TO LET FIRST FLOOR 25A PARK SQUARE WEST LEEDS LS1 2PW

Ryden

CHARACTERFUL FIRST FLOOR OFFICE SUITE

ATTRACTIVE LEEDS CITY CENTRE LOCATION

52.49 SQ. M. (565 SQ. FT.)

CLOSE TO AMENITIES AND TRANSPORT LINKS



CONTACT Jonathan O'Connor / Sam Davill

TELEPHONE 0113 386 8816 / 0113 386 8803

EMAIL jonathan.oconnor@ryden.co.uk

LEEDS 3RD FLOOR CARLTON TOWER LEEDS, LS1 2QB



FIRST FLOOR 25A PARK SQUARE WEST, LEEDS, LS1 2PW

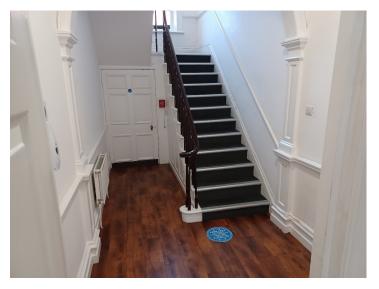
CHARACTERFUL OFFICES OVERLOOKING PARK SQUARE

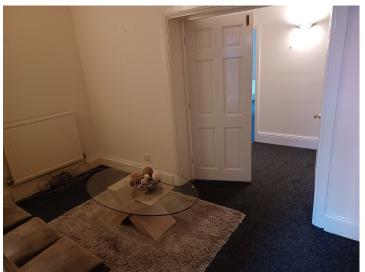
LOCATION

The property is located on the west side of the picturesque Park Square, in the professional core of Leeds City Centre. Many of the surrounding properties comprise Georgian buildings occupied by legal firms, financial organisations and other professional businesses. Local amenities are abundant including cafes, bars and restaurants and the train station is just 5 a minute walk away. The property is also in close proximity to public car parks and other transport links.

DESCRIPTION

25a Park Square comprises a traditional, Grade II Listed Georgian terraced building constructed circa 1806, providing characterful office accommodation over four floors. Accessed off the first floor landing, the available suite comprises an entrance lobby leading to various private offices, kitchenette and WC facilities.







RENTAL/TERMS

The unit is offered To Let on a full repairing and insuring basis for a term to be agreed.

First Floor Suite - Rent on Application

ACCOMODATION

The premises have been measured in accordance with the

	SQ. M. (NIA)	SQ. FT. (NIA)
FIRST FLOOR	52.49	565

RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

RATEABLE VALUE

We are advised that the property is assessed with rateable values as follows:

£8,100

Details on the current uniform business rates are available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available shortly.

VA

Prices and rental are exclusive of VAT if chargeable

CONTACT Jonathan O'Connor / Sam Davill

TELEPHONE 0113 386 8816 / 0113 386 8803

EMAIL jonathan.oconnor@ryden.co.uk

sam.davill@ryden.co.uk