



## 2 Bond Court

Leeds, LS1 2JZ

### To Let High Quality Office located in the heart of Leeds City Centre

**2,460 sq ft**  
(228.54 sq m)

- High quality, fully fitted office suite
- Central location close to all amenities
- 5 minutes to the train station door to door
- Fantastic natural light

# 2 Bond Court, Leeds, LS1 2JZ

## Summary

<b>Available Size</b>	2,460 sq ft
<b>Passing Rent</b>	£23.80 per sq ft
<b>Rates Payable</b>	£9.98 per sq ft
<b>Service Charge</b>	£8 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (41)

## Description

2 Bond Court comprises a high quality boutique office located in the heart of Leeds City Centre. The suite benefits from a high quality specification with air conditioning, LED lighting, bespoke perimeter trunking with pre-installed high speed internet connectivity, a contemporary reception, shower and changing facilities, and cycle storage.

## Location

2 Bond Court is in the heart of Leeds office district, providing excellent access to the local transport hubs, including access to a wide range of amenities including restaurants, cafes and deli's. Bond Court itself is an attractive pedestrianised public open space that links the office core with the city's retail quarter. Bond Court is also at the start of the retail quarter adjacent to many of the city's main bank branches. The retail quarter provides some of the best retail experience in the North of England.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	2,460	228.54	Available
<b>Total</b>	<b>2,460</b>	<b>228.54</b>	

## Specification

Open plan office area with 21 desks

2 x large meeting rooms separated by a concertina wall

1 x one to one room

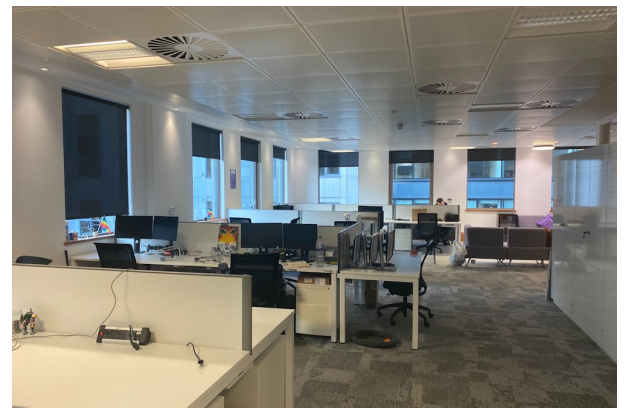
Large break out space with kitchen and seating

Reception space with soft furnishings

## Terms

The available accommodation is available by way of an assignment or a sub letting (dependant on covenant). The current lease expires in June 2025.

The passing rental is £23.80 per sq ft, giving a total of £58,560 per annum.



## Viewing & Further Information



**James Jackson**

0113 2451447

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



**Clem McDowell**

07432 013246

[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)