

## TO LET /MAY SELL

Mid-Terraced  
Four Storey Office Building

3 PARK SQUARE EAST, LS1 2NE

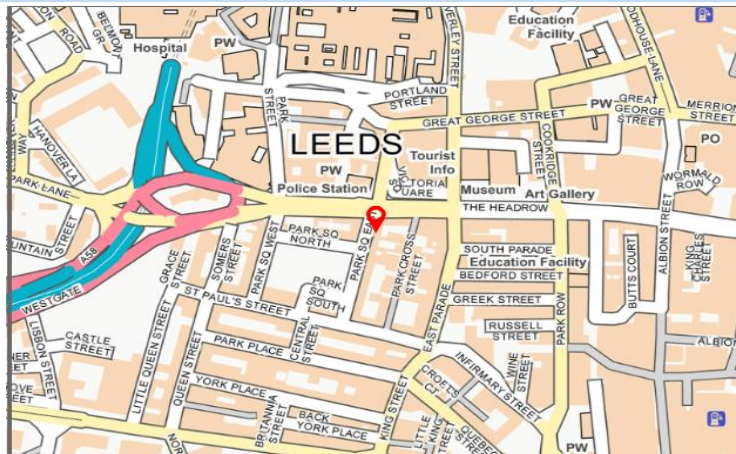
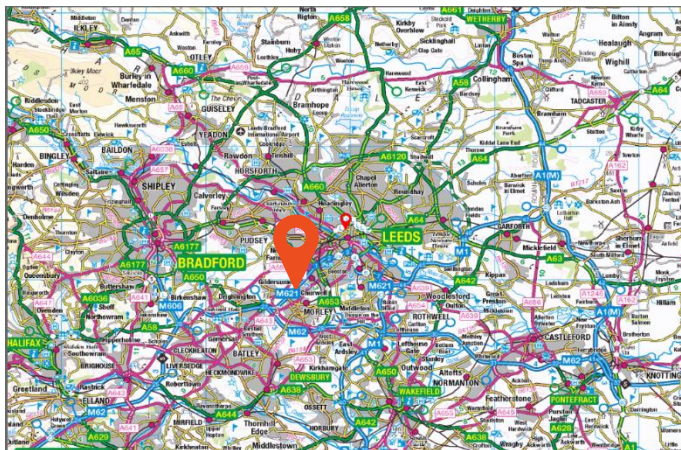


- Mid Terraced Office Building
- Grade II Listed Building
- Close to Leeds Combined Court Centre
- Two Car Parking Spaces

Price £28,500 pa

1,807 ft<sup>2</sup> (167.2 m<sup>2</sup>)

### 3 PARK SQUARE EAST, LS1 2NE



#### LOCATION

The property stands on the Eastern side of Park Square with attractive central garden and within close proximity of the Law Courts and in a prime City Centre location. There is easy access to the motorway network and Leeds Railway Station.

#### DESCRIPTION

3 Park Square East is a four-storey self-contained office building providing good quality office space and having the benefit of two car parking spaces. The building is of traditional construction with walls built in brick under a mainly blue slated pitched roof. The property benefits from gas fired central heating.

#### ACCOMMODATION

	m2	ft2
<b>BASEMENT</b>		
Offices	28.5	307
Kitchen	1.7	18
WC	14.5	156
<b>GROUND FLOOR</b>		
Offices	51	553
<b>FIRST FLOOR</b>		
Offices	38	408
W.C.'s	5.5	59
<b>SECOND FLOOR</b>		
Offices	28	306
<b>TOTAL</b>	<b>167.2</b>	<b>1807</b>

Note: There is a small amount of space with reduced headroom at second floor level which is not incorporated in the above measurements.

#### SERVICES

We understand the property benefits from all main services. Gas fired central heating is installed. No test to the services has been made. Purchasers should rely on their own investigations.

#### RATEABLE VALUE

Rateable Value (2023)	Estimated rates payable
£22,500	£11,250

All prospective purchasers should satisfy themselves in connection with the rateable value and the rates payable.

#### PLANNING

The property is believed to have planning consent for its current use as offices, and it is a Grade II listed building. Purchasers should make their own enquiries with the Local Authority.

#### TERMS

The property is offered on a new 5-year lease on multiples of 5 years on full repairing insuring terms at an annual rent of £28,500.

Parties who are interested in the purchase should enquire of the letting agent as to a guide price.

#### VAT

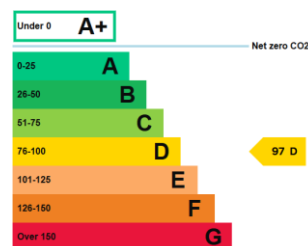
The transaction will not be subject to VAT. The prospective tenant should make their own enquiries accordingly.

#### LEGAL COSTS

The incoming tenant will be responsible for the landlord's responsible legal cost in preparation of the lease.

#### EPC

This property's energy rating is D.



#### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: SEPTEMBER 2025

**Nabarro McAllister**

#### Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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