

TO LET

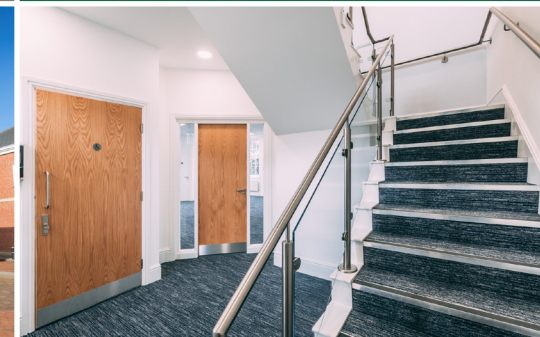


St. David's Court

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

HIGH QUALITY COMFORT-COOLED OFFICES with GOOD PARKING

1,420 – 3,490 sq ft



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.

Holbeck Urban Village is also home to the Round Foundry Media Centre and various amenities including public houses, restaurants and cafes whilst the retail area of the city centre is within a 5-10 minute walk.

DESCRIPTION

St David's Court is an attractive courtyard development of 4 self-contained office buildings all benefiting from excellent car parking.

The available buildings are Numbers 4 & 5 St. David's Court which provide high quality, principally open plan office accommodation.

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

- > Modern suspended ceilings
- > LED lighting
- > Comfort cooling
- > Carpeting throughout
- > Kitchen facility
- > Excellent natural light
- > Disabled access and facilities
- > Principally open plan office accommodation

ACCOMMODATION

The available buildings provide the following net internal floor areas:

No. 4	2,400 sq ft
Grd Flr 1,480 sq ft	1st Flr 1,430 sq ft
No. 5	3,490 sq ft
Grd Flr 1,776 sq ft	1st Flr 1,714 sq ft

The units are offered individually as a whole self-contained office or they can be made available on a floor-by-floor basis.

PARKING

On-site parking is available by separate licence agreement with each building as follows:

No. 4	12 spaces
No. 5	13 spaces

RATING

The available buildings are currently assessed with the following Rateable Values (2017 valuation list):

No. 4 (Ground Floor) RV £19,000	(First Floor) RV £17,500
No. 5	RV £40,000

EPC

Each building has been assessed as having energy ratings as follows:

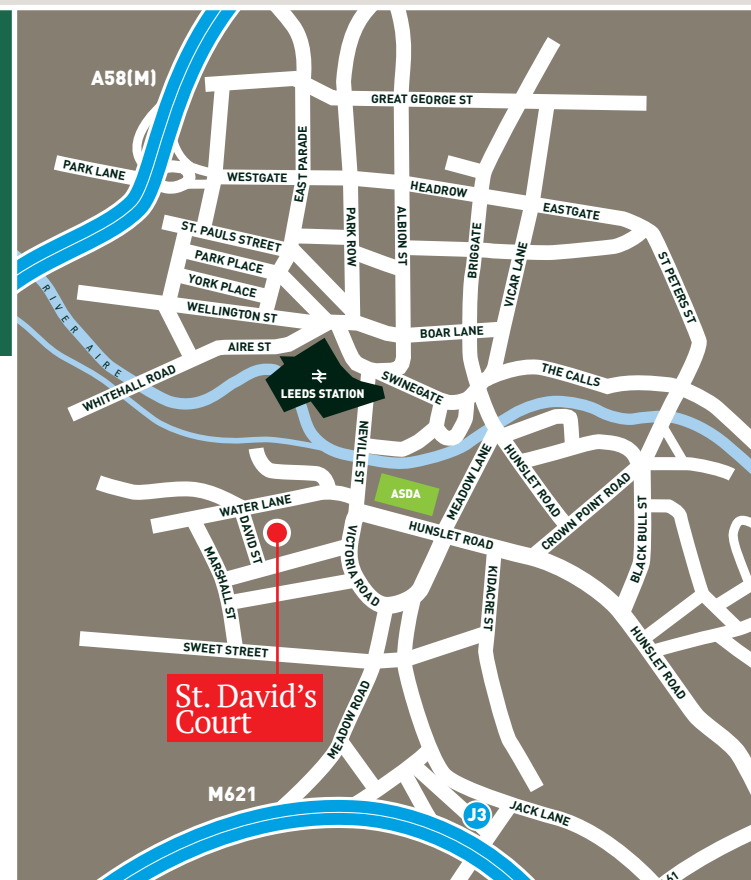
No. 4	Band C (74)
No. 5	Band C (64)

Full copies of the EPC's are available on request.

TERMS

Each building is available by way of a new, flexible, full repairing and insuring lease for a term of up to 3 years. Details of the quoting rent are available on request.

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VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint sole letting agents:

Nick Salkeld
nick.salkeld@fljltd.co.uk

Harry Dunhill
harry.dunhill@fljltd.co.uk

Robin Beagley
rbeagley@wsbproperty.co.uk

Duncan Senior
dsenior@wsbproperty.co.uk

