



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

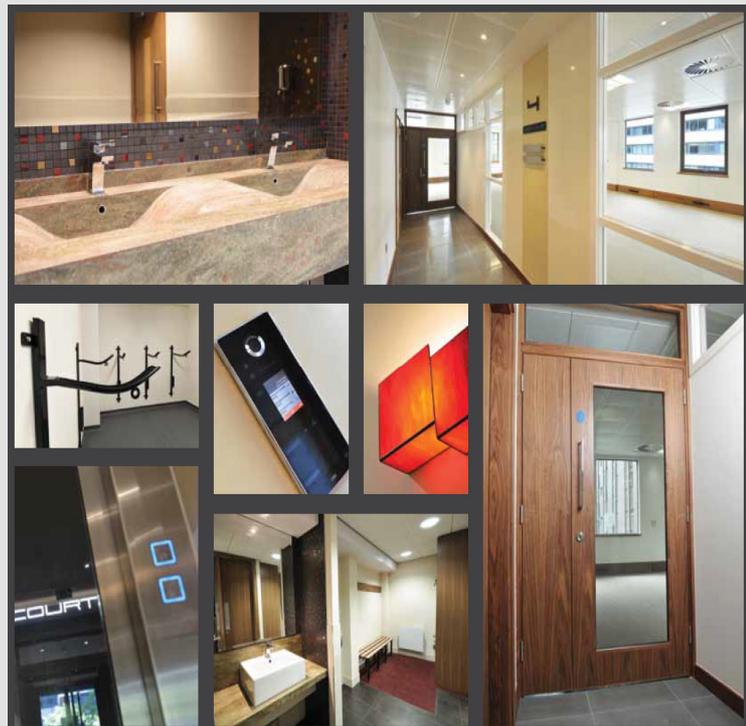
The 5th floor suite measures **2,460 sq ft**

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:

Robin Beagley

0113 234 1449

rbeagley@wsbproperty.co.uk

Duncan Senior

0113 234 1444

dsenior@wsbproperty.co.uk

MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

