



## 17 Park Place

Leeds, LS1 2SJ

### TO LET - GOOD QUALITY SELF CONTAINED OFFICE SUITE

790 to 1,722 sq ft  
(73.39 to 159.98 sq m)

- Dedicated access
- External rear courtyard
- Kitchen facility
- Private meeting room
- Well located

# 17 Park Place, Leeds, LS1 2SJ

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 790 to 1,722 sq ft  |
| <b>Rent</b>           | Rent on application   |
| <b>Rates Payable</b>  | £4.34 per sq ft   |
| <b>Rateable Value</b> | £8,100  |
| <b>Service Charge</b> | For information on the service charge, please contact the sole letting agent. |
| <b>Car Parking</b>    | N/A   |
| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>Estate Charge</b>  | N/A   |
| <b>EPC Rating</b>     | E (117)   |

## Location

Strategically situated in the heart of Leeds' professional core, 17 Park Place offers a prestigious business address just minutes from Leeds Train Station. Surrounded by an array of established law firms, financial institutions, and blue-chip companies, this sought-after location is perfectly positioned for businesses looking to make a strong impression. A wealth of amenities lies within easy reach, including high-end restaurants, artisan coffee shops, and premium retail offerings on nearby Park Row and Wellington Street.

Excellent public transport links and close proximity to major road networks, including the A58(M) inner ring road and M621, make commuting seamless for clients and staff alike. Whether you're a growing enterprise or an established firm seeking a central base, 17 Park Place delivers an exceptional location in one of Leeds' most prestigious business districts.

## Description

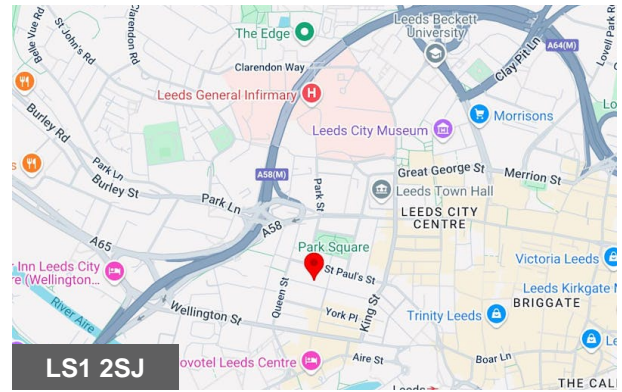
17 Park Place is an attractive, Georgian-style terraced office building providing good quality office accommodation on the lower ground floor level. Internally the suite provides good quality open-plan office accommodation benefiting from excellent natural light from both the front and rear of the building. The available suite comprises the following specification features:

- W/C Facilities
- Kitchen Facility
- Cat 2 lighting
- Suspended ceiling
- Carpeted and decorated throughout

## Accommodation

The accommodation comprises the following net internal floor areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Lower Ground | 932          | 86.59         | Available    |
| 1st          | 790          | 73.39         | Available    |
| <b>Total</b> | <b>1,722</b> | <b>159.98</b> |              |



## Viewing & Further Information



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