

23 Butts Court

LEEDS / LS1 6AG

TO LET CONTEMPORARY WORKSPACE

3,154 sq ft to 10,321 sq ft

With Secure Car Parking





DESCRIPTION

23 Butts Court comprises a prominent well located period building providing open plan office accommodation over first, second and third floors. The building provides an attractive, modern, flexible working environment which can be offered to an occupier either as a self-contained office or alternatively on a multi-let basis as individual floors.

The main entrance to the property is via Butts Court with a ground floor reception area and a rare secure garage providing four tandem car parking spaces through two separate roller shutter doors.

ACCOMMODATION

The workspace has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis, as follows:

Floor	Use	Sq M	Sq Ft
First	Office	326.62	3,515
Second	Office	339.30	3,652
Third	Office	293.00	3,154
Total		958.92	10,321

SPECIFICATION

The property provides the following specification:

- Open plan, efficient floor plates with period features
- 13 person passenger lift
- Suspended ceilings with new recessed LED lighting
- 4 secure on-site car parking spaces accessed via two roller shutter doors
- Comfort Cooling system
- Male, Female and Disabled toilet facilities on each floor



LOCATION

The property is situated within the heart of the prime commercial area in Leeds City Centre with an excellent mix of office and retail occupiers in the vicinity. The main entrance to the property is situated on Butts Court, a quiet no-through road which enjoys very little vehicular traffic.

The rear of the property is on the western side of Albion Street, a busy thoroughfare providing access between The Headrow to the prime shopping area of Commercial Street and the new Trinity Leeds Shopping Centre.



VIEWING

Further information is available from either of the joint agents:



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EPC

The Energy Performance Certificate (EPC) is available upon request.

TERMS

The premises are available to let by of a new lease on terms to be agreed either as a whole or as individual floors.

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