



## Capitol

Bond Court, Leeds, LS1 5EZ

### **TO LET - HIGH QUALITY OFFICES IN A PRIME LOCATION**

**3,251 to 35,584 sq ft**  
(302.03 to 3,305.86 sq m)

- Comfort cooling
- Suspended Ceiling
- Raised Floors
- Showers
- LED Lighting
- Onsite Comissionaire
- Cycle storage
- Excellent BREEAM Rating

# Capitol, Bond Court, Leeds, LS1 5EZ

## Summary

Available Size	3,251 to 35,584 sq ft
Rent	£25 per sq ft
Rates Payable	£10.25 per sq ft
Service Charge	£7.67 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (30)

## Description

With frontages to East Parade and Infirmary Street and overlooking Bond Court, Capitol is ideally located for any business wishing to be within a few minutes stroll of Leeds City Station and the main City Centre retail area. The property also benefits from being within a short walk of a plethora of eating and drinking establishments. The prominent 7 storey office building has been recently refurbished.

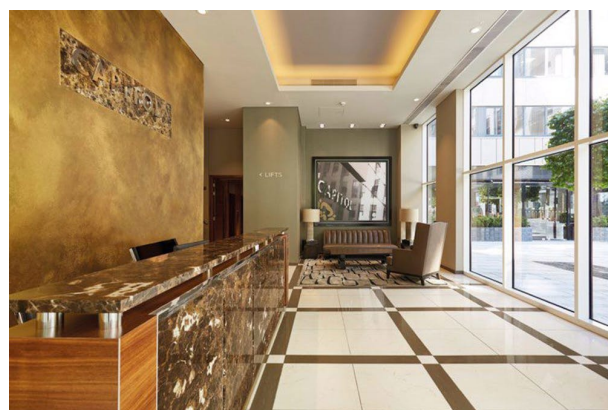
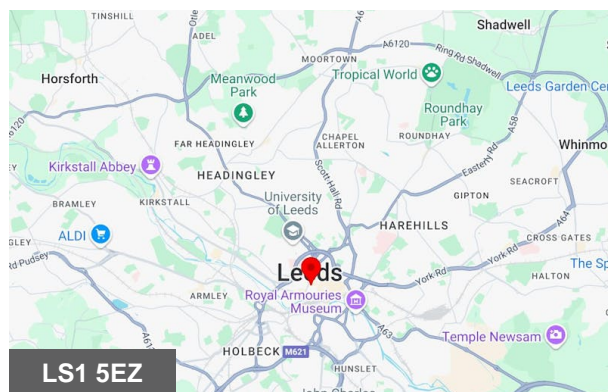
## Location

Capitol is superbly located to take advantage of a growing range of shopping, eating and leisure facilities nearby. With only a 5 minute walk to the new Leeds trinity shopping centre and coffee shops, banks and other facilities on the doorstep, Capitol benefits from all of the upsides of being situated in the heart of Leeds city centre.

## Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
5th - West	3,805	353.50	Available
5th - East	3,795	352.57	Available
4th - West	3,530	327.95	Available
4th - East	3,659	339.93	Available
3rd - West	3,564	331.11	Available
3rd - East	3,543	329.16	Available
2nd - West	3,450	320.52	Available
2nd - East	3,550	329.81	Available
1st - West	3,437	319.31	Available
1st - East	3,251	302.03	Available
<b>Total</b>	<b>35,584</b>	<b>3,305.89</b>	



## Viewing & Further Information



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