



# St Paul's House

PARK SQUARE SOUTH, LEEDS

PLUG & PLAY SUITE

2,471 sqft | 229.5 sqm



# A Landmark Restored for the Modern Workplace

St Paul's House has been carefully refurbished to meet the needs of modern occupiers, with interiors influenced by the building's architectural character.

The design brings together high-quality finishes and thoughtful updates throughout - creating a workspace that blends heritage with the quality and efficiency expected in today's best-in-class offices.

St Paul's House is connected to the Leeds Pipe Network, which provides an energy-efficient source of heating and domestic water. The network uses heat generated as a by-product of processing Leeds' non-recyclable waste - delivering a lower carbon energy solution for the building. This contributes to an improved EPC rating and supports the ESG goals of environmentally conscious occupiers.

# A Workplace That's Ready When You Are

## Second Floor 2,471 sqft | 229.5 sqm

The second floor of St Paul's House offers a high-quality, fully fitted workspace.

Tailored to support the hybrid ways modern businesses work today, the space includes a balanced mix of open-plan workstations, private spaces, collaboration zones, and well-equipped refreshment area.

Designed for immediate occupation, it allows teams to move in and get to work with little delay – ideal for businesses looking for flexibility, speed, and a workplace that reflects the expectations of a modern professional environment.

27 workstations

01 Meeting room

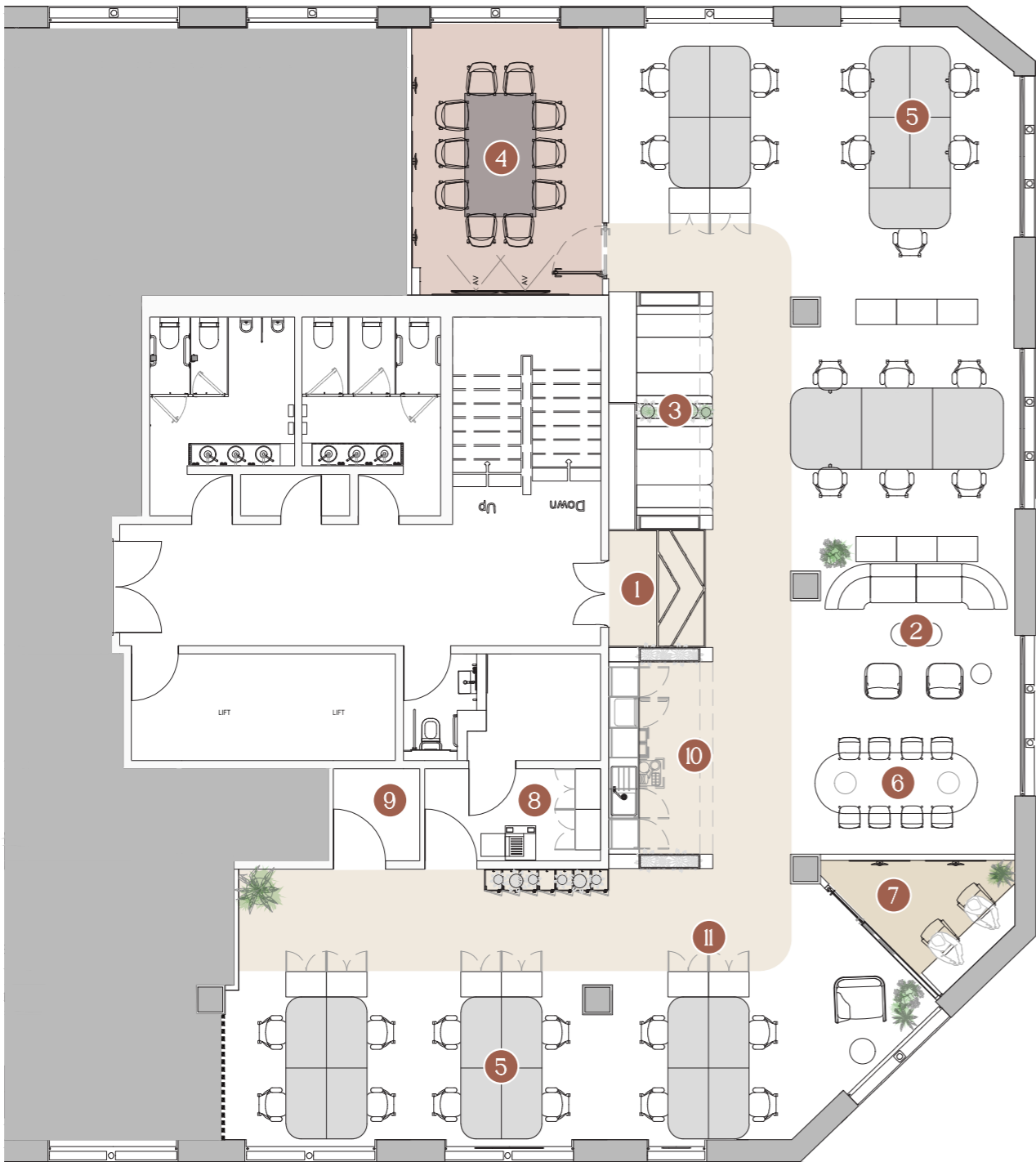
12+ Informal settings

02 Informal booths

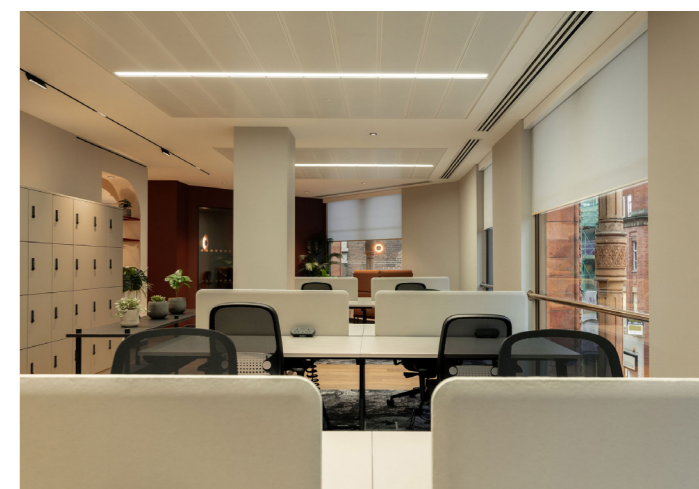
01 Call/Focus room

### Accommodation Key

- 1 Entry point
- 2 Waiting area / Informal lounge
- 3 Informal booths 4ppl
- 4 Large meeting room 10 ppl
- 5 Workstation - 1400mm
- 6 Touchdown / breakout / Collab
- 7 Call / Focus room
- 8 Printer Room
- 9 Store
- 10 Refreshment
- 11 Storage dividers

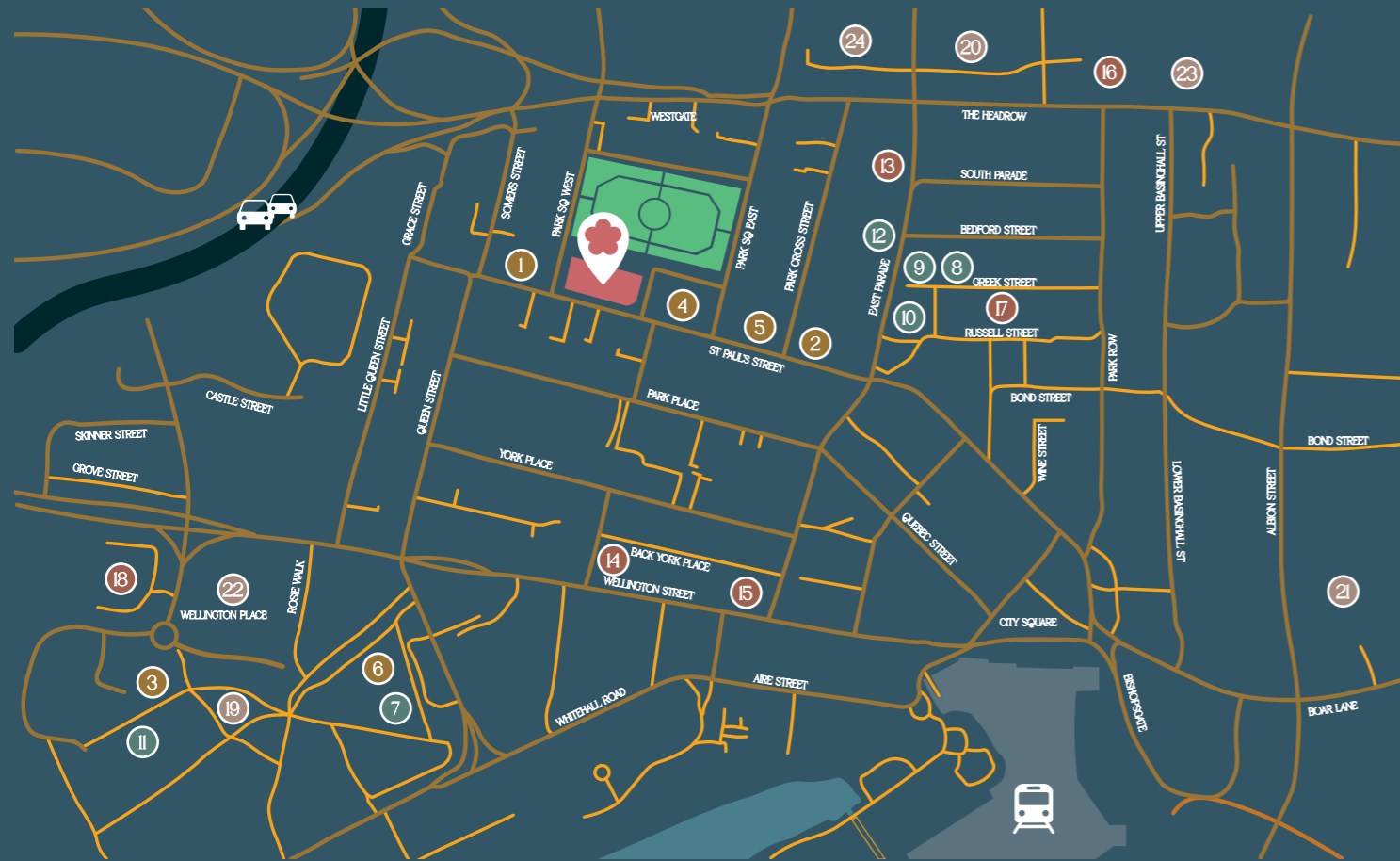


First Floor | Indicative floor plan



In the centre of Leeds' professional district,

St Paul's House connects you to transport, green space and great amenities – all in one stand-out location.



-  St Paul's House
-  Park Square
-  A58(M) Motorway
-  Leeds Train Station



### Breakaway

- 1
- 2
- 3
- 4
- 5
- 6

- La Bottega
- The Clubhouse Coffee
- Bean Coffee Roasters
- Philpotts
- Starbucks
- Pret A Manger

### Food & Entertainment

- 7
- 8
- 9
- 10
- 11
- 12

- Veeno Italian Wine Bar
- The Alchemist
- All Bar One
- Tattu
- Waki Maki
- Six by Nico

### Lifestyle

- 13
- 14
- 15
- 16
- 17
- 18

- Ryde Studios
- Trib3
- Pilat3s
- Nuffield Health
- Dakota Hotel
- Crown Plaza Hotel

### Landmarks

- 19
- 20
- 21
- 22
- 23
- 24

- Tower Square
- Leeds Art Gallery
- Trinity
- Wellington Place
- The Light
- Leeds Town Hall

Developed by



#### VIEWINGS AND FURTHER INFORMATION

Strictly by appointment with joint letting agents.  
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#### TERMS

The accommodation is available to let by way of new effective full repairing and insuring leases for a term of years to be agreed.

All costs associated with the building, including rent, rates and service charge, are available upon application to the agent.

#### BUSINESS RATES

Occupiers will be responsible for the payment of business rates. We advise all interested parties to make their own enquiries of the Local Rating Authority.

#### SERVICE CHARGE & INSURANCE

Both will be payable in respect of the above. Further information available upon request.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

#### EPC

Targeting EPC B post refurbishment. Current EPC rating E.

#### MISREPRESENTATION ACT 1967

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