



5th Floor

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

HIGH QUALITY OFFICE SUITE in EXCELLENT CITY CENTRE LOCATION

2,220 sq ft
(206.24 sq m)

- TO BE REFURBISHED
- Prominent Building & Location
- Modern Specification
- Existing High Quality Fit-Out
- Air Conditioning
- Shower & Bike Storage Facilities

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Summary

Available Size	2,220 sq ft
Rent	Rent on application
Rates Payable	£5.51 per sq ft
Rateable Value	£24,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 5th floor and is due to be refurbished. The suite will benefit from all of the following specification features:

- High quality glazed meeting room already in situ
- Air conditioning
- Raised access floor
- LED lighting
- Fully carpeted & decorated
- Gas fired central heating
- Refurbished WC's and shower facilities
- Refurbished reception area
- Lift access to all floors
- Secure intercom entry system
- Secure bike storage

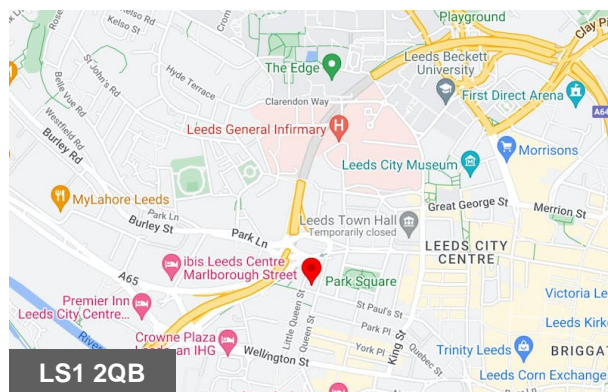
Accommodation

The available accommodation is located on the 5th floor and provides the following net internal floor area:

Name	sq ft	sq m	Availability
Suite - 5th Floor	2,220	206.24	Available
Total	2,220	206.24	

Terms

The suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.



Viewing & Further Information



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