



To Let - St Davids Court

St David's Court, David Street, Leeds, LS11 5QA

Property Features

- High quality self contained offices
- Set in an attractive courtyard development of 5 buildings
- Excellent car parking allocations
- Located close to Leeds City Centre
- LED lighting and new carpets throughout

Location

St David's Court is well located close to Leeds City Centre, just south of the Railway Station and in the popular Holbeck area which is home to a wide range of creative, media and corporate occupiers.

There is a wide range of amenities close by including public houses, restaurants and cafes whilst the retail area of the city centre is within a 10 minute walk.

Description

St David's Court is an attractive courtyard development of five self-contained office buildings all benefiting from excellent car parking allocations.

The available buildings are Numbers 2, 3 & 4 St. David's Court which provide high quality open plan accommodation.

Each building is constructed to a high standard and benefits from the following features:-

- Modern suspended ceilings
- LED lighting
- New carpeting throughout
- Kitchen facility
- Good natural light
- Disabled access and facilities
- Open plan accommodation
- Comfort cooling
- Security alarm

Accommodation

The available buildings provide the following net internal floor areas:-

| | |
|-----------------|---------------------|
| Unit 2 | 1,725 sq.ft. |
| Unit 3 | 2,400 sq.ft. |
| Unit 4 (ground) | 1,485 sq.ft. |
| (first) | <u>1,425 sq.ft.</u> |
| | 3,010 sq.ft. |



Car Parking

Each building benefits from the following allocated on-site parking:-

| | |
|--------|----------|
| Unit 2 | 5 spaces |
| Unit 3 | 8 spaces |
| Unit 4 | 9 spaces |

Car parking is charged at £1,750 per space per annum.

Business Rates

According to the Valuation Office Agency's

Lease Terms

Each building is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The commencing rental is to be based on **£17.50 per sq ft per annum**.

VAT

All rents are quoted exclusive of VAT if applicable.

EPC

A copy of the EPC is available upon request.

To Arrange a Viewing or for More Information:

Viewing is strictly by prior appointment with the agents WSB:

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