



TO LET

**HIGH QUALITY DETACHED OFFICE
BUILDING WITH GOOD ON-SITE PARKING**

5,195 SQ FT



**9 SPRINGWELL COURT
HOLBECK
LEEDS LS12 1AL**

9 Springwell Court, Holbeck, Leeds LS12 1AL



LOCATION

9 Springwell Court is very prominently situated fronting onto Holbeck Lane close to its intersection with Whitehall Road within the much improving area of Holbeck.

Springwell Court is very conveniently situated just outside the traditional city centre core (approx. ½ mile southwest of Leeds City Centre) and within ¼ mile of both the M1 and M621 motorways (and thereafter the national motorway network). Leeds City train station is a short walk or frequent bus ride away.

Springwell Court thereby offers attractive, well specified office accommodation in an easily accessible location to both Leeds City Centre and the national motorway network avoiding the city centre traffic congestion problems.

DESCRIPTION

9 Springwell Court comprises a detached 2 storey B1 office building constructed predominantly in brick with a pitched roof and attractive glazing features to both the ground and first floors.

Internally both the ground floor and first floor provide well specified largely open-plan office accommodation benefitting from the following specification features:-

- * Modern suspended ceilings
- * **New** flat-panel LED lighting
- * **New and upgraded** gas fired central heating
- * 3 compartment perimeter power / data trunking
- * Network, telecoms and air conditioned server room
- * **Dedicated fibre** to the premises **100MB leased line**
- * **New** carpeting
- * Kitchen facilities to each floor
- * **New** upgraded high quality male, female and disabled toilet facilities
- * Security alarm
- * Front door security entry phone system
- * Loading door to separate ground floor storage area

ACCOMMODATION

9 Springwell Court provides the following net internal floor areas:-

Ground floor	2,570 sq ft
First floor	<u>2,625 sq ft</u>
Total	5,195 sq ft



9 Springwell Court, Holbeck, Leeds LS12 1AL

RATES

9 Springwell Court has been assessed as Offices and Premises for rating purposes and has a current rateable value of £39,500.

PARKING

There are 9 car parking spaces specifically marked-out for the sole exclusive use of 9 Springwell Court.

Careful and double parking could substantially increase the number of car spaces to 18 - 20.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed as having an energy rating of 72 (Band C). A full copy of the EPC is available on request.

TERMS

9 Springwell Court is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

The commencing rental is to be £49,500 per annum (only £9.50 per sq ft).

VIEWING

Viewings are strictly by prior appointment with the sole letting agents:-



Contact: Philip Shopland-Reed - philipsreed@cartertowler.co.uk

or

Richard Fraser - richardfraser@cartertowler.co.uk

(REF: PSR.RF.CM.19085)

Details updated April 2019