



# Phoenix House

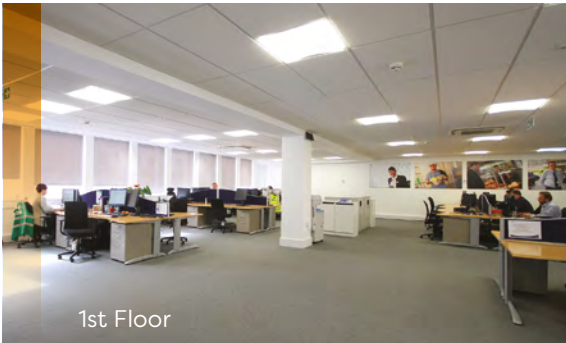
3 South Parade • Leeds • LS1 5QX

**To Let**

High Quality Office Suites  
**from 2,413 sq ft**



Phoenix House



1st Floor

**Phoenix House** is a 7-storey office building which provides high quality office accommodation benefiting from a striking entrance with a new canopy, stylish reception and quality common parts throughout





## SPECIFICATION

Internally the accommodation has been fully refurbished to provide offices of the highest quality benefitting from the following specification (some floors may vary):

- **Comfort cooling**
- **3-compartment perimeter trunking**
- **Energy saving LG7 lighting**
- **8-person passenger lift**
- **Male & female WC facilities**
- **Shower and changing facilities**
- **Concierge with out of hours secure video entry system**
- **DDA compliant**
- **Kitchen facilities in each suite**
- **Secure basement car parking**

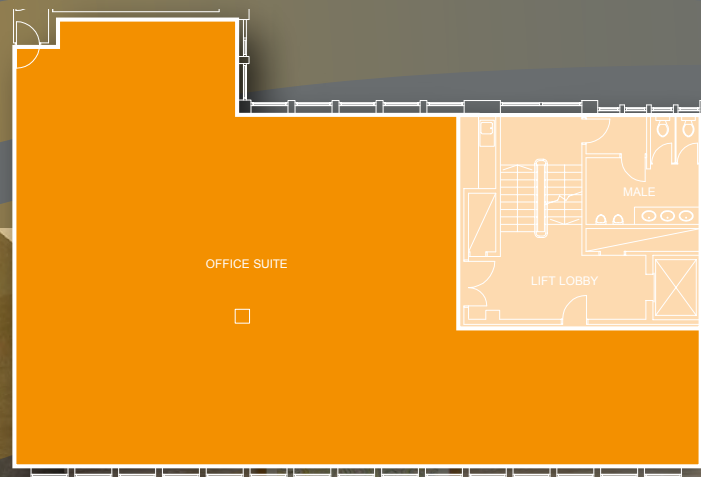
## AVAILABILITY

Suites available from 2,413 sq ft. Full availability is available on application from the letting agents.

## QUALITY AFFORDABLE OFFICES



## TYPICAL FLOORPLAN



## TERMS

The accommodation is available by way of new full repairing and insuring leases on flexible terms. Details of quoting rents are available on application.

## RATES

Confirmation on rates is available on application from the letting agents.

## EPC

The EPC rating for the building is D. A certificate can be provided upon request.





## LOCATION

Phoenix House is prominently situated on South Parade in the heart of the Leeds city centre business district. The property also benefits from being within a short walk of Leeds city station and the city centre bus interchange.

Phoenix House is located on the doorstep of the Leeds retail district and the new Trinity Shopping Centre. South Parade has undergone a major transformation in the past few years with upgrades to the majority of the buildings which has consequently attracted some high quality restaurant operators such as Sukothai, San Carlo and Stockdales. This provides the perfect location for entertaining clients.

The property also benefits from being within a 2 minute walk of Greek Street where there are a plethora of bars and restaurants that include The Alchemist, Gusto and the new Dakota Deluxe Hotel.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

## FURTHER INFORMATION

Please contact the joint letting agents for further information.



A development by



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