7 PARK ROW

- 5,300-9,600 SQ FT SPACE SUITED FOR A RANGE OF USES INCLUDING F&B, MEDICAL AND EDUCATION
- BASEMENT SPACE – HIGH CEILING, PROMINENT ENTRANCE

LS1 5DH / LEEDS CITY CENTRE

LOCATION

Park Row famously connects the financial and retail districts of the City Centre and is one of the most sought-after business addresses in Leeds. With Pinsent Masons, Deloitte and Schroders as neighbours you also have Restaurant Bar & Grill, Gaucho and Head Of Steam to wine and dine.

The office, retail and F&B footfall is at its highest in this location with the property benefiting from close proximity to Leeds station, multiple bus stops immediately adjacent and an abundance of public parking.

KEY

OCCUPIERS

01. Q-Park
02. Radisson Hotel
03. Park Plaza
04. Queens Hotel
05. Dakota Hotel
06. City Square House

RETAIL/LEISURE

01. The Light
02. Caffè Nero
03. Gaucho
04. Flight Club
05. Black Sheep Coffee
06. Tesco Express
07. Nat West
08. Head of Steam
09. HSBC
10. Black Cat Club
11. Art gallery
12. BOX
13. Six by Nico
14. Iberica

DESCRIPTION

Fronting Park Row the prominent double height entrance includes a large area for the tenant's branding and signage (subject to separate detailed application).

The basement space is accessed via demised stairs and lift and consists of two connected parts. Both are shown on the floor plan.

Off-street servicing for cars and small vans.

Maximum capacity of 200 people (Additional capacity subject to viability and fire strategy).

THE SPACE IS AVAILABLE IN PART OR AS A WHOLE.

AREA 1

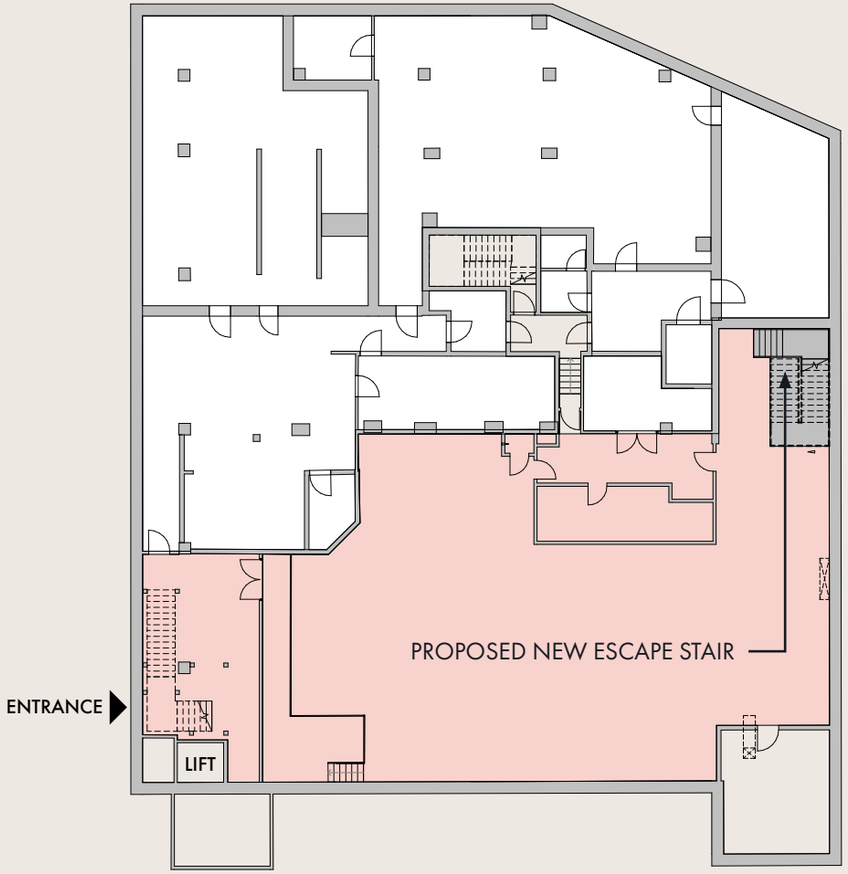
The main area, shown red on the plan, is prominent, column-free space with an impressive floor to ceiling height of 4.9m / 16ft.

AREA: 493 sqm / 5,300 sqft

AREA 2

The additional area, shown white on the plan, is at a slightly raised level and is made up or a series of partitioned areas.

AREA: 400 sqm / 4,300 sqft



ONE ADDRESS. ENDLESS POTENTIAL.

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TERMS

Available by way of a new effectively full repairing and insuring lease.

RENT

Rent on application

SERVICE CHARGE

Estimated at £15,000.

BUSINESS RATES

The local authority has advised the following:

Rateable value: £41,500

Rates payable @ .499p: £20,709

7 PARK ROW

ENQUIRIES

For further information, plans and to view, please contact the joint agents:

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