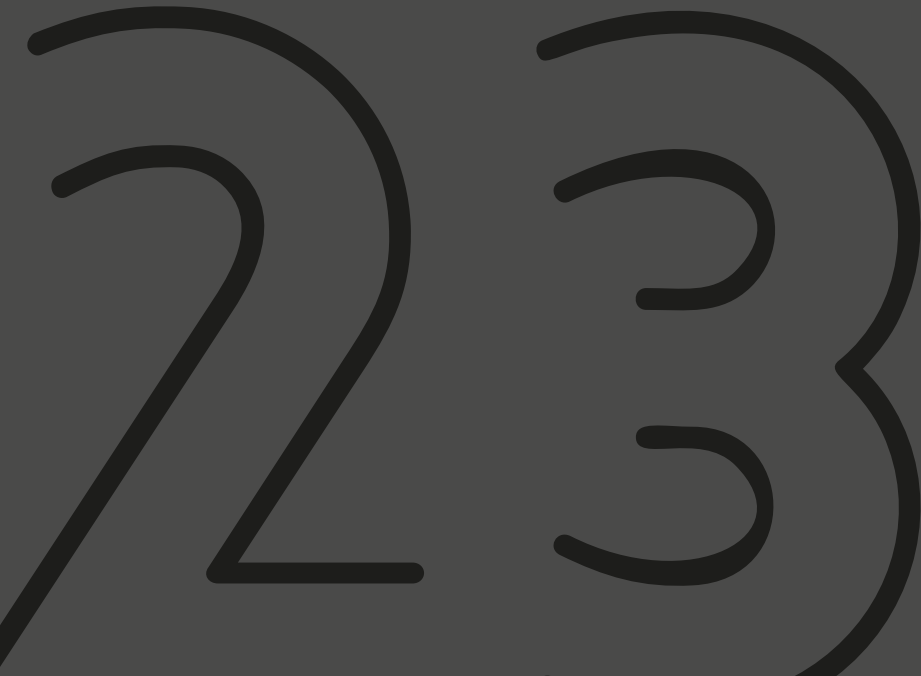


TO LET

23 Park Cross Street, Leeds LS1 2QH

1,330 sq ft office suite in city centre location
with on-site parking





For further information or to arrange a viewing contact:

Harriet Lawson
harrietlawson@cartertowler.co.uk

Richard Fraser
richardfraser@cartertowler.co.uk

CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

LOCATION

23 Park Cross Street is conveniently situated in the heart of Leeds City Centre midway between The Headrow and St Paul's Street.

Ideally situated for easy and convenient access to the Law Courts, Leeds City Railway Station, the picturesque Park Square, the main retail areas and many bars, restaurants and coffee shops.

DESCRIPTION

23 Park Cross Street is the rear section of Coverdale House which is a 4-storey modern office building fronting onto East Parade.

The available suite is accessed off Park Cross Street and comprises part of the lower ground floor of the building.

The suite provides good quality modern office accommodation with good natural light at both the front and the rear.

The specification of the available suite includes:

- Modern suspended ceiling
- Integral LED lighting
- Gas-fired central heating
- Good quality carpeting
- Newly decorated
- Kitchen facility
- Front door security intercom system
- Window security shutters
- Perimeter power/data trunking

ACCOMMODATION

The available suite provides an approximate net internal floor area of **1,330 sq.ft.**

RATING

The available suite has a current rateable value of £14,000.

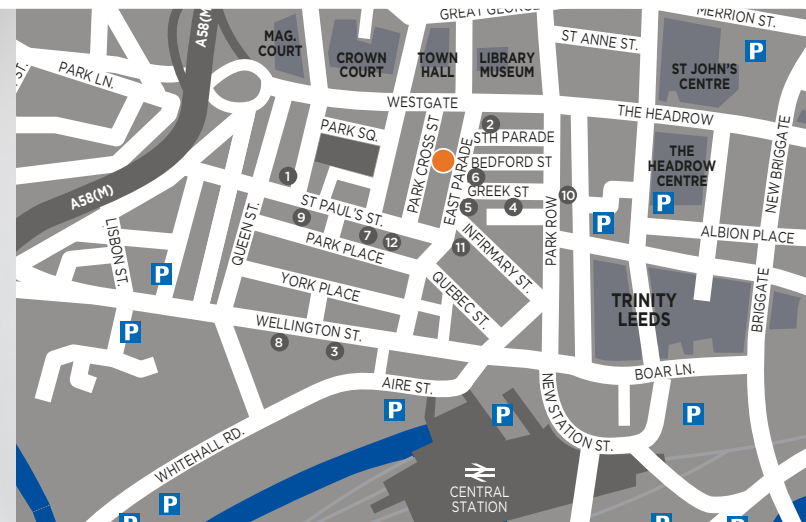
ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy performance asset rating of band D. Further information can be provided 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 at a commencing rent of £15,300 per annum.

Misrepresentation Act: Carter Towler for themselves and for the Vendors / Lessors of this property whose agents they are give notice that; i) These particulars are set out as a general outline only for the guidance of, intended purchasers or lessees and do not constitute, nor constitute any part of an offer or a contract, ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, iii) No person in the employment of Carter Towler has any authority to make or give representation or warranty whatever in the relation to this property, October 2020. **Designed by CreativeRace | 0113 234 1630 | www.creativerace.co.uk**



KEY

- 23 Park Cross Street
- 1 Pizza Express
- 2 San Carlo
- 3 M&S Simply Food/ Caffe Nero
- 4 La Bottega
- 5 Tattu
- 6 All Bar One
- 7 Philpotts
- 8 Toast
- 9 Love Food
- 10 Gino D'Acampo
- 11 Box
- 12 Starbucks