



3 PARK COURT

LEEDS, LS1 2QH



2,536 SQ FT (235 SQ M) TO LET (MAY SELL)
PRESTIGIOUS, RECENTLY REFURBISHED OFFICE ACCOMMODATION
AVAILABLE IN THE HEART OF LEEDS' PROFESSIONAL CORE

2 DESIGNATED PARKING SPACES
AVAILABLE IN A COURTYARD LOCATION

LOCATION

3 Park Court is situated in the heart of the professional core yet having a quiet backwater position close to park square. The location offers excellent amenities with Starbucks, Philpots, Tesco Express and Pizza Express all within a 2 minute walk.

In addition Leeds Train station is a 5 minute walk and Park Square, an attractive park area located within 100 metres of the property.

DESCRIPTION

The property is comprised of 3 storeys and offers self-contained accommodation in the heart of Leeds City Centre. 3 Park Court has undergone a major refurbishment and benefits from the following features:

- Open plan office accommodation
- Coded door access system
- CAT II lighting
- VRV heating and cooling system
- Cat 6 compliant perimeter trunking
- Ground floor kitchen/tea point
- Decorated and carpeted throughout
- Intruder detection and fire system
- 2 designated parking spaces

The property has been measured in accordance with the RICS code of measuring practice on a net internal basis and offers the following areas:

Ground	62 sq m	673 sq ft
First	71 sq m	755 sq ft
Second	71 sq m	769 sq ft
Third	31 sq m	339 sq ft
Total	235 sq m	2,536 sq ft

PARKING

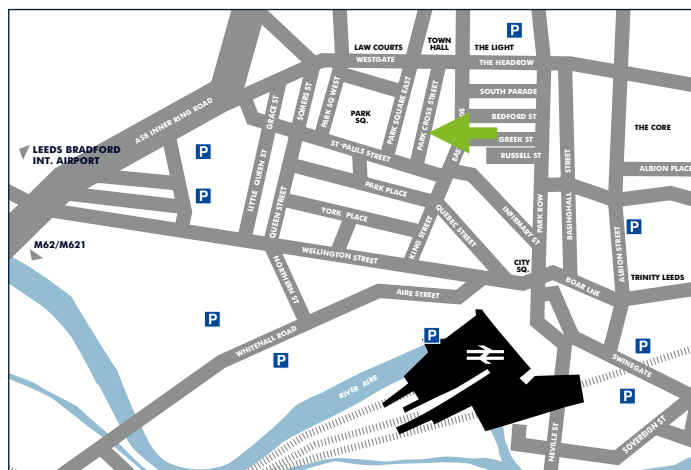
The office benefits from 2 designated parking spaces immediately adjacent the building in a courtyard location.

RATING

We are verbally informed by Leeds rating department that the business rates for 3 Park Court are £36,000 per annum therefore using the 2015/2016 UBR of £0.493, the rates payable will be £17,748 per annum. Interested parties should confirm this figure with Leeds business rates department - 0113 2476983

TERMS

The property is available freehold or leasehold. Please speak to the agent for more details.



■ EPC rating of E

■ LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

■ VIEWING

Strictly by appointment with the sole agents, BNP Paribas Real Estate, Minerva 29 East Parade Leeds LS1 5PS

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