



## To Let - High Quality Fitted-Out Suite

3rd Floor, 2 Bond Court, Leeds, LS1 2JZ



## Property Features

- The suite is located on the third floor of the building.
- The suite measures at 2,460 sq ft.
- Located with the heart of the professional core of Leeds.
- Within short walkable distance of Leeds city centre and train station.
- Located on the popular Bond Court with attractive public realm.
- Impressive reception and common areas.
- Fully DDA compliant.



## Location

2 Bond Court is in the heart of Leeds' office district, providing excellent access to the local transport hubs, including access to a wide range of amenities including restaurants, cafes, hotels and delis. Bond Court itself is a pedestrianised area of public open space,.

Bond Court is also at the start of the retail quarter adjacent to many of the cities main Bank Branches.

## Description

2 Bond Court provides the facilities, access arrangements and comfort of a large modern office building in a office designed for smaller space occupiers.

The suite we have on offer would appeal to a wide range of occupiers. The space has been fitted out to a exceptionally high quality that could be beneficial to an incoming tenant and present a cost saving in not having to undergo the works.

## Features

- Contemporary reception
- Secure building with video entrance
- Club quality changing areas
- 13 person passenger lift
- Comfort cooling
- Cycle storage
- Benefit of a high quality fit-out

## Accommodation

The suite measures at 2,460 sq ft and currently benefits from the following fit-out:

- Fully cabled
- Glazed large boardroom
- Glazed meeting room
- Reception area and desk
- Private office
- Breakout space
- Large high quality kitchen

## Terms

The building is immediately available To Let on a term of years to be agreed. Please contact the agents to discuss terms.

## Service Charge

Each tenant will pay towards a service charge budget for maintaining the common areas.



## To Arrange a Viewing or for More Information:

Viewing is strictly by prior appointment with sole agents WSB:

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