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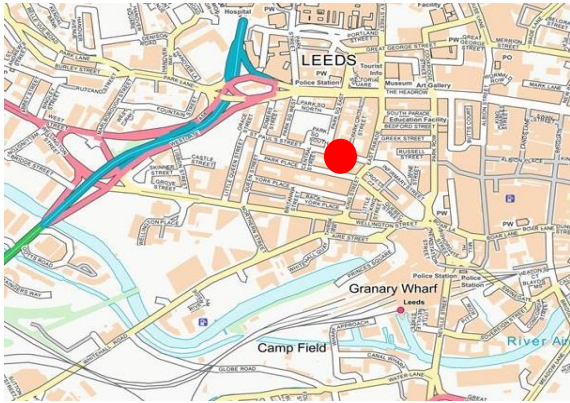
For Sale

43 Park Place, Leeds LS1 2RY

- Freehold office building with vacant possession
- Extending to 8,997 sq ft (835.86 sq m) NIA
- Attractive Grade II Listed Building
- Popular location along Park Place, close to nearby amenities
- Suitable for alternative uses (STP)

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©



Location

The property is located on the southern side of Park Place, within the heart of the traditional office quarter in Leeds city centre.

This excellent location is within 4 minutes walk of Leeds Railway Station and close to local leisure amenities and retail offerings including The Box, Sous-Le-Nez, Pret-A-Manger and Tesco Express. Trinity Shopping centre is less than a 5 minute walk from the property.

Park Place is a popular location in Leeds, providing a mix of both office and residential accommodation.

Description

An attractive mid-terrace building originally developed in 1870. The property is a Grade II Listed Building and was originally developed as a warehouse and converted into office accommodation many years ago. It now provides accommodation over ground, lower ground and three upper floors.

The specification includes the following;

- ◆ Air conditioning
- ◆ Raised access floors
- ◆ Contemporary décor
- ◆ Feature lighting
- ◆ Lift access to all floors
- ◆ Carpeted floor and painted plaster walls
- ◆ 2/3 parking spaces to the rear

Each floor offers a similar layout with natural light from both the front and rear. The floors are capable of being split or occupied as a whole.

Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

FLOORS	SQ FT	SQ M
Lower Ground	1,738	161.46
Ground	1,745	162.11
First	1,913	177.72
Second	1,900	176.52
Third	1,701	158.02
Total	8,997	835.83

The total gross area for the building is circa 10,000 sq ft.

Car Parking

2/3 on site car parking spaces are allocated to the demise at the rear of the property.

Planning

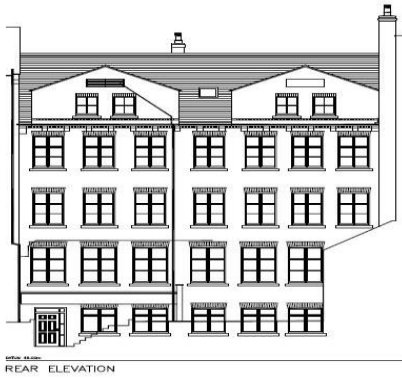
The property is a Grade II Listed Building which benefits from an established Use Class 'E', but could be suitable for alternative uses subject to Planning Permission and Listed Building Consent.

Floor Plans are available upon request.

Terms

The property is available on a Freehold basis.

We are seeking offers in the region of £1,800,000 for the freehold interest, subject to contract and exclusive of VAT.



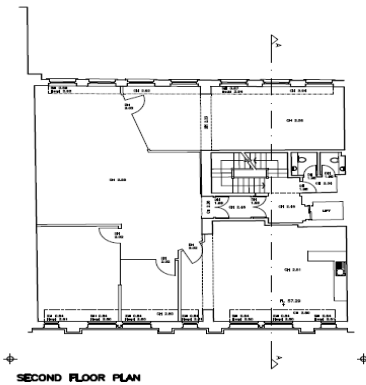
Rates

The property has been assessed to have a Rateable Value of £135,550.

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.



EPC

The property has been assessed to have an EPC Rating of C (61). A full copy of the certificate is available upon request

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

Strictly by appointment with the sole letting agent:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: September 2024

Photographs: September 2024



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[Particulars dated [September 2024]. Photographs and videos dated [September 2024].]

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