



Unit 3

St Davids Court, David Street, Leeds, LS11 5QA

Self-contained semi-detached city centre office building with on-site car parking offered on a flexible lease basis

**2,400 sq ft
(222.97 sq m)**

- Modern suspended ceilings
- LED lighting
- Kitchen facility
- On-site parking available
- Self contained with own front door
- Flexible lease terms

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Summary

Available Size	2,400 sq ft
Rent	£15 per sq ft
Rates Payable	£4.93 per sq ft based on April 2023
Rateable Value	£34,500
Service Charge	N/A
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,300 per annum
EPC Rating	D (83)

Description

St David's Court is an attractive courtyard development comprising five self-contained office buildings, each benefiting from excellent car parking allocations.

The available unit, No. 3, is a semi-detached, self-contained two-storey office building offering well-appointed accommodation. It benefits from an existing fit-out providing predominantly open-plan workspace, complemented by meeting rooms and a fitted kitchen.

Location

St David's Court enjoys a prominent position in Leeds City Centre, just south of the Railway Station and within the vibrant Holbeck Urban Village district, a thriving hub for creative, media and corporate occupiers.

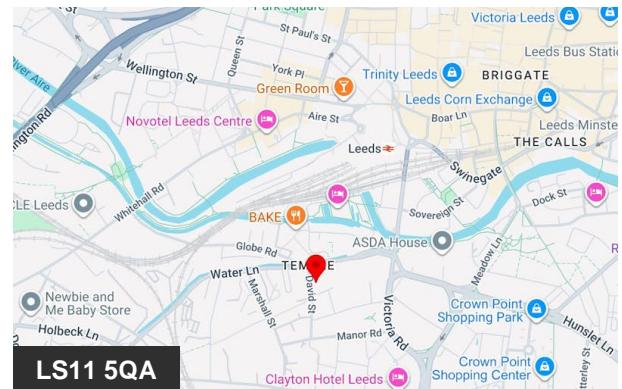
A wide range of amenities are located close by, including pubs, restaurants and cafés, while the prime retail core of the city centre is less than a ten-minute walk away.

Viewings

Viewings are by prior appointment with the joint letting agents WSB and FLJ

Terms

Unit 3 is available to let on flexible terms, offered at a competitive quoting rent of £15.00 per sq ft + VAT, exclusive of car parking, service charge, business rates. Further details on request.



Viewing & Further Information

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