

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

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