



TO LET

13 | **BOND COURT**
LEEDS LS1 2JZ

Superb self-contained office suite
in a prime central location **2,035 sq ft**

13 BOND COURT

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Leeds City Station is a very short walk from the building and Leeds' retail core is on the doorstep therefore providing an excellent central location.

LOCATION

13 Bond Court is in a prime location in Leeds City Centre on the corner of Park Row and Bond Court, less than 2 minutes walk from the Leeds Train Station.

Bond Court is a popular substantial public open space with coffee shops and outdoor seating. There are various established restaurants, bars and coffee shops within 2 minutes walk including Black Cat Club, Tattu, La Bottega and Gaucho.

DESCRIPTION

13 Bond Court is an attractive, period building with a restaurant at ground & first floor levels and self-contained office premises on the second floor.

The second floor office suite provides very high quality accommodation benefitting from excellent natural light and specification features including:

- > Brand new fully fitted kitchen
- > Fully carpeted & decorated
- > Modern suspended ceiling
- > Flat-panel LED lighting
- > 3 compartment perimeter power and data trunking
- > High quality w/c's
- > Gas central heating
- > Passenger lift
- > Entirely self-contained suite

BUSINESS RATES

The Rateable Value for the office is £23,750.

EPC

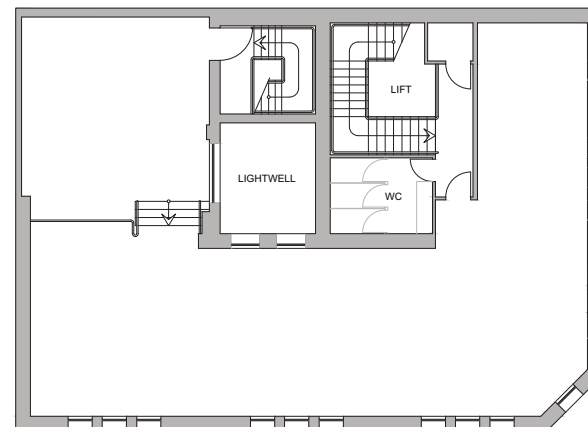
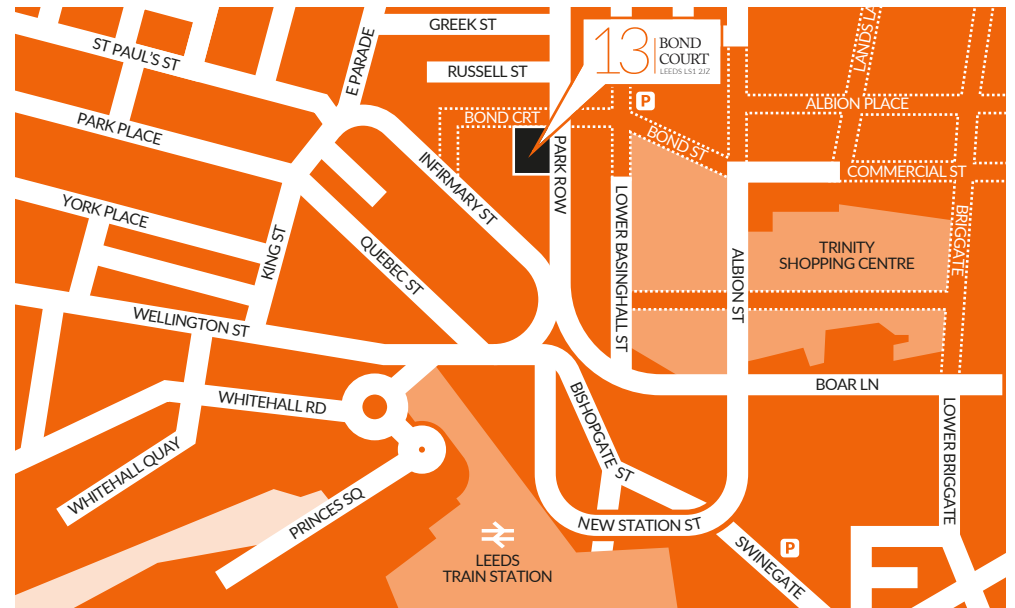
The building has an energy performance asset rating of band D (84).

TERMS

The suite is available To Let by way of a new full repairing and insuring lease for a term to be negotiated and agreed. For information on the rent please contact the sole agents.

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