

15 ST. PAUL'S STREET

TO LET

AIR CONDITIONED
OFFICE SUITE
IN EXCELLENT
LOCATION

1,340 sq ft

LEEDS LS1 2JG

15 ST. PAUL'S STREET

ST PAUL'S STREET EST. 2010

TESCO express

TESCO express

High Quality
Air Conditioned
OFFICE SUITE
2,675
sq.ft.
TO LET
COMMERCIAL &
RESIDENTIAL



AN ATTRACTIVE REFURBISHED BUILDING PROVIDING HIGH QUALITY AIR CONDITIONED OFFICE SPACE

15 St Paul's Street is an attractive brick built building providing office accommodation on 5 upper floors with Tesco Express at ground floor.

The building, including ground floor reception, has been substantially refurbished and offers high quality office accommodation which benefits from lift access from ground to 4th floors.

The available suite is located on the first floor. The suite and the building provide the following specification items:-

- Air conditioning
- Carpeted and decorated
- High quality glass meeting room
- LED lighting
- Fitted kitchen
- 3-compartment perimeter trunking
- Door entry system
- Cat 5 cabling with fibre to the building
- Shower facility
- Modern suspended ceiling



ACCOMMODATION

First floor (Front) - 1,340 sq ft

EPC

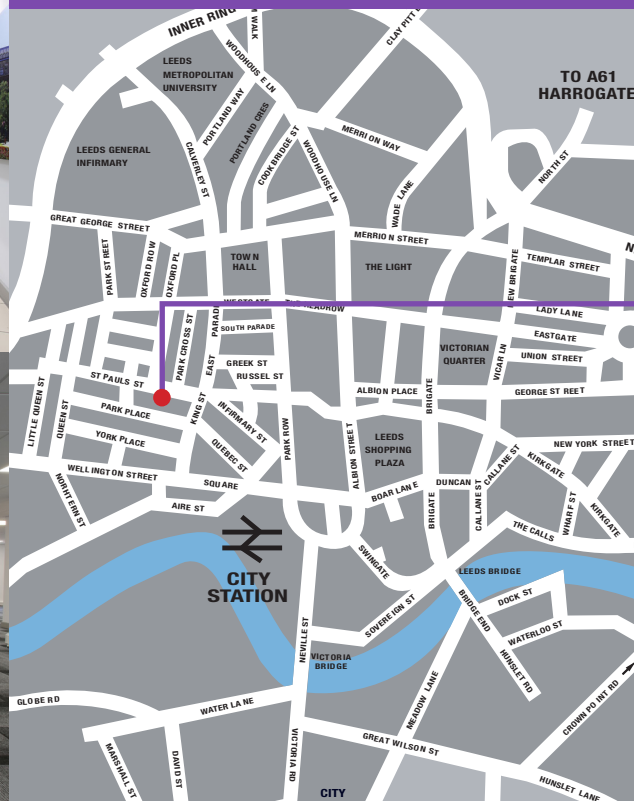
The property has an energy performance asset rating of band C (70). Further details available on request.

TERMS

The vacant suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Further details available on request.

RATING

The suite has been assessed with the following rateable value:-
First floor - £15,500



15 ST. PAUL'S STREET

15 St Paul's Street is situated within the heart of the Leeds City Centre business district and is a very short walk from Leeds City Station, the retail quarter and a wide variety of bars and restaurants, sandwich shops and coffee houses on the doorstep.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agent:



jamesjackson@cartertowler.co.uk
clemmcdowell@cartertowler.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Carter Towler in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Carter Towler nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. December 2023. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500