



GOODBARD HOUSE

INFIRMARY ST. LEEDS

LS1 2JS

REFURBISHED OFFICE SUITE TO LET

IN A PRIME LOCATION

3,900 sqft (362 sqm)

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



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

- _ Feature entrance reception
- _ Feature strip lighting
- _ Air conditioning
- _ Excellent natural light
- _ Raised access floor
- _ New shower & WC facilities
- _ Passenger lift access
- _ Cycle storage

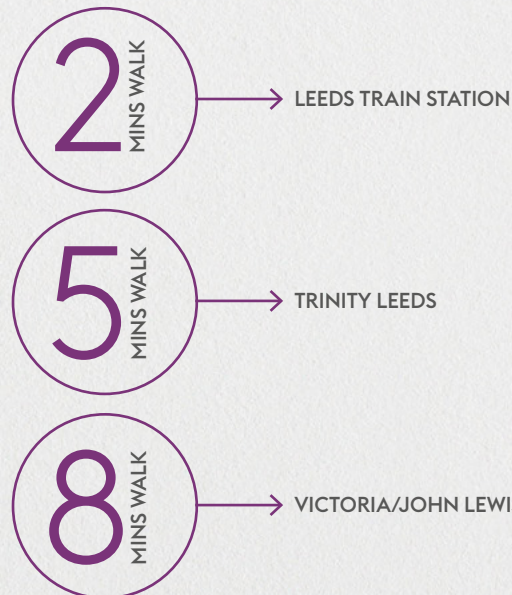
REDESIGNED



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.



GOODBARD HOUSE

- 1_ Sesame
- 2_ The Alchemist
- 3_ All Bar One
- 4_ Giggling Squid
- 5_ The Lost & Found
- 6_ Blackhouse
- 7_ Sous Le Nez
- 8_ Dakota Hotel
- 9_ Manahatta

- 10_ Tattu
- 11_ La Bottega Milanese
- 12_ Pret a Manger
- 13_ San Carlo
- 14_ Starbucks
- 15_ Tesco Express
- 16_ The Box
- 17_ SALT Leeds City
- 18_ Banyan
- 19_ Restaurant Bar & Grill



STRIKIN



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

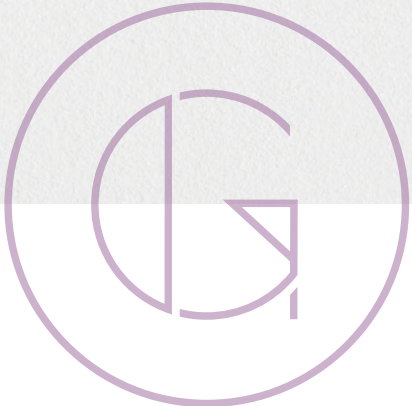




GENEROUS

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

SPACE PLAN OPTION
30 PERSON OFFICE



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



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

Interested parties should verify the rates payable with the local rating office.

EPC

The building has an EPC rating of C.

VIEWING

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



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