



CONTEMPORARY REFURBISHED OFFICE SUITE
in PRIME LOCATION - 3,900 sq.ft. - TO LET

Goodbard House, Infirmary Street, Leeds LS1 2JS

Goodbard
LEEDS LS1
house

Goodbard House is prominently located on the corner of Infirmary Street & King Street in the heart of the Leeds professional core.

Location



The property benefits from being within a 2 minute walk of Leeds City Station and the new Trinity Shopping Centre. With an abundance of local amenities close by and a perfect location for commuter links with the Infirmary Street Bus Point immediately opposite, Goodbard House offers the discerning occupier an excellent choice for their business.

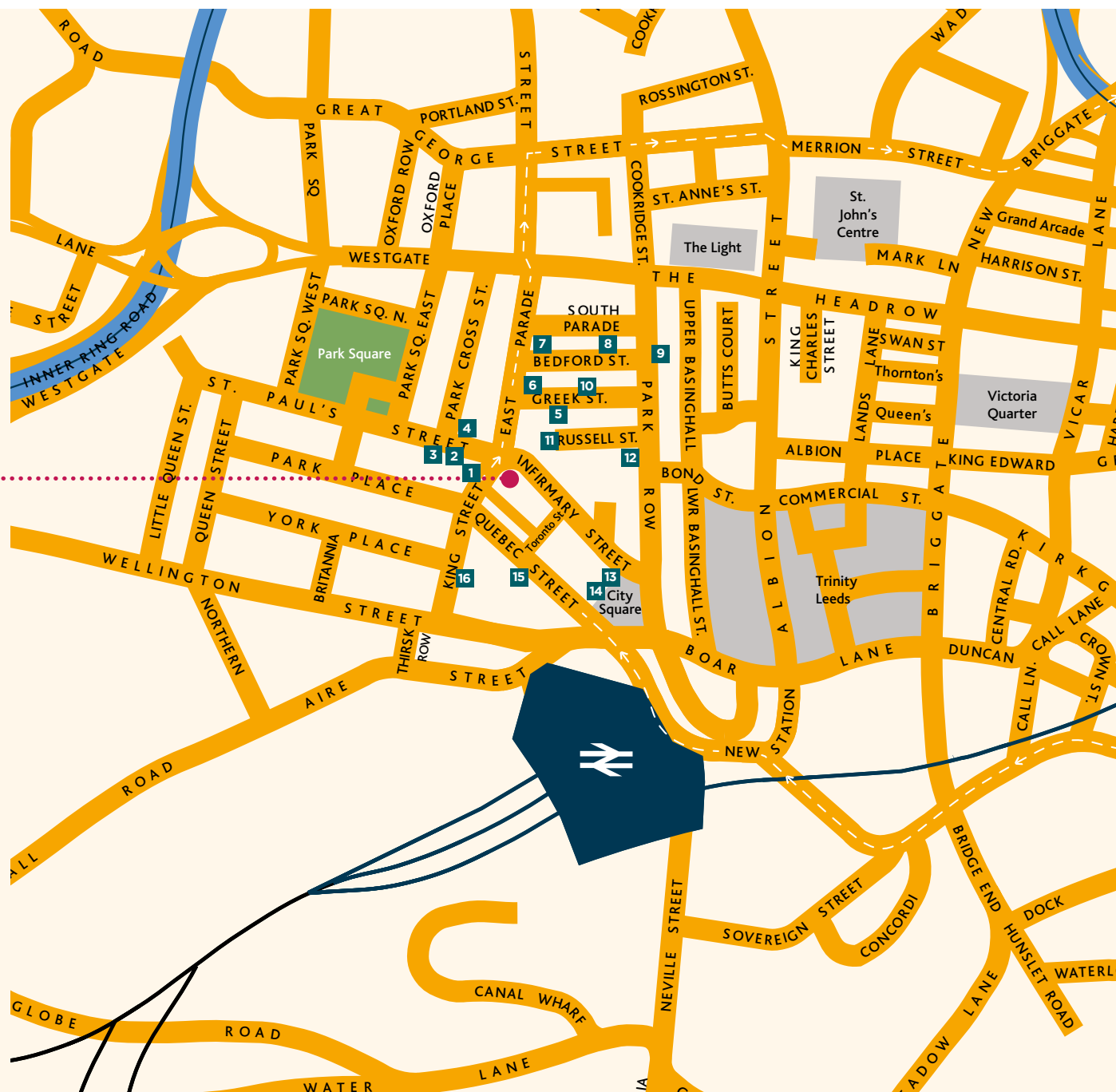
Goodbard
LEEDS LSI **house**





Goodbard LEEDS LS1 house

- 1_ Brauhaus
- 2_ Starbucks
- 3_ Tesco Express
- 4_ Patisserie Valerie
- 5_ Gusto
- 6_ All Bar One
- 7_ San Carlo
- 8_ Sukhothai
- 9_ Gaucho
- 10_ Carluccio's
- 11_ Black House
- 12_ Jamie's Italian
- 13_ Banyan
- 14_ Restaurant Bar & Grill
- 15_ Sous Le Nez
- 16_ The Met Hotel





Goodbard House blends a stunning Grade II listed facade with a modern refurbished interior.

Description



The available accommodation is located at 4th floor level and has been recently refurbished to provide stylish contemporary modern office accommodation benefitting from:

- Air conditioning
- Suspended LG7 lighting
- Excellent natural light
- 2.7m floor to ceiling height
- Central heating
- Newly carpeted throughout
- Floor box system providing power and cable management

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Accommodation

*The 4th floor extends
to 3900 sq ft (362 sq m)
measured on a net
internal basis.*



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Terms

The 4th floor office is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed. Details of the quoting rent are available on request.

Rates

The Rateable Value of 4th floor of Goodbard House has been assessed as having a rateable value of £43,500 under the 2017 rating list.

EPC

The building has an EPC rating of C.

VIEWING

To arrange a viewing or for further information please contact the joint letting agents:



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