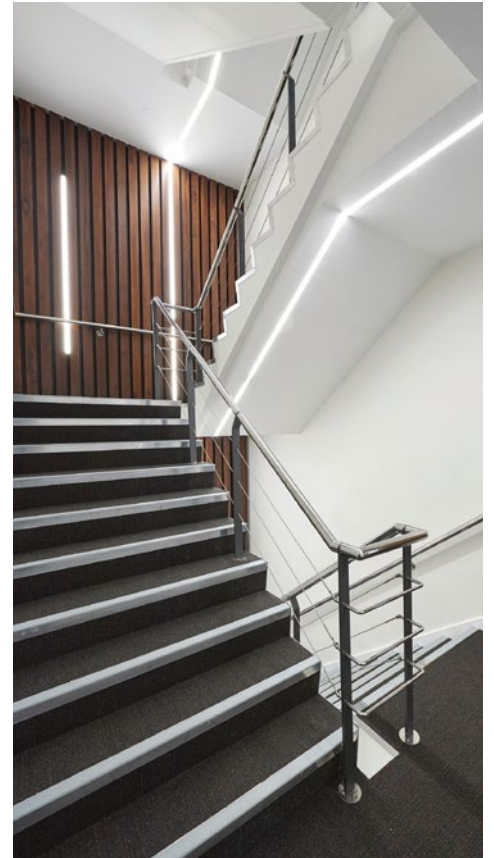




The Overview

St Paul's House is the perfect business location, located at the very heart of Leeds' Commercial District, overlooking Park Square with Leeds' Retail Quarter just a stones throw away and the benefit of many restaurants, bars, sandwich shops and coffee houses on the doorstep.

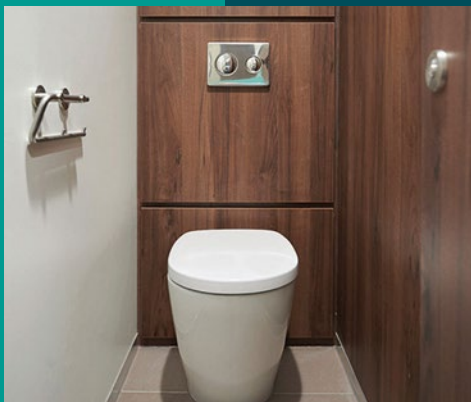
Leeds Railway Station is within easy walking distance and access to the property is instant via the Inner city loop road. Car Parking is available with the property and street parking is readily available outside.

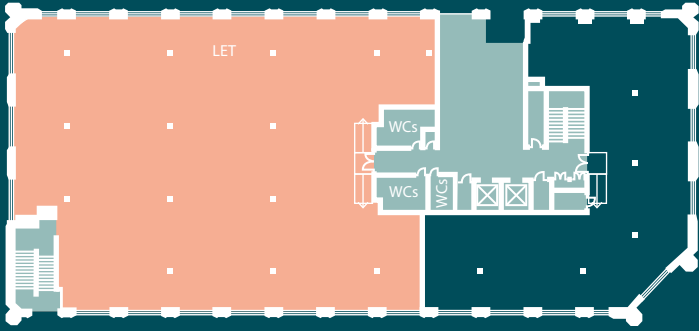


The Details

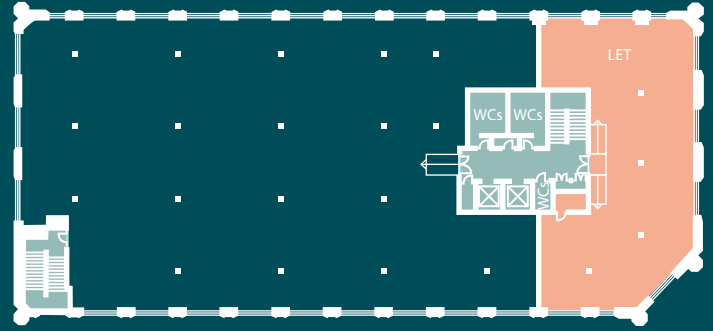
St Paul's House benefits from the following:

- Full access raised floors
- Air Conditioning
- New LED integrated lighting
- Metal tile suspended ceiling
- Additional shower/changing facilities
- New secure bicycle storage
- Grade A office refurbishment
- Full access raised floors
- Air Conditioning
- New LED integrated lighting
- Metal tile suspended ceiling





GROUND FLOORPLAN

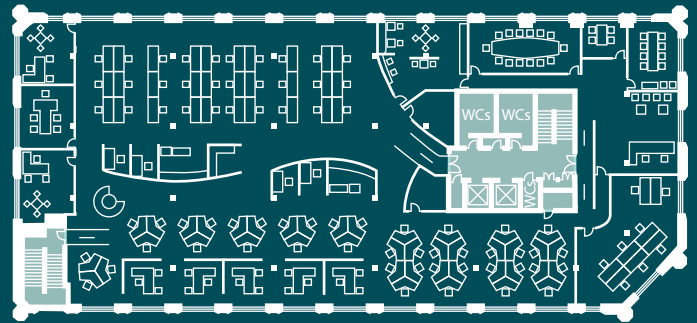


THIRD FLOORPLAN

The Plans

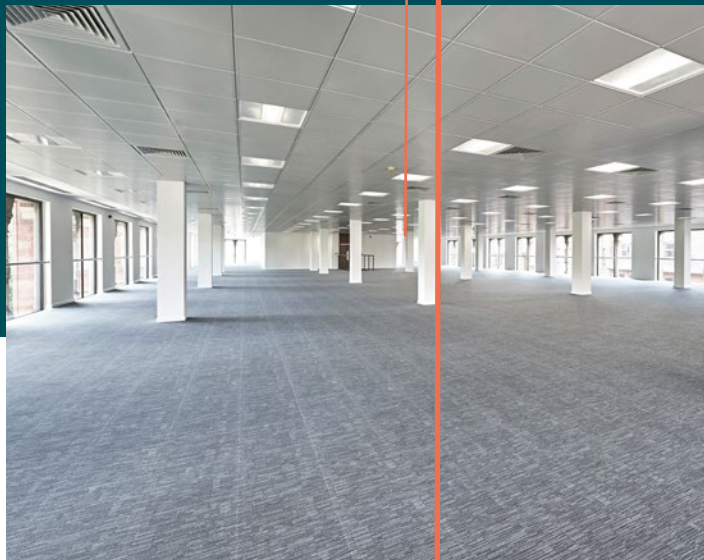
Floor	sq ft	sq m
Ground	2,796	259.76
Third	8,364	777.04
Total	11,160	1,036.80

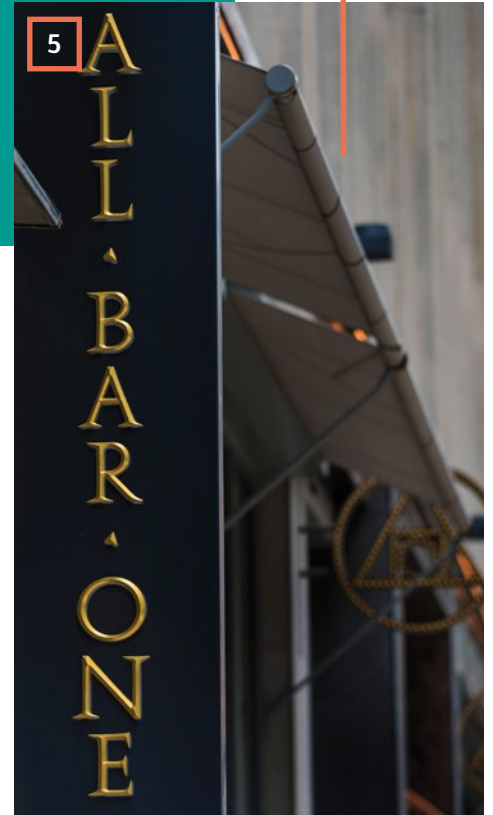
*Floors capable of subdivision to meet individual requirements.



TYPICAL SPACE PLAN

2,796 - 11,160 sq ft
(259.76 - 1,036.80 sq m)





The Destination

An array of amenities surround St Paul's House; from cafés for informal morning meetings or restaurants to entertain clients at lunch to bars for evening drinks with friends after work. The main retail core is less than five minutes walk away so everything you need is in easy walking distance from your office door.

- 1 Dakota Deluxe Hotel
- 2 The Alchemist
- 3 Starbucks
- 4 Patisserie Valerie
- 5 All Bar One
- 6 The Lost & Found
- 7 Tattu
- 8 Philpotts
- 9 Banyan
- 10 Restaurant Bar & Grill
- 11 Tesco Express
- 12 Bagel Nash
- 13 Pizza Express
- 14 The New Ellington





Tenure

The accommodation is available to let by way of new effective full repairing and insuring leases for a term of years to be agreed. All costs associated with the building, including rent, rates and service charge, are available upon application to the agents.

Car Parking

Car parking is available with the building. In addition there are several contract or daily pay multi-storey car parks nearby. Street parking is also available immediately adjacent to the building.

Viewing

For further information or an appointment to view the accommodation please contact either of the joint letting agents.

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