# Office



**Self Contained City Centre Offices** 

# To Let

5 St Davids Court, David St, Holbeck Village, LS11 5QA



- 3,490 sq ft (324.2 sq m) + 12 dedicated car parking spaces
- Self contained Air Conditioned City Centre Offices
- Located in Holbeck Urban Village
- Close to Leeds Railway Station & National Motorways

#### Location

St Davids Court is conveniently situated in Leeds City Centre to the south of Leeds Railway Station in the popular Holbeck Urban Village which is home to a range of creative, media and corporate occupiers. Holbeck Urban Village offers an array of amenities including various restaurants, cafés and shops whilst only being a short walk from the heart of the city centre.

The property is situated off Water Lane in a secure courtyard setting which is accessed directly off David Street. This convenient location means that the property provides easy access to the national motorway network and the cities public transport.

### **Description**

5 St Davids Court comprises a purpose built two storey office building providing high quality self contained open plan and cellular accommodation.

The available accommodation is finished to a high standard and benefits from the following features:-

- Open plan and cellular accommodation
- Air Conditioning
- Kitchen facilities on both floors
- Security and fire alarm
- Intercom controlled entrance
- Excellent natural light
- 12 dedicated car parking spaces

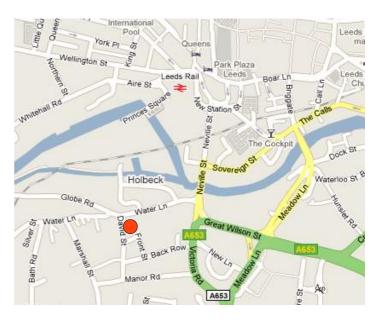
#### Accommodation

The property provides a net internal area of **3,490 sq ft** split as follows:

Ground Floor – 1,745 sq ft (162.1 sq m) First Floor - 1,745 sq ft (162.1 sq m)

#### Car parking

In addition to 12 dedicated on site car parking spaces there is substantial public car parking in the immediate area.



#### **Terms**

The property is available by way of a new effectively full repairing and insuring lease either as a whole or on a floor by floor basis. The property is offered at a competitive quoting rent of £17.50 per sq ft, exclusive of car parking, service charge, business rates, VAT and all other outgoings.

#### Rateable Value

We have been verbally informed by the Local Authority that the rateable value for the property is £72,000 relating to offices and car parking. We would advise all interested parties to make their own enquiries with the Local Authority regarding rates payable.

## **VAT**

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

# **Legal Costs**

Each party to be responsible for their own legal costs incurred in any transaction.

# **Viewing and Further Information**

Viewing is by prior appointment with the sole agent:

Robin Beagley / Duncan Senior

wsb property consultants llp

0113 2341444

#### MISREPRESENTATION ACT:

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