

To Let

2,250 SQ FT

QUALITY OFFICE SPACE IN LEEDS
CITY CENTRE WITH ON-SITE PARKING



St James House

28 PARK PLACE | LS1 2SP

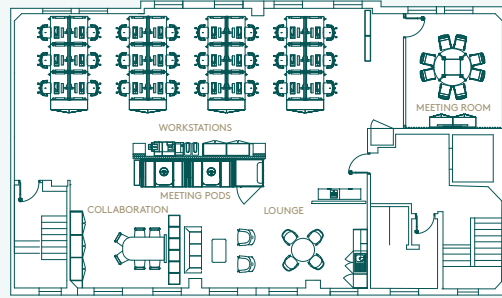
Location

St James House is in the heart of the commercial and financial district of Leeds city centre, only 2 minutes' walk from Leeds railway station and all of the retail and leisure facilities that the city centre has to offer.

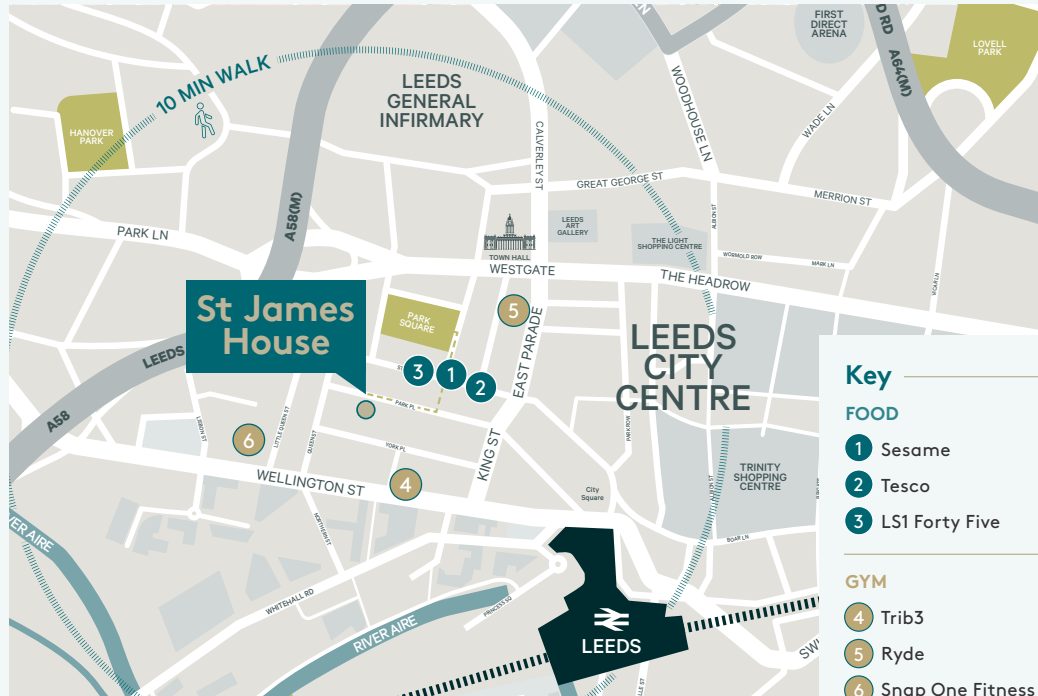
Description

St James House is a purpose built office building over ground and four upper floors and provides 2,250 sq ft (NIA) on the 2nd floor which is available immediately.

Floorplan



*Indicative space plan



SPECIFICATION



SUSPENDED CEILING



COMFORT COOLING



LED LIGHTING



SECURE CAR PARKING



BASEMENT SHOWERS



SECURE CYCLE STORAGE



FULLY-FITTED OPTION AVAILABLE

RENT

Rent on application.

SERVICE CHARGE

A service charge will be levied to cover maintenance of the common areas of the building.

EPC

The property has an Energy Performance Asset Rating of C. A full copy of the certificate is available upon request.

RATES

The second floor of St James House has been assessed for rating purposes as "Office and Premises" and has a current rateable value of £33,500 as of April 2023. We advise interested parties to make their own enquiries to the local rating authority.

TERMS

The second floor is available by way of new lease for a term to be agreed.

Contact us

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Subject to contract disclaimer: CBRE Limited and Carter Towler, February 2024

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