

TO LET

FIRST FLOOR

25A PARK SQUARE WEST

LEEDS

LS1 2PW

CHARACTERFUL FIRST
FLOOR OFFICE SUITE

ATTRACTIVE LEEDS CITY
CENTRE LOCATION

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

CLOSE TO AMENITIES AND
TRANSPORT LINKS

Ryden



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LEEDS

3RD FLOOR
CARLTON TOWER
LEEDS, LS1 2QB



ryden.co.uk

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.

VAT

Prices and rental are exclusive of VAT if chargeable

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