

TO LET

FULLY FURNISHED OFFICES UNDERGOING REFURBISHMENT

- City Centre Offices
- Undergoing refurbishment
- Self-contained entrance
- Mix of open-plan offices and smaller meeting rooms
- Fully fitted and furnished
- Strong local amenities
- LED lighting
- Perimeter trunking
- Attic storage



1st & 2nd Floors, 10 Bond
Street, Leeds, LS1 5EY

1,982 SQ. FT
(739.48 SQ. M)

**Lambert
Smith
Hampton**

DESCRIPTION

10 Bond street is a four-storey end-terrace commercial building comprising retail accommodation at ground floor level, with two upper floors of offices and an additional attic space. The offices are accessed via a self-contained entrance on Lower Basinghall Street, leading to the first and second floors.

The first floor provides an open-plan layout benefitting from LED lighting, good natural lights and both male & female WCs. The second floor offers a mix of open-plan space and smaller meeting rooms, together with a kitchenette. Both office floors are fitted with wall-mounted air-conditioning units.

The offices will be undergoing refurbishment over the coming months to provide high quality suites.



LOCATION

10 Bond Street occupies a highly central position within Leeds City Centre, sitting on a key pedestrian route that links the prime retail core with the traditional office district. The location benefits from constant footfall generated by nearby anchors such as Trinity Leeds, Briggate and Commercial Street. The immediate area offers a wide mix of retail, leisure and food-and-beverage operators along with immediate access to the city's CBD.

The building is within a short 4-minute walk of Leeds Station, offering fast rail connections across the region and to London. Major bus corridors at Infirmary Street and Boar Lane further enhance accessibility, while the Inner Ring Road and wider motorway network are easily reached.



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ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following NIA:

Floor	Sq. Ft	Sq. M
First	739	68.70
Second	1,243	115.46
Total	1,982	739.48



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VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

The current rateable value for the property is £20,500.

TERMS

The suite is available via sub-lease, on terms to be agreed. Please contact the agent for more details.

EPC

The property has an EPC rating of E (113).

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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