

# Carlton Tower

St Paul's Street, Leeds 1

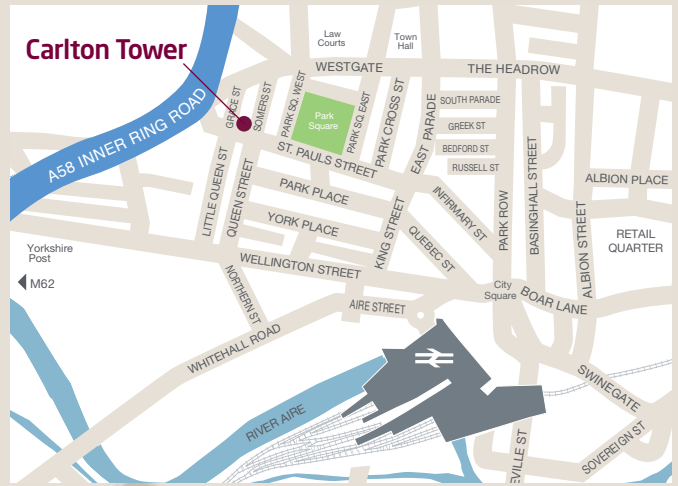
## Offices To Let

High quality comfort cooled offices in popular location  
Suites of 1,240 sq.ft. and 1,300 sq.ft. with parking



**Carlton Tower** is located on St Paul's Street on the west of the city centre occupying a prominent position in the city's professional core.

Leeds City Railway Station, the main retail areas and many bars, restaurants and other amenities are all within a few minutes walk of Carlton Tower.



LS1 2QB



## Description

Carlton Tower is a modern 6 storey office building with attractive brick elevations and high levels of feature glazing panels. Various suites are available within the building and all benefit from the following specification features:-

- Comfort cooling
- Modern suspended ceilings
- Integral category 2 fluorescent lighting
- New carpeting
- New decorations
- Gas fired central heating
- Three compartment perimeter trunking

Carlton Tower is a DDA-compliant building and benefits from a passenger lift serving all floors and has both male and female toilet facilities on each and every floor.

## Accommodation

Various office suites are currently available within Carlton Tower each providing a net internal floor area of between 1,240 sq. ft. and 1,300 sq. ft.

## Rates

Each available suite is assessed for rating purposes as "offices and premises". Further details on the rateable value of each suite are available from the letting agents.

## Parking

Carlton Tower benefits from a private ground floor level car park where one secure car space can be made available with each vacant office suite.

## Terms

Each suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Details of the current quoting rents are available from the letting agents.

## Viewing/Further Information

For further information or to arrange a viewing please contact either of the joint letting agents.



**Ryden**.co.uk  
0113 243 6777

steven.jones@ryden.co.uk

www.cartertowler.co.uk

**CARTER TOWLER**  
CHARTERED SURVEYORS

**0113 245 1447**

petebradbury@cartertowler.co.uk  
richardfraser@cartertowler.co.uk

**MISREPRESENTATION ACT:** Carter Towler and Ryden for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Carter Towler and Ryden has any authority to make any representation of warranty whatsoever in relation to this property.  
**Design and Production DS.EMOTION www.dsemotion.com. March 2010. (DS8736)**