

A low-angle photograph of a modern multi-story office building with a brick and glass facade. The building is set against a clear blue sky. The name 'NINE BOND COURT' is visible on a vertical sign on the left side of the building.

||||| NINE BOND COURT
LEEDS ONE

TO LET

REFURBISHED
GRADE A OFFICES

SUITES FROM **1,948 SQ FT** TO **17,325 SQ FT**

A REFINED WORKING ENVIRONMENT



A PRIME HEADQUARTERS FOR THE PROFESSIONAL



Nine Bond Court offers occupiers a versatile, unique and attractive location to do business and is superbly located in the heart of Leeds' Commercial Quarter, perfectly placed to take advantage of a diverse selection of eateries and retail/leisure facilities. Leeds train station is also located a short walk across City Square.

The building provides contemporary, high quality accommodation with spacious open plan offices that benefit from an abundance of natural light, overlooking the best views of Bond Court.



Occupiers include:

- ☐ Stewarts Law LLP
- ☐ Knight Frank
- ☐ Lambert Smith Hampton
- ☐ Carter Jonas
- ☐ RSA

A STYLISH LOOK

Externally, Nine Bond Court impresses with its blend of bronze anodised-framed, floor-to-ceiling windows and subtle Baltic Brown granite accents, which set off the building's brickwork, allowing for pronounced reflections, which when combined with textures and contemporary materials, demonstrate the quality of this unique office building.

Internally, a fully glazed feature reception creates a bright and welcoming entrance for clients and reflects the contemporary and stylish approach that has been taken throughout. This is further enhanced by bespoke communal areas and open plan office floors rich in natural light, testimony that no stone has been left unturned.



A FOCUS ON DETAIL



**VRF AIR
CONDITIONING**



**LED LIGHTING WITH
PIR & MOVEMENT
SENSORS**



**MALE & FEMALE
WC'S ON EACH
FLOOR**



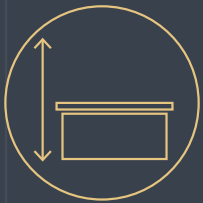
**ON-SITE SHOWER
& LOCKER FACILITIES**



**METAL RAISED
ACCESS FLOORING**



DDA COMPLIANT



**FEATURE DOUBLE
HEIGHT ENTRANCE**



3 x 13 PERSON LIFTS



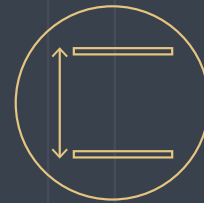
**ON-SITE SECURE
CAR PARKING**



**ON-SITE SECURE
BIKE STORAGE**



**MANNED
RECEPTION**



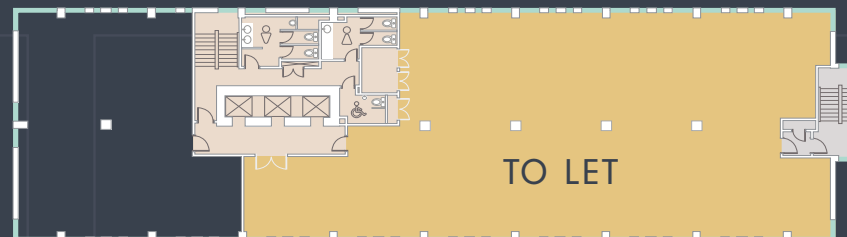
**FLOOR TO
CEILING GLAZING**

A CHOICE OF SUITES

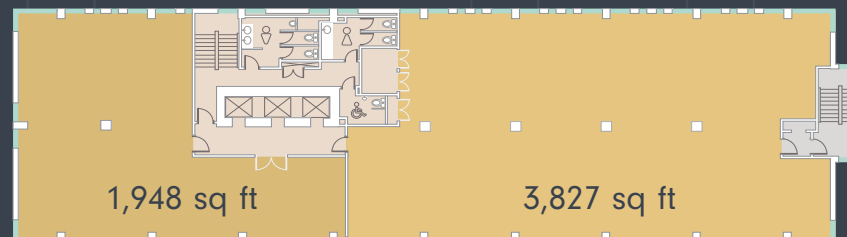
FLOOR	TENANT	SQ FT	SQ M
10th	Stewarts Law LLP		LET
9th	Stewarts Law LLP		LET
8th	Stewarts Law LLP		LET
7th	To Let	5,775	536.5
6th	To Let	5,775	536.5
5th	To Let - Fully Fitted	5,770	536.0
4th	Lambert Smith Hampton		LET
3rd	Harworth		LET
3rd	Under Offer	4,106	381.5
2nd	RSA		LET
1st	Carter Jonas		LET
1st	Consult Search		LET
GF	AMS		LET
GF	Knight Frank		LET
TOTAL AVAILABILITY		21,426	1,990.5

SPLIT SUITES
FROM
1,948^{SQ} FT

THIRD FLOOR



TYPICAL FLOOR PLAN WITH SPLIT



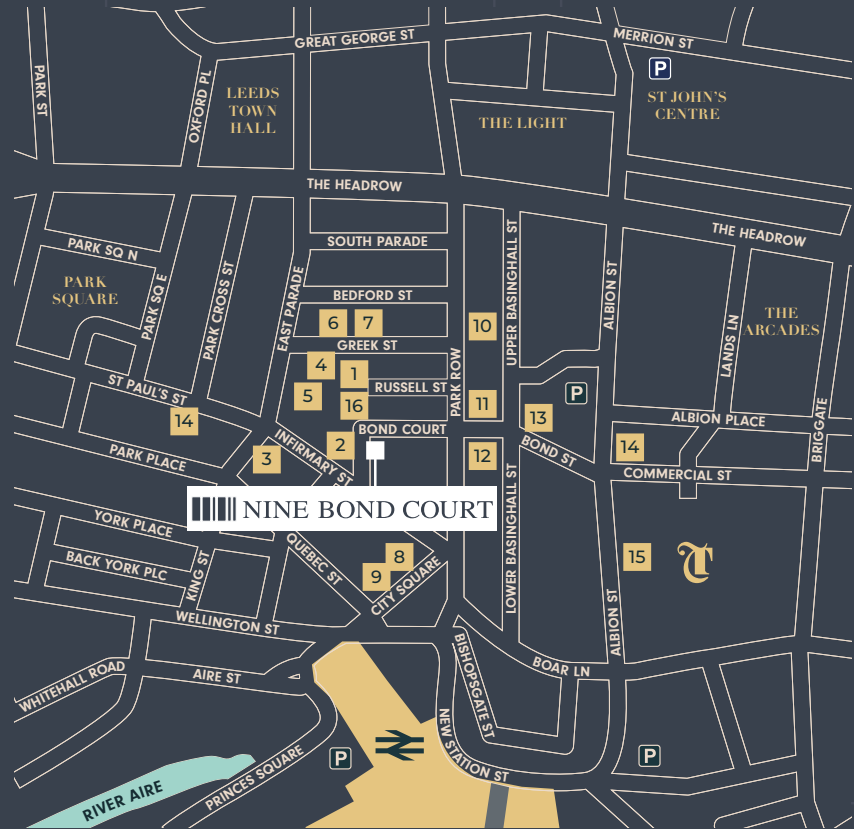
A BIRD'S EYE VIEW

The central location delivers easy access to a wealth of amenities that Leeds has to offer. Situated in the heart of the commercial core, surrounded by all the City's bars and restaurants and with Trinity Leeds Shopping Centre just metres away, Nine Bond Court provides the perfect office location for a varied mix of businesses.

- 1 RSA
- 2 HSBC
- 3 Schroders
- 4 Deloitte LLP
- 5 NatWest
- 6 Pinsent Masons
- 7 Gateley
- 8 Bevan Brittan LLP
- 9 Channel 4
- 10 Blacks Solicitors LLP



A VIBRANT SURROUNDING



- 1 La Bottega Milanese
- 2 Pret
- 3 BOX
- 4 Dakota Deluxe
- 5 Blackhouse
- 6 The Alchemist
- 7 Neighbourhood
- 8 Banyan Bar & Kitchen
- 9 The Restaurant Bar & Grill
- 10 Slug & Lettuce
- 11 Black Sheep Coffee
- 12 Head of Steam
- 13 Tesco Metro
- 14 Starbucks
- 15 Trinity Leeds
- 16 Moose Coffee



FURTHER INFORMATION

Energy Performance Certificate

The Build has a D98 EPC rating however works are being undertaken to improve to B in the near future. Copies of the certificates are available upon request.

Terms

The offices are available to let by way of new effective FRI leases for a term to be agreed. Further details available upon request.

Viewing

Please contact the joint sole letting agents.



HANNAH COLEMAN

HANNAH.COLEMAN@SAVILLS.COM

TOBY NIELD

TOBY.NIELD@SAVILLS.COM



VICTORIA HARRIS

VICTORIA.HARRIS@KNIGHTFRANK.COM

ELIZABETH RIDLER

ELIZABETH.RIDLER@KNIGHTFRANK.COM

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013. Savills and Knight Frank on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Savills and Knight Frank has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. Please note: Images shown were taken following refurbishment of other floors in January 2016. The date of this publication is December 2024.

 Designed and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698