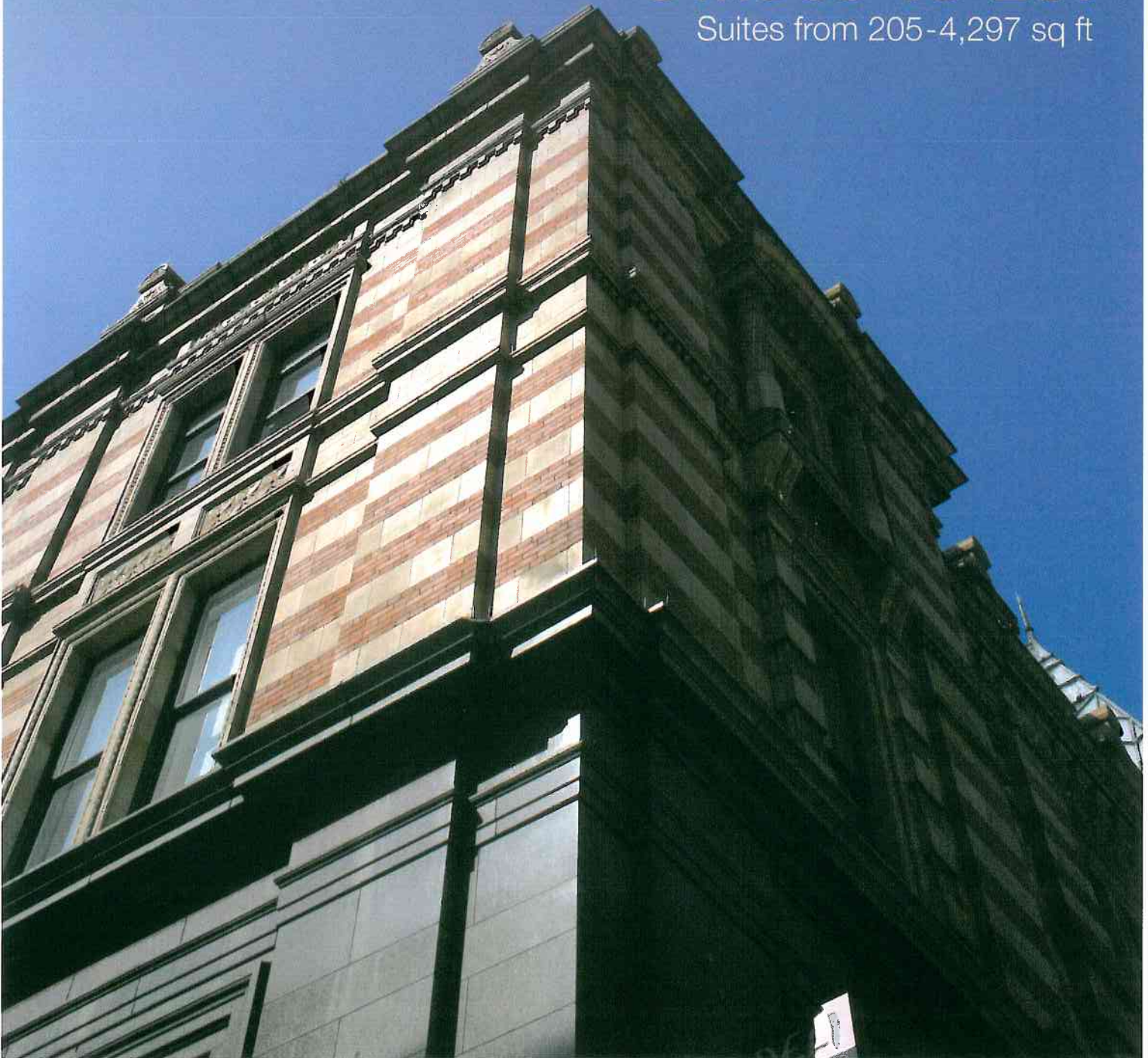


31-32 Park Row, Leeds



Offices To Let

Suites from 205-4,297 sq ft



31-32 Park Row, Leeds



Location

31-32 Park Row occupies a prominent position within the centre of the financial district and is in walking distance from Leeds Train Station, The Law Courts and the retail amenity of the city centre. The building stands at the heart of Leeds' business quarter, close to the key entertainment and retail districts.

The city of Leeds is now considered to be the largest centre for business, financial and legal services outside London and the fastest growing city in the UK.

Description

31-32 Park Row is an attractive six storey Grade II listed Victorian building constructed from granite and brick comprising of 28,000 sq ft of office and leisure accommodation. The building is considered an attractive Park Row landmark.

The specification offices includes:

- Gas fired central heating
- Perimeter trunking
- Suspended ceilings
- Recessed Category II lighting
- 2 passenger lifts

Accommodation

31-32 Park Row provides flexible office accommodation with suites ranging from 205 sq.ft. to 4,297 sq.ft. For further information on the latest availability please contact the agents.

Terms & Further Information

31-32 Park Row is available on flexible lease terms at a competitive rent. For further information please contact the joint agents.



MISREPRESENTATION CLAUSE: Lambert Smith Hampton and Brackenridge Hanson Tate for themselves and for their vendors or lessor of this property for whom they act, give notice that: i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Lambert Smith Hampton or Brackenridge Hanson Tate cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) Rents quoted in these particulars may be subject to VAT in addition; iv) Lambert Smith Hampton or Brackenridge Hanson Tate will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) The references to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers / tenants should satisfy themselves as to the fitness of such items for their requirements; vi) No person in the employment of Lambert Smith Hampton or Brackenridge Hanson Tate has any authority to make or give any representation or warranty in relation to this property. May 2009. BOWMANS Design & Print 0113 272 0088.

