



## To Let - High Quality Office Suite

### 5th Floor, 2 Bond Court, Leeds, LS1 2JZ

- Top floor suite with commanding views across the city
- 2,460 sq ft of high quality 'boutique' office space
- Located with the heart of the professional core of Leeds
- Overlooking the recently remodelled Bond Court
- 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 has been recently remodel and provides a pleasant pedestrianised public open space.

Bond Court also forms the gateway between the traditional office core and the city's main retail quarter adjacent.

## Description

2 Bond Court provides the profile, quality, facilities, and comfort of a large modern office building yet in a office designed for smaller space occupiers without any compromise on quality.

The suite we have on offer comprises the top floor of 2 Bond Court offering an exceptionally high quality, boutique office suite that enjoys commanding views over the city. This flexible and highly efficient open plan office suite comprises the whole of the 5th floor of the building.

The light and airy office environment benefits from a specification that includes



## Features

- Air conditioning
- Contemporary reception
- Bespoke hardwood perimeter trunking
- Secure building with video entrance
- Club quality changing areas & showers
- 13 person passenger lift
- Secure cycle storage

## Accommodation

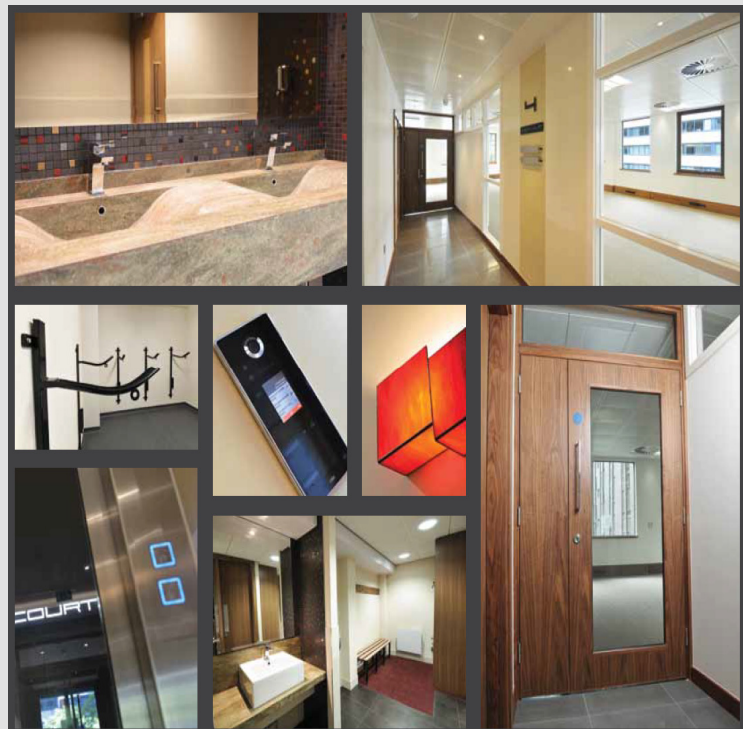
The 5th floor suite measures **2,460 sq ft**

## Service Charge

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

## Terms

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



## To arrange a viewing or for further information:

Viewing is strictly by prior appointment with joint agents WSB or Knight Frank:

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