



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

QUALITY OFFICES

4 PARK SQUARE EAST, LEEDS, LS1 2NE

144.34 m² (1,554 sq ft)

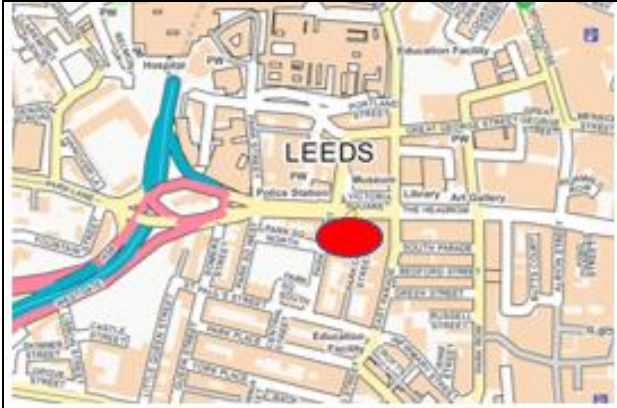


- Central location in Leeds professional quarter
- Accommodation over two floors with useful storage
- Newly decorated
- Previously used as medical clinic

0113 2348999

Location

The premises are located fronting Park Square East, which links The Headrow with St Paul's Street within the professional quarter of Leeds city centre and accessible to the inner Ring Road (A58(M)) within approximately 400m to the west.



Description

The premises comprise the ground and upper floors of a Grade II two storey brick building, under a pitched blue slate covered roof. There are suspended timber floors and the space is partitioned to form a series of private and general offices. Many of the original features remain including period fireplace surrounds.

Accommodation

Second floor (Velux window)	29.33m ² (316 sq ft)
First floor offices	43.56m ² (469 sq ft)
Half landing private offices	12.72m ² (137 sq ft)
Ground floor offices	58.73m ² (632 sq ft)

Total Internal Floor Area **144.34m² (1,554 sq ft)**

Services and Amenities

The premises benefit from category II and feature low voltage lighting, central heating pipes and radiators supplied by a gas fired boiler and are currently arranged providing general and private office accommodation with ladies and gents toilets and kitchen.

The services and installations have not been tested.

Rating

We are informed by Leeds City Council Rating Department that the premises are assessed for rates as follows:-

Clinic & Premises RV £21,250

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and small business allowance.

Lease Terms

The premises are available by way of a new tenant's effectively full repairing and insuring lease, preferably for a term of ten years, incorporating three yearly rent reviews.

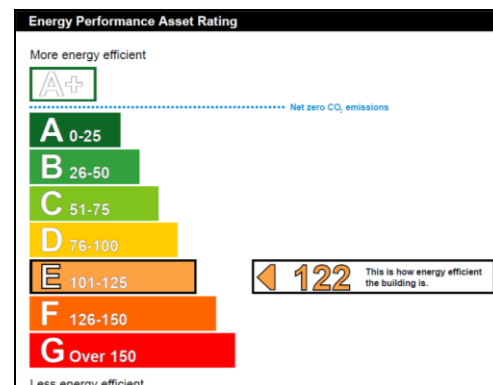
Rent

£25,000 per annum exclusive.

Legal Costs

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with a transaction.

Energy Performance Certificate



VAT

The rent is quoted exclusive of VAT, if applicable.

Viewing/Enquiries

Strictly by appointment only with the joint sole agents:-

Michael Steel & Co
Andrew Steel
Richard Barker

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Carter Towler
James Jackson

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Our Ref: 0308/A/S
Updated November 2022

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.