



***CONTEMPORARY REFURBISHED OFFICE SUITE***  
***in PRIME LOCATION - 3,900 sq.ft. - TO LET***

**Goodbard House**, Infirmary Street, Leeds LS1 2JS

**Goodbard**  
**LEEDS LS1**  
**house**

*Goodbard House is prominently located on the corner of Infirmary Street & King Street in the heart of the Leeds professional core.*

# Location



The property benefits from being within a 2 minute walk of Leeds City Station and the new Trinity Shopping Centre. With an abundance of local amenities close by and a perfect location for commuter links with the Infirmary Street Bus Point immediately opposite, Goodbard House offers the discerning occupier an excellent choice for their business.

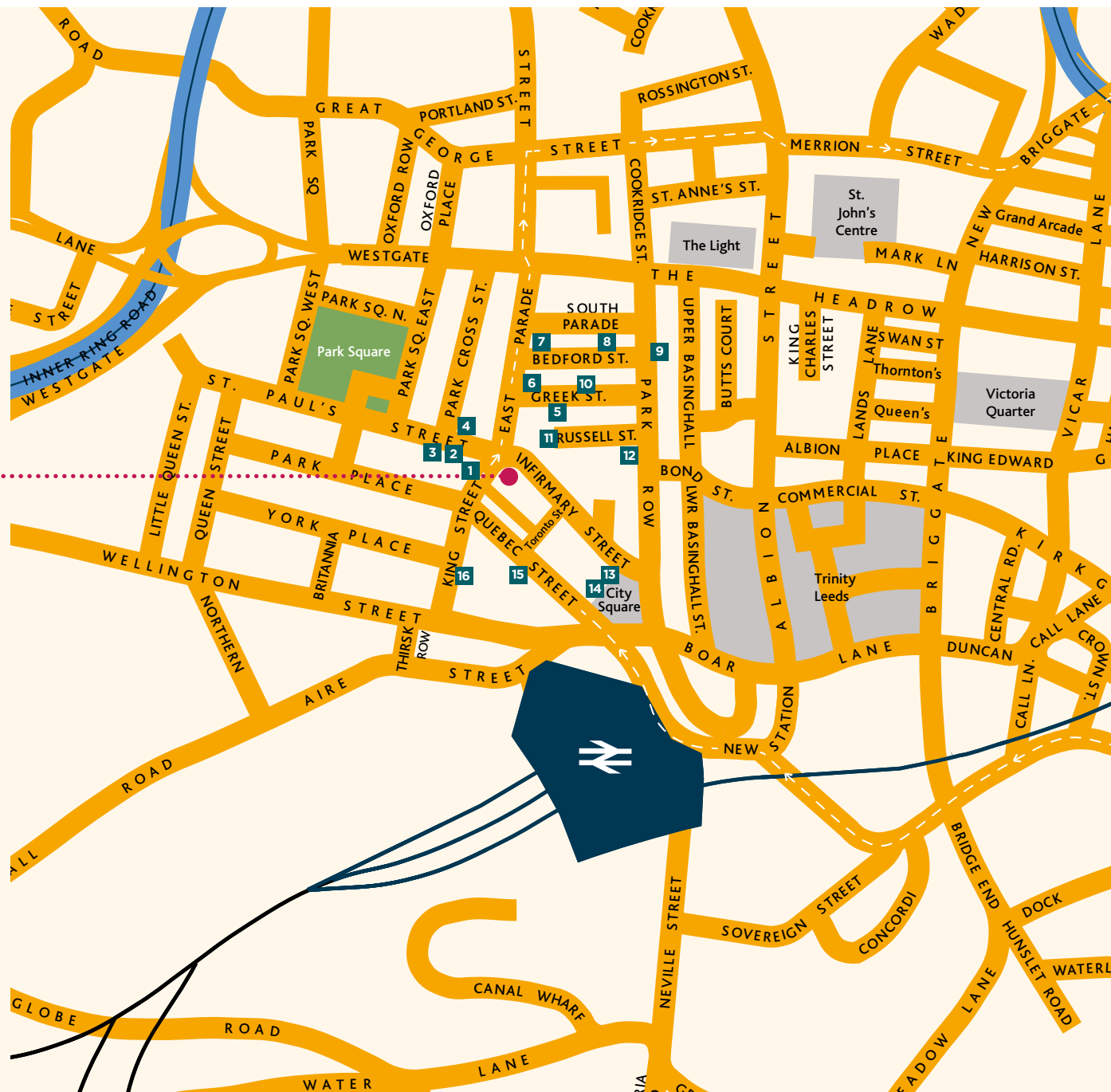
**Goodbard**  
LEEDS LSI  
**house**





# Goodbard LEEDS LS1 house

- 1\_ Brauhaus
- 2\_ Starbucks
- 3\_ Tesco Express
- 4\_ Patisserie Valerie
- 5\_ Gusto
- 6\_ All Bar One
- 7\_ San Carlo
- 8\_ Sukhothai
- 9\_ Gaucho
- 10\_ Carluccio's
- 11\_ Black House
- 12\_ Jamie's Italian
- 13\_ Banyan
- 14\_ Restaurant Bar & Grill
- 15\_ Sous Le Nez
- 16\_ The Met Hotel





*Goodbard House blends a stunning Grade II listed facade with a modern refurbished interior.*

# Description



The available accommodation is located at 4th floor level and has been recently refurbished to provide stylish contemporary modern office accommodation benefitting from:

- Air conditioning
- Suspended LG7 lighting
- Excellent natural light
- 2.7m floor to ceiling height
- Central heating
- Newly carpeted throughout
- Floor box system providing power and cable management

# Accommodation

*The 4th floor extends  
to 3900 sq ft (362 sq m)  
measured on a net  
internal basis.*



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## Terms

The 4th floor office is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed. Details of the quoting rent are available on request.

## Rates

The Rateable Value of 4th floor of Goodbard House has been assessed as having a rateable value of £43,500 under the 2017 rating list.

## EPC

The building has an EPC rating of C.

## VIEWING

To arrange a viewing or for further information please contact the joint letting agents:



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