



## 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.

## To Arrange a Viewing or for More Information:

Viewing is strictly by prior appointment with the agents WSB:

**Duncan Senior**

0113 234 1444

[dsenior@wsbproperty.co.uk](mailto:dsenior@wsbproperty.co.uk)

**Robin Beagley**

0113 234 1444

[rbeagley@wsbproperty.co.uk](mailto:rbeagley@wsbproperty.co.uk)



## 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.

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