

# TO LET

**HIGH-QUALITY, OFFICE SUITES in  
EXCELLENT CITY CENTRE LOCATION**

**1,255 – 2,220 sq ft**



- **PROMINENT BUILDING & LOCATION**
- **MODERN SPECIFICATION**
- **HIGH-QUALITY EXISTING FIT-OUT**

Carlton Tower, 34 St. Paul's Street, Leeds, LS1 2QB

## LOCATION

Carlton Tower occupies a prominent position on St Paul's Street in the West End of the central business district of Leeds city centre. Leeds railway station, the main retail area and many bars, restaurants and other amenities are all within easy walking distance.

## DESCRIPTION

The available suites are situated on the 1<sup>st</sup> and 5<sup>th</sup> floors. The part 1<sup>st</sup> floor suite benefits from excellent natural light and already fitted out to a very high quality which includes a glazed boardroom, glazed meeting room and a kitchen/breakout area. The part 5<sup>th</sup> floor is due to be refurbished to a high standard.

Specification features of the accommodation include:

- Air conditioning
- Full access raised floors
- Energy efficient LED lighting
- Modern suspended ceilings
- Fully carpeted and decorated
- Fitted kitchen facility within each suite
- Modern reception area
- Passenger lift access to all floors
- Communal shower facilities
- W/C's and shower facilities
- Secure bike storage
- Secure intercom entry system
- Gas fired central heating

## ACCOMMODATION

The available accommodation provides the following net internal floor areas:

Part 1 <sup>st</sup> floor	–	<b>1,255 sq ft</b>
Part 5 <sup>th</sup> floor	–	<b>2,220 sq ft</b>

## PARKING

On-site car parking may be available. Please contact the sole letting agents for further information.

## RATES

The available accommodation has been assessed for rating purposes as "Office and Premises" and has the following rateable values:

Part 1 <sup>st</sup> floor	–	<b>£17,750</b>
Part 5 <sup>th</sup> floor	–	<b>£24,500</b>

## EPC

The available accommodation has the following Energy Performance Certificate ratings:

Part 1 <sup>st</sup> floor	–	<b>A (25)</b>
Part 5 <sup>th</sup> floor	–	<b>Available upon request</b>

## TERMS

The available accommodation is available by way of a new full repairing and insuring leases for terms to be negotiated and agreed.

Further information on quoting rents is available upon request.

## VIEWING

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

**CARTER TOWLER**  
0113 245 1447

**James Jackson**  
[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)

**Clem McDowell**  
[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)

### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. April 2024. For information on our Privacy Policy please visit our website - [www.cartertowler.co.uk](http://www.cartertowler.co.uk)





**1<sup>st</sup> FLOOR SUITE – RECENTLY REFURBISHED**

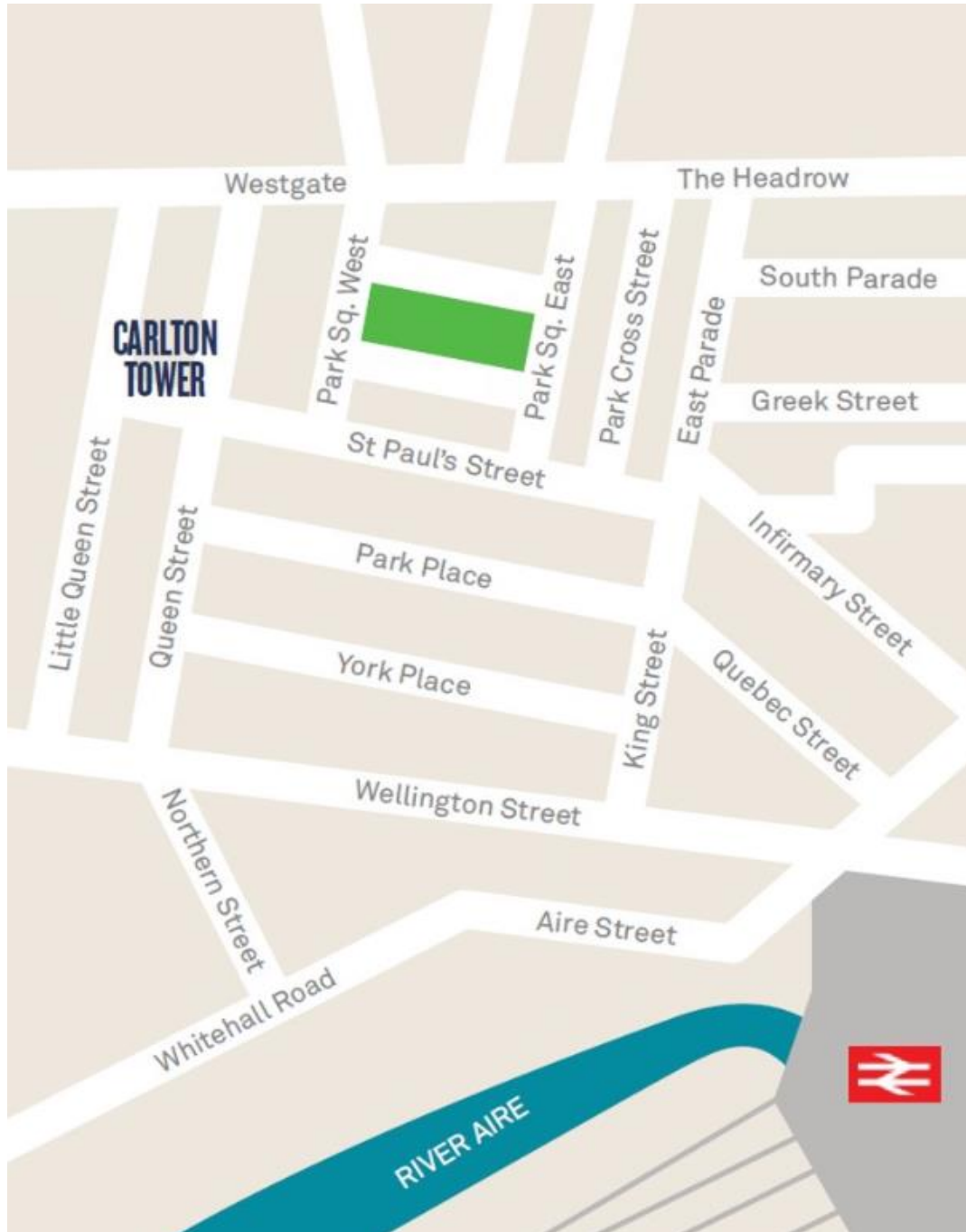


**1<sup>st</sup> FLOOR SUITE - KITCHEN**



**COMMON AREAS**

## LOCATION



Carlton Tower, 34 St. Paul's Street, Leeds, LS1 2QB