



GOODBARD HOUSE

INFIRMARY ST. LEEDS

REFURBISHED GRADE A OFFICE SUITE TO LET
IN A PRIME LOCATION

A BLEND OF **HISTORIC**
GRADE II LISTED FACADE
WITH A **MODERN**
REWORKED INTERIOR.

REDESIGNED

The available accommodation is located on the 4th floor and has been recently refurbished to provide bright, 3,900 sqft (362 sqm) of modern workspace benefitting from:

- _ Feature Entrance Reception
- _ Feature strip lighting
- _ Air Conditioning
- _ Excellent natural light
- _ Raised access floor
- _ New Shower & WC Facilities





STRIKIN



MIXING CLEAN LINES,
CONTEMPORARY
FINISHES AND CRAFTED
MATERIALS TO MAKE
AN OUTSTANDING
FIRST IMPRESSION.





GENEROUS

EXPOSED FEATURES AND AN
ABUNDANCE OF NATURAL
LIGHT COMBINE TO CREATE THIS
SPACIOUS WORKSPACE.

UPGRADED COMMON
AREAS PROVIDE
OCCUPIERS AND VISITORS
WITH A NEW, **FRESH** AND
MODERN SPACE.





BUZZIN



LOCATED AMONGST
THE CITY'S HUSTLE
AND BUSTLE, ALL
TASTES ARE CATERED
FOR HERE.



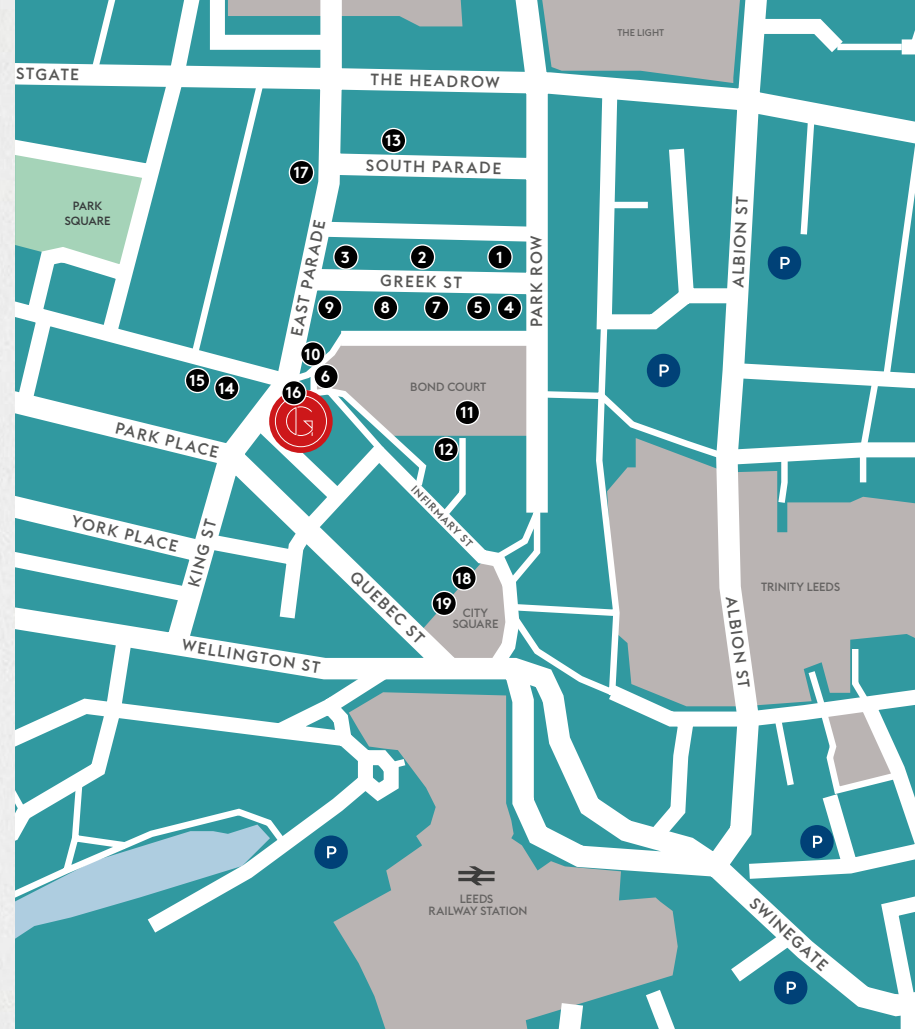
GOODBARD HOUSE IS
 PROMINENTLY LOCATED ON
 THE CORNER OF INFIRMARY
 STREET AND KING STREET
 IN THE HEART OF LEEDS
 PROFESSIONAL CORE.

With an abundance of local amenities close by and a perfect location for commuter links, Leeds train station being only 2 minutes walk away and the Infirmary Street bus terminal immediately opposite, Goodbard House is conveniently located for all the city has to offer.

2 MINS WALK → LEEDS TRAIN STATION

5 MINS WALK → TRINITY LEEDS

8 MINS WALK → VICTORIA/JOHN LEWIS



GOODBARD HOUSE

- | | |
|---------------------------|----------------------------|
| 1_ The Liquorist | 10_ Tattu |
| 2_ The Alchemist | 11_ La Bottega Milanese |
| 3_ All Bar One | 12_ Pret a Manger |
| 4_ Le Chalet | 13_ San Carlo |
| 5_ The Lost & Found | 14_ Starbucks |
| 6_ Blackhouse | 15_ Tesco Express |
| 7_ Gusto Restaurant & Bar | 16_ The Box |
| 8_ Dakota Hotel | 17_ Ibérica |
| 9_ Manahatta | 18_ Banyan |
| | 19_ Restaurant Bar & Grill |

Terms

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

Business Rates

The 2017 Rateable Value is £43 500.

EPC

The building has an EPC rating of C.

VIEWING

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



rbeagley@wsbproperty.co.uk
dsenior@wsbproperty.co.uk



philipsreed@cartertowler.co.uk
richardfraser@cartertowler.co.uk

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INFIRMARY ST. LEEDS