



38 Park Square North

Leeds, LS1 2NY

ATTRACTIVE GRADE II LISTED SELF-CONTAINED CLINIC / OFFICE- overlooking Park Square within the heart of Leeds' City Centre

1,533 sq ft
(142.42 sq m)

- Prominently positioned overlooking Park Square
- Leeds train station is within 5 minutes walking distance
- Fully self-contained / own front door opportunity
- Refurbished building formerly occupied as a clinic, with attractive period features
- Available immediately on a new lease

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Summary

Available Size	1,533 sq ft
Rent	£35,000 per annum
Rates Payable	£8.22 per sq ft
Rateable Value	£25,250
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

38 Park Square is an attractive self-contained Grade II Listed office building which provides high-quality office / clinic accommodation in one of the most sought-after locations in Leeds City Centre.

The building has been refurbished to a high standard, tastefully blending old with new by retaining many of the period features, whilst providing a modern inviting environment over ground and two upper floors. Key features include a statement entrance hallway & staircase, kitchen, WC facilities and a pleasant outlook onto Park Square.

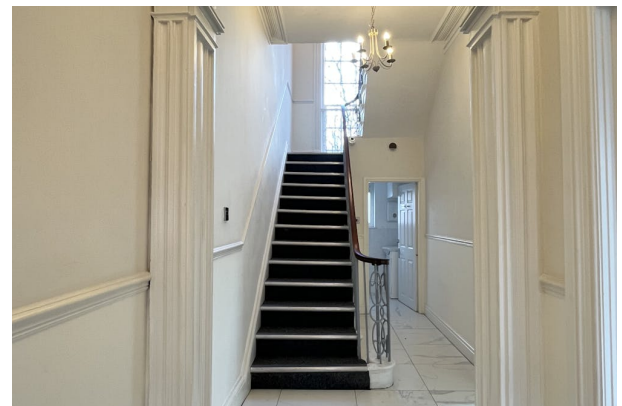
Location

The building is situated on Park Square, one of the central business district's most prestigious addresses. Overlooking the central garden square, the location offers a rare opportunity for staff and clients to enjoy the benefits of one of the City Centre's few green spaces, whilst also being within easy walking distance of Leeds City Station and all of the city's wide range of amenities.

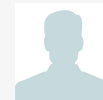
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	547	50.82	Available
1st	551	51.19	Available
2nd	435	40.41	Available
Total	1,533	142.42	



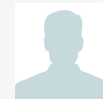
Viewing & Further Information



Harry Finney

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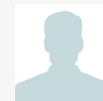
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