

# TO LET

## HIGH QUALITY CITY CENTRE OFFICE SPACE

**1,440 & 1,200 sq.ft.**



**6 BUTTS COURT  
LEEDS  
LS1 5JS**

6 Butts Court, Leeds, LS1 5JS

## LOCATION

6 Butts Court is a character office building located in the heart of Leeds city centre, with doorstep access to the key commercial, district and retail areas. There are a number of nearby amenities, with The Light and Trinity Shopping Centre situated less than 5 minutes away and being notable providers of impressive retail, leisure and restaurant facilities.

Entrance to the property is via Green Dragon Yard, which offers a private courtyard that sits just off The Headrow, in the heart of the city centre.

## DESCRIPTION

6 Butts Court is a character brick-built office building, and the available accommodation provides modern office accommodation, which can support a number of uses.

The ground floor and lower ground floor is available and benefits from the following specification: -

- Energy efficient LED lighting
- Perimeter IT trunking
- Suspended ceiling
- Gas fired central heating
- Kitchenette facility
- Open plan office space
- Privately partitioned meeting rooms
- Fully carpeted and decorated
- Male and female w/c facilities
- Own front door access into the ground floor

## ACCOMMODATION

The available accommodation provides the following net internal floor areas: -

Ground floor	-	<b>1,440 sq ft</b>
Lower ground floor	-	<b>1,200 sq ft</b>

## RATES

In accordance with the Valuation Office Agency Webpage the property has been assessed as "Offices and Premises" with the following rateable values: -

Ground floor	-	£12,750
Lower ground floor	-	£5,800

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance rating of 'C' (65). Further information can be provided by the letting agents upon request.

## TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed. The quoting commencing rental is to be made available to interested parties upon request.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole agent: -

**CARTER TOWLER**  
**0113 245 1447**

**James Jackson**  
[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)

(REF: JJ.)

Details prepared December 2022.

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