



Carlton Tower

34 St. Pauls Street, Leeds, LS1 2QB

HIGH QUALITY OFFICE SUITE in EXCELLENT CITY CENTRE LOCATION

1,255 sq ft
(116.59 sq m)

- Prominent Building & Location
- Modern Specification
- Existing High Quality Fit-Out
- Air Conditioning
- Excellent Natural Light
- Shower Facilities
- Secure Bike Storage
- EPC Rating A

Carlton Tower, 34 St. Pauls Street, Leeds, LS1 2QB

Summary

Available Size	1,255 sq ft
Rent	£16.50 per sq ft
Rates Payable	£7.06 per sq ft
Rateable Value	£17,750
VAT	Applicable
EPC Rating	A (25)

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 suite is situated on the first floor and is of very high quality, benefitting from a boardroom, high quality glazed partitioned meeting room and a kitchen/breakout area. The suite additionally benefits from the following specification:

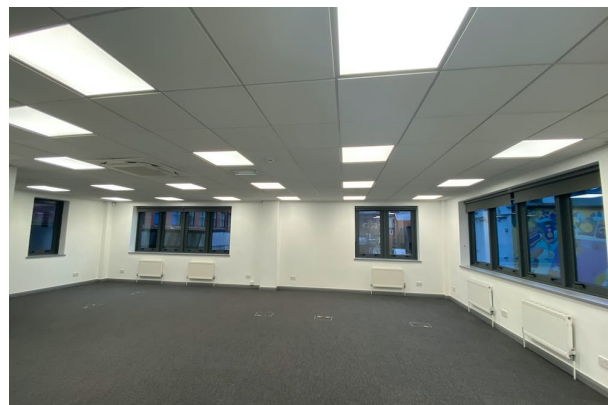
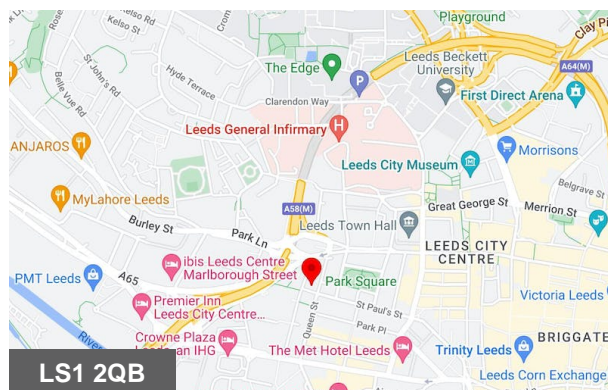
- Air conditioning
- Raised access floor
- Suspended ceiling
- LED lighting
- Fully carpeted & decorated
- Gas fired central heating
- Excellent natural light
- Refurbished WC's and shower facilities
- Refurbished reception area
- Lift access to all floors
- Secure intercom entry system
- Secure bike storage

Accommodation

The available accommodation provides a net internal floor area of 1,255 sq ft.

Terms

The suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The commencing rental rate is to be £16.50 per sq ft per annum exclusive.



Viewing & Further Information



James Jackson

0113 2451447

jamesjackson@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk