

TO LET – Unique HQ Office with Penthouse Suite

28 PARK SQUARE WEST, LEEDS, LS1 2PQ

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LLOYD  
JONES

0113 243 1133

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- ◇ Elegantly refurbished providing premium quality, boutique workspace
- ◇ Grade II Listed
- ◇ Original Georgian features
- ◇ 20x person, high quality furnished boardroom
- ◇ Self-contained 'own front door opportunity'
- ◇ Unique, furnished penthouse across second and third floors
- ◇ 2x car parking spaces

STRATEGIC PROPERTY & ASSET SOLUTIONS

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## LOCATION

- 28 Park Square lies in the heart of the traditional central business district.
- The building is perfectly positioned overlooking the highly desirable Park Square gardens.
- Park Square is a sought-after location for professional businesses and boasts nearby amenity including La Bottega Milanese, Sesame, Philpotts, Starbucks & more.



## LOCATION

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TERMS

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Reception



First Floor Office



Board Room



Penthouse Living Room

## Description

- The Grade II listed, mid terrace Georgian building has been elegantly refurbished to a high standard whilst retaining original features.
- The opportunity provides 1,568 sq. ft of premium quality, furnished office accommodation over lower ground, ground and first floors and features a boutique reception area and 20 person boardroom.
- The second and third floor present a unique, furnished penthouse suite which is accessed directly from the office accommodation.
- 2 car parking spaces available (exclusive)

[See Virtual Tour here](#)

## PROPERTY DETAILS

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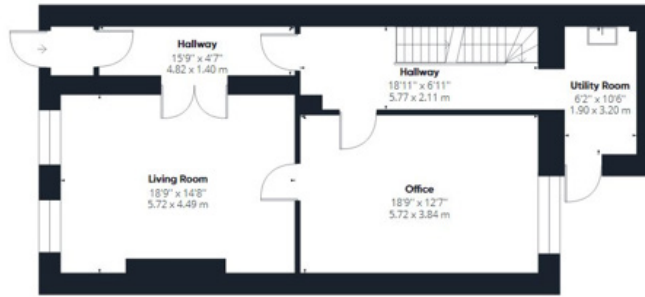
ACCOMMODATION

TERMS

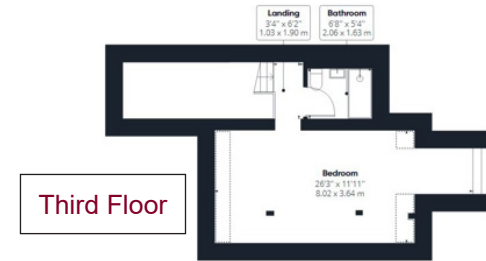
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Basement



Ground Floor



Third Floor



First Floor



Second Floor

## Accommodation

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

28 Park Square – Office		
Floor	Sq M	Sq Ft
Lower Ground	40.86	440
Ground	51.04	549
First	53.81	579
<b>Office Total</b>	<b>145.71</b>	<b>1,568</b>
Penthouse Suite		
Second Floor	44.45	478
Third Floor	25.41	274
<b>Penthouse Total</b>	<b>69.86</b>	<b>752</b>

# ACCOMMODATION

Current Layout

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## Viewing & further information

Please contact the joint letting agents:

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## 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

## Rateable Value:

£14,500

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

## EPC:

The property has been assessed and has a rating of E (113)

A full copy of the certificate is available upon 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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