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To Let

Ground Floor, 1 Park Row, Leeds LS1 5AB

- 5,213 sq ft (484.30 sq m)
- Centrally located offices
- 6 car parking spaces

0113 246 1533

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



Promap ©

Location

The property is located in an extremely prominent position at the junction of Park Row and City Square and within very easy reach of the railway station. The majority of the City's amenities are in the immediate vicinity including the Trinity Shopping Centre, Restaurant Bar and Grill, Gaucho and The Queens Hotel.

Description

1 Park Row is one of Leeds' most prominent of office buildings and is situated at the heart of Leeds' Professional and Financial District.

Located on the corner of Park Row and City Square and opposite the railway station, 1 Park Row offers Grade A office accommodation in a prime location and is already home to Pinsent Masons LLP, Barclays, the Ahead Partnership and Gilbanks corporate serviced offices.

The building extends in total to approximately 76,000 sq ft over ground and eight upper floors and the available office space is located on the ground floor benefitting from the following:

- ◆ Contemporary reception area
- ◆ 4 pipe fan-coil air conditioning
- ◆ Raised access floors with power and data
- ◆ Suspended metal tiled ceilings with recessed Cat II lighting
- ◆ 4 x passenger lifts
- ◆ 2.8m floor to ceiling height
- ◆ Dedicated car parking
- ◆ Central atrium
- ◆ Building Commissionaire
- ◆ Use of the communal roof terrace
- ◆ Use of the on site cafe



Accommodation

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

FLOOR	SQ FT	SQ M
First	5,213	484.30



(Indicative layout)

Car Parking

6 basement car parking spaces at an additional rent of £3,850 pspa inclusive of VAT and service charge.

Terms

The accommodation is available to let by way of a new effective FRI sub-lease until July 2029 for a term to be agreed at a rent of £22.00 psfpax.

Rates

The demise will need to be reassessed upon occupation, noting that the parking has been assessed to have a Rateable Value of £2,400 per space. We advise all interested parties to make their own enquiries of the local Valuation Office.



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 B (50). 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: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: December 2024

CGIs: December 2024

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

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