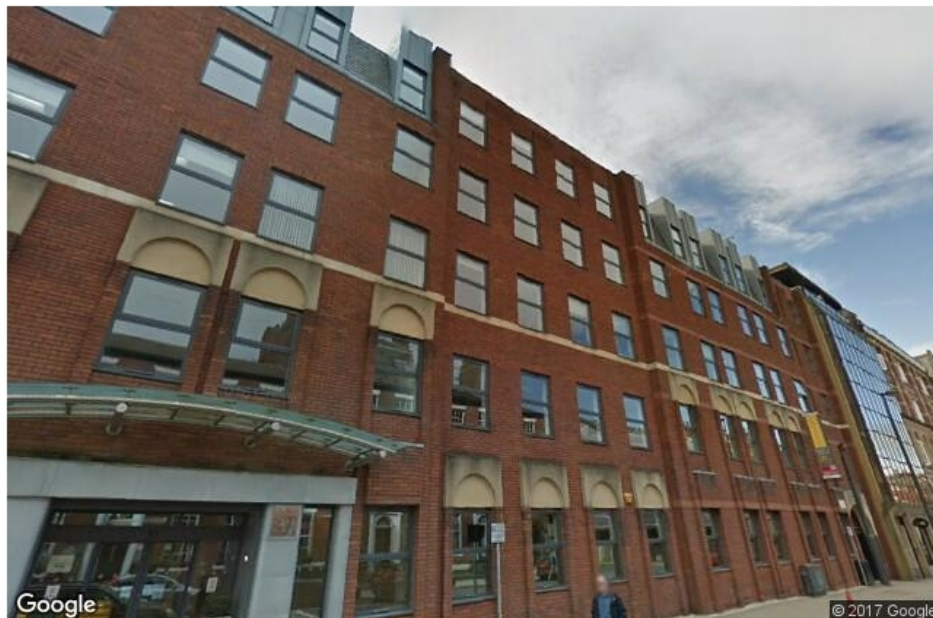


# To Let

Office 1,823 - 13,769 sq ft NIA

33 Park Place, Leeds, West Yorkshire, LS1 2RY



## Summary

- Grade A office space, refurbished with a modern new reception and contemporary finishes.
- Type: Office
- Tenure: To Let
- Size: 1,823 - 13,769 sq ft NIA
- Rent: £19.50 per sq ft

## Location

33 Park Place is located in Leeds professional and traditional office core with nearby tenants comprising of predominantly professional firms and organisations.

## Availability

Floor / Unit	Size	Availability
Ground	2,924 sq ft	Available
1st	4,316 sq ft	Available
1st	5,024 sq ft	Available
3rd	3,944 sq ft	Available
3rd	1,823 sq ft	Available

## Specification

- Comfort Cooling
- Full Access Raised Floors
- Suspended Ceilings with LG3 Lighting
- Fully Carpeted
- Impressive Reception Area
- Two 8 Person Passenger Lifts
- Modern Double Glazed Windows
- Male/Female and Disabled WC's
- DDA Compliant
- On-Site Car Parking
- Commissionaire and 24/7 Access
- Shower Facilities

## Terms

Terms are available on a new full repairing and insuring lease for a time to be agreed.

## Viewings

Strictly by appointment with the letting agents.

## Energy Performance Rating

This property has been graded as 73(C).

## Rent

£19.50 per sq ft

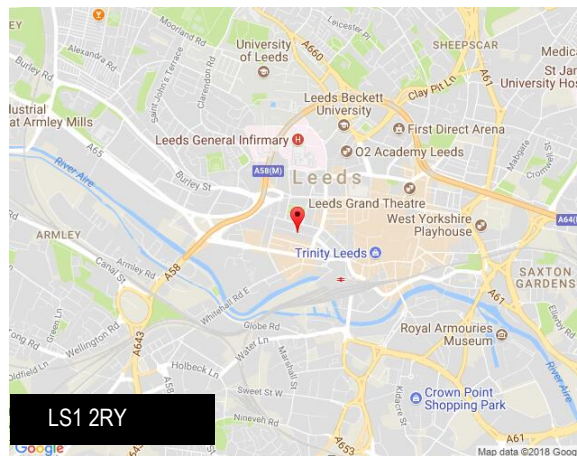
## Business Rates

Rates Payable: £6.96 per sq ft

(based upon Rateable Value: £14.52 and UBR: )

## Service Charge

£6.07 per sq ft



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

**Zach Mehdizadeh**

t: +44 (0)113 235 5281

e: zach.mehdizadeh@eu.jll.com

**Clem McDowell**

t: +44 (0)113 261 6227

e: clem.mcdowell@eu.jll.com

### Joint Agents

**Alex Hailey (CBRE)**

**Clair McGowan (CBRE)**

t: 0113 394 8878

**Jonathan Shires (CBRE)**