



Goodbard House

Infirmary Street, Leeds, LS1 2JS

**TO LET - WELL LOCATED
REFURBSIHED
WORKSPACE SITUATED
WITHIN A PERIOD BUILDING**

3,900 to 8,100 sq ft
(362.32 to 752.51 sq m)

- Air Conditioning
- Fantastic Natural Light
- Close to Leeds Station
- Passenger Lift
- Cycle Storage
- LED Lighting
- Raised Floors

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Summary

Available Size	3,900 to 8,100 sq ft
Rent	£24 per sq ft
Rates Payable	£7.90 per sq ft
Service Charge	£5.84 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Location

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.

Description

Goodbard House occupies a prominent position on Infirmary Street, offering a highly functional and well-presented commercial environment in the heart of the city. The building combines traditional architectural character with modern internal specifications, making it well suited to a range of occupiers seeking both style and practicality.

Accommodation

The accommodation comprises the following areas:

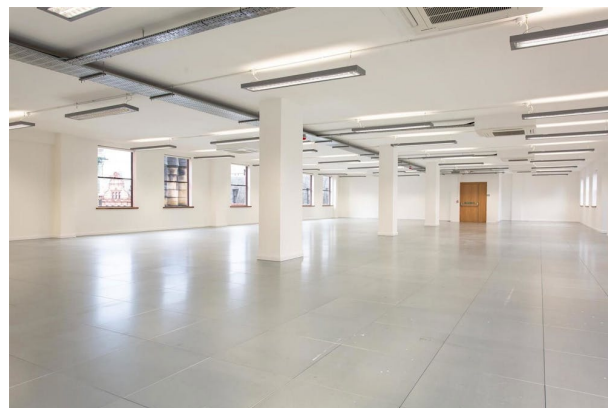
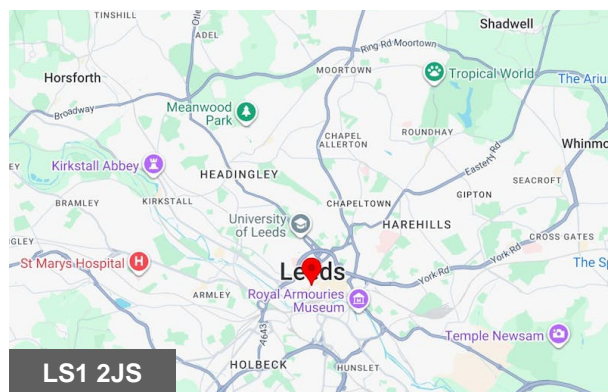
Name	sq ft	sq m	Availability
2nd	4,200	390.19	Available
4th	3,900	362.32	Available
Total	8,100	752.51	

Viewings

To arrange a viewing, please contact either of the joint agents.

Terms

The accommodation 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.



Viewing & Further Information



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