



CARLTON TOWER

34 ST PAUL'S STREET
LEEDS LS1 2QB

TO LET
2,580 sq.ft.

HIGH QUALITY

COMFORT COOLED

OFFICE SUITE

WITH PARKING





MODERN OFFICES IN PROMINENT LOCATION



ACCOMMODATION

The available suite provides a net internal floor area of 2,580 sq.ft.

EPC

Carlton Tower has an energy asset rating of Band D (78). Further information can be provided on request.

RATES

The available suite is assessed as having a rateable value of £30,250.

TERMS

The suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Details of the quoting rent are available on application.



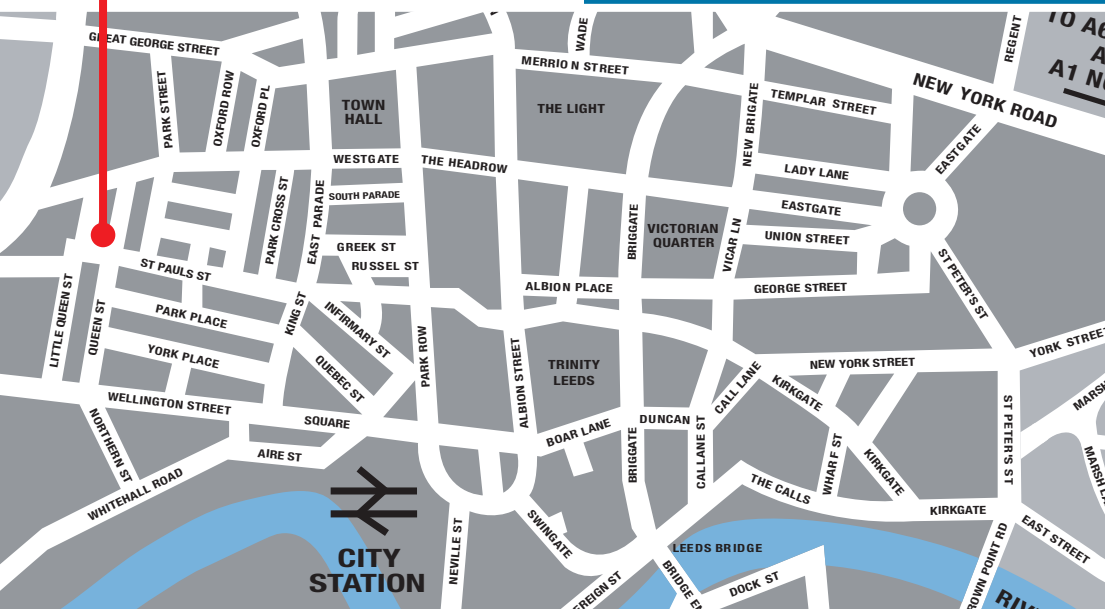
The available suite is on the fourth floor and benefits from the following specification features:-

- Comfort cooling
- Raised access floor
- Suspended ceiling
- New LED lighting
- New carpeting
- New decorations
- Gas fired central heating
- Excellent natural light
- Refurbished WC's and shower facilities



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LOCATION

Carlton Tower occupies a prominent position on St Paul's Street in the West End of the central business district of Leeds city centre. Leeds railway station, the main retail area and many bars, restaurants and other amenities are all within easy walking distance.

PARKING

There is 1 car parking space allocated with the 4th floor suite within the private, secure car park.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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