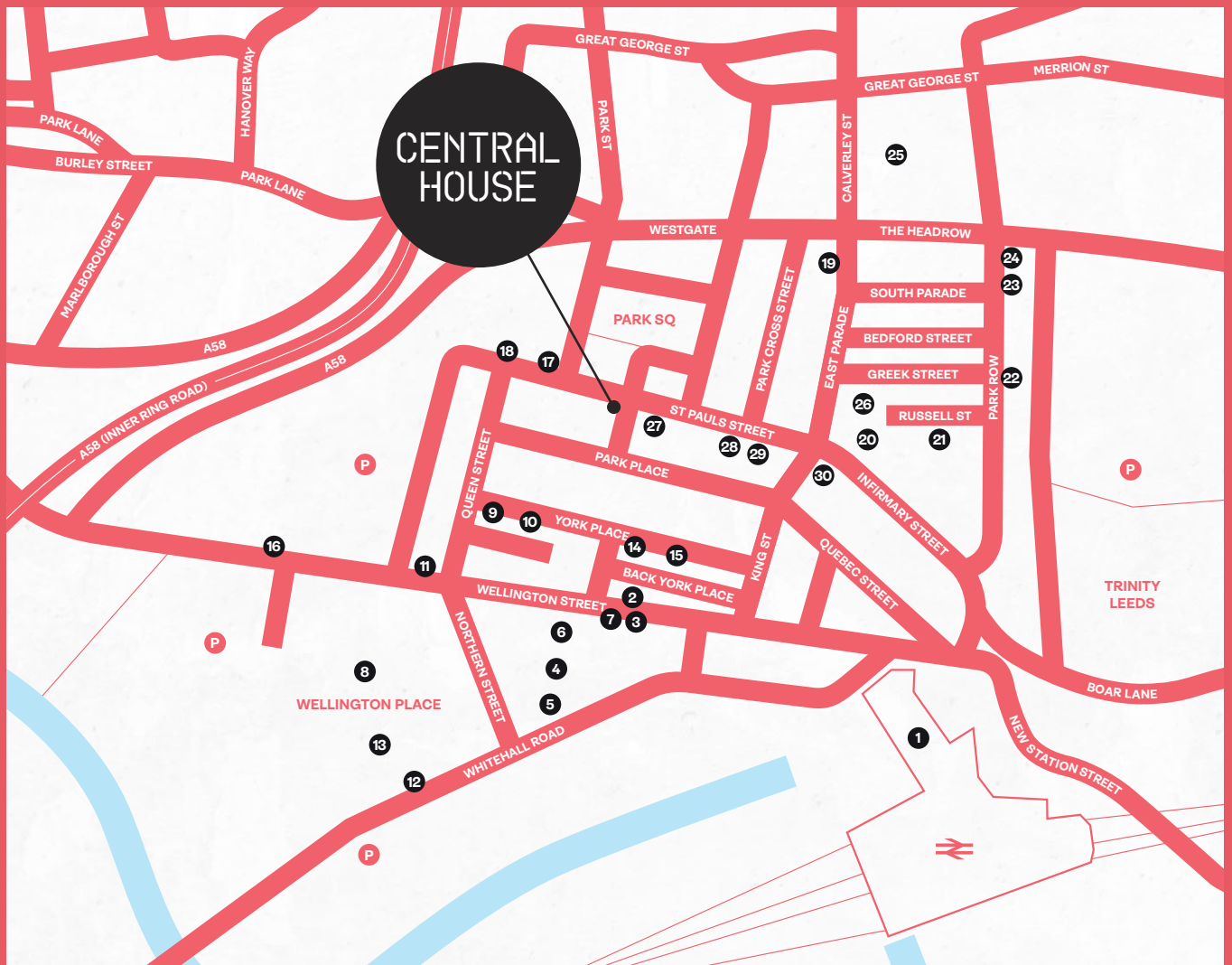
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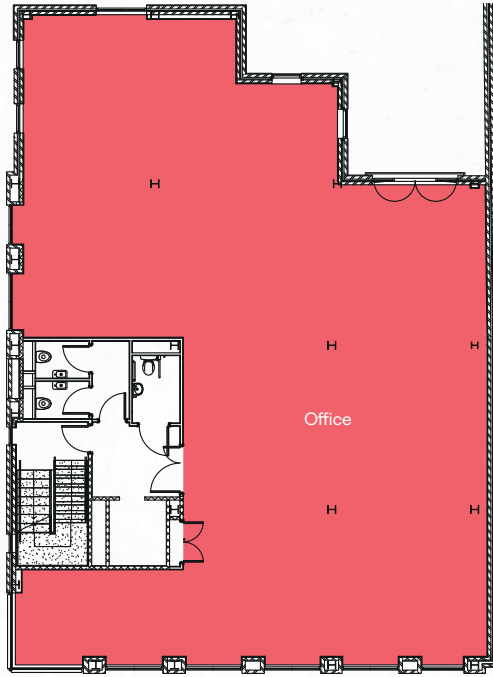
**Central House** is prominently positioned at the intersection of St Paul's Street and Central Street in the heart of the traditional core of Leeds City Centre.

St Paul's Street is a very popular office location, adjacent to Park Square, with many amenities in the close vicinity including Tesco Express, Starbucks, Bottega, Philpotts, The Box and Tattu and with many professional and financial organisations in close proximity.

### Local Occupiers

- |     |                     |     |                     |
|-----|---------------------|-----|---------------------|
| 1.  | Leeds Train Station | 16. | Starbucks           |
| 2.  | Wolfox              | 17. | La Bottega Milanese |
| 3.  | M&S Simply Food     | 18. | Bagel Nash          |
| 4.  | Toast               | 19. | Iberica             |
| 5.  | Lazy Lounge         | 20. | Blackhouse          |
| 6.  | Co-op               | 21. | La Bottega Milanese |
| 7.  | Caffè Nero          | 22. | Riva Blu            |
| 8.  | Sociable Folk       | 23. | Gaucha              |
| 9.  | My Thai             | 24. | Caffè Nero          |
| 10. | IF... Up North      | 25. | Leeds Art Gallery   |
| 11. | Editors Draught     | 26. | Tattu               |
| 12. | The Place           | 27. | Philpotts           |
| 13. | Good Luck Club      | 28. | Tesco Express       |
| 14. | Nosh                | 29. | Starbucks           |
| 15. | Miah's Kitchen      | 30. | The Box             |





## ACCOMMODATION

The 1st floor of Central House provides a net internal floor area of **2,515 sq ft**.

## PARKING

An on-site parking space may be available if required.

## EPC

The property has been assessed as having an energy rating of 72 (Band C). A full copy of the EPC is available on request.

## RATES

The 1st floor of Central House is assessed as having a rateable value of £47,500 (from April 2023).

## TERMS

The 1st floor of Central House is available by way of a new full repairing and insuring lease for a period of years to be negotiated and agreed.

**For further information or to arrange a viewing please contact the sole agents:**



**Clem McDowell**  
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