

TO LET

FLEXIBLE LEASE TERMS

UNIT 4

# St. David's Court

David Street, Leeds LS11 5QA

HIGH QUALITY SELF CONTAINED OFFICES WITH EXCELLENT PARKING RATIO

2,400 - 2,910 sq ft





St David's Court is well located close to Leeds City Centre, just south of the Railway Station and in the popular Southbank district 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 3 & 4 St. David's Court which provide high quality, principally open plan office accommodation with the benefit of existing fit out, including fitted meeting rooms.

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:

|                     |                     |
|---------------------|---------------------|
| <b>No. 3</b>        | <b>2,400 sq ft</b>  |
| Grd Flr 1,200 sq ft | 1st Flr 1,200 sq ft |
| <b>No. 4</b>        | <b>2,910 sq ft</b>  |
| Grd Flr 1,480 sq ft | 1st Flr 1,430 sq ft |

The units are offered individually as a whole self-contained office.

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## PARKING

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

|              |                |
|--------------|----------------|
| <b>No. 3</b> | On Application |
| <b>No. 4</b> | 12 spaces      |

## RATING

The available buildings are currently assessed with the following Rateable Values (April 2026 valuation list).

|                             |            |
|-----------------------------|------------|
| <b>No. 3</b>                | RV £39,250 |
| <b>No. 4 (Ground Floor)</b> | RV £19,000 |
| <b>(First Floor)</b>        | RV £46,750 |

## EPC

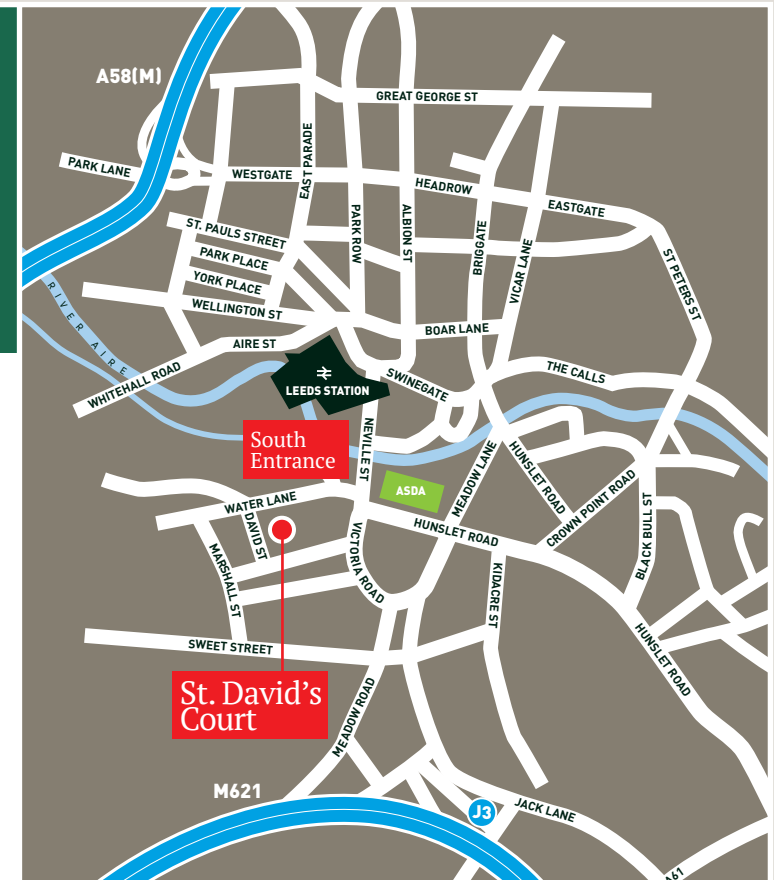
Each building has been assessed as having energy ratings as follows:

|              |        |
|--------------|--------|
| <b>No. 3</b> | D (83) |
| <b>No. 4</b> | C (74) |

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 to be agreed. Details of the quoting rent are available on request.



## VIEWING / FURTHER INFORMATION

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

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