

# GOODBARDHOUSELEEDS



REFURBISHED, COMFORT COOLED  
**THIRD FLOOR OFFICE SUITES**

1,076 SQFT (99.96 SQM) & 1,163 SQFT (108.04 SQM)

GOODBARD HOUSE, INFIRMARY STREET, LEEDS LS1 2JS



## LOCATION

Goodbard House is ideally located in the very heart of the professional core of Leeds. Set to the western end of Infirmary Street, at its intersection with King Street, the property provides convenient access to the Leeds Inner Ring Road and the motorway network beyond and lies within close proximity to Leeds rail station which is within a 5 minute walk.

## DESCRIPTION

Goodbard House is an attractive period office building offering accommodation on ground and five upper floors.

The available accommodation is located to the third floor of the property and on completion of a refurbishment programme will benefit from the following specification:

- Carpeting throughout
- Perimeter trunking
- Suspended ceilings
- LG7 compatible lighting
- Comfort cooling
- Male & female WC facilities in common area

The accommodation is accessed via a ground floor reception area, which will also benefit from the refurbishment works and provides an on site commissionaire and passenger lift.

## ACCOMMODATION

On completion of the refurbishment works, the marketing agents will carry out a measurement survey in line with The Code of Measuring Practice 6th Edition.

At this time we are informed that the accommodation provides a Net Internal Area of:

**Suite 1 108.04sqm 1,163 sq ft**  
**Suite 2 99.96 sq m 1,076 sq ft**

## TENURE

The accommodation is available on new FRI lease terms for a term of years to be agreed.

## RENT

The accommodation is available at an annual rental equivalent to £20.00 per sq ft exclusive of rates, service charge and VAT.

## SERVICE CHARGE

The ingoing tenant will be responsible for an annual service charge levied by the landlord details of which can be confirmed in due course.

## RATES

The ingoing tenant will be responsible for all rates and taxes levied upon the accommodation. The subject accommodation will require re-assessment and we advise that interested parties make their own enquiries with the Local Rating Authority (0113 249 6983).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

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