



Eyton House

12 Park Place, Leeds, LS1 2RU

PRIMELY LOCATED CITY CENTRE OFFICES

851 to 1,790 sq ft
(79.06 to 166.30 sq m)

- Sought after city centre location
- Newly refurbished
- Period features throughout

Eyton House, 12 Park Place, Leeds, LS1 2RU

Summary

Available Size	851 to 1,790 sq ft
Rent	£13.95 per sq ft
VAT	Applicable
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

Eyton House is located within one of the most sought-after business locations in the City of Leeds within the traditional core of Leeds City Centre. The property is situated on the corner of Park Place and Central Street, within a short walking distance from the train station and many bars and restaurants.

The location is a few minutes' walk from the City's finest retail and leisure amenities, including Trinity Leeds and the Victoria Quarter shopping district.

Description

The available suites are located on the on the ground floor and 3rd floor of Eyton House. The suites provide a modern open plan office layout and benefit from the following specification:

- Fully carpeted and decorated
- LED & cat II fluorescent strip lighting
- Great natural light
- Period features throughout
- Gas fired central heating
- Passenger lift

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,790	166.30	Available
3rd - 3rd Floor	851	79.06	Available
Total	2,641	245.36	

EPC

The suites are to be reassessed for an Energy Performance Certificate (EPC).

Business Rates

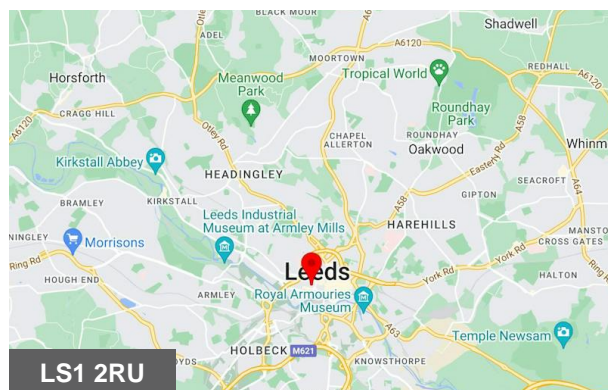
The suites have been assessed for business rating purposes and have the following rateable values:

Ground floor: £17,500

3rd floor: £9,400

Terms

The commencing rental rate is to be £13.95 per sq ft per annum exclusive.



Viewing & Further Information



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