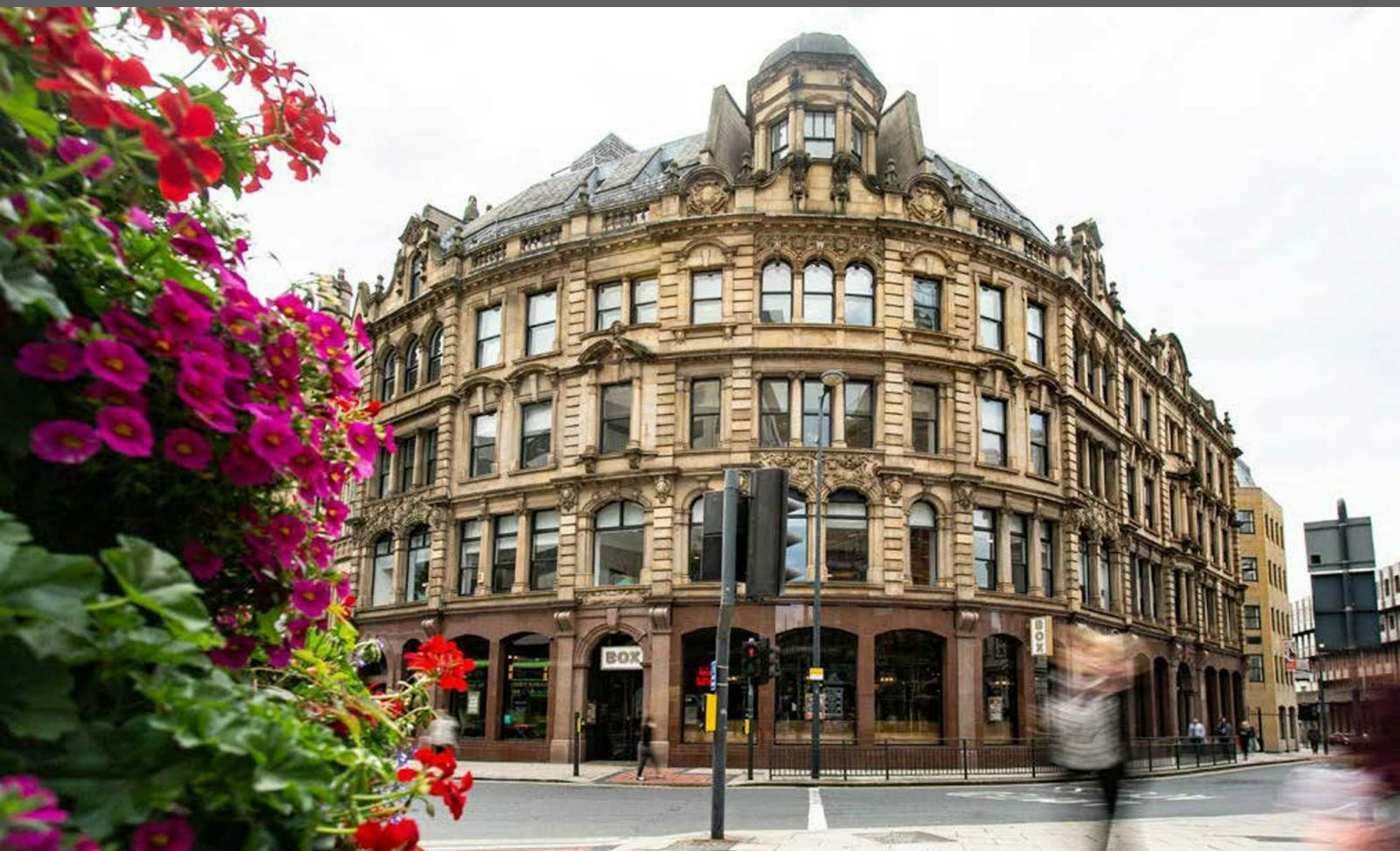




## Goodbard House

Infirmary Street, Leeds, LS1 2JS

### **TO LET - WELL LOCATED REFURBISHED WORKSPACE SITUATED WITHIN A PERIOD BUILDING**

**3,900 sq ft**  
(362.32 sq m)

- Air Conditioning
- Fantastic Natural Light
- Close to Leeds Station
- Passenger Lift
- Cycle Storage
- LED Lighting
- Raised Floors

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

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,900 sq ft                        |
| Rent           | £24 per sq ft                      |
| Rates Payable  | £7.90 per sq ft                    |
| Service Charge | £5.84 per sq ft                    |
| Car Parking    | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C                                  |

## Location

Goodbard House is prominently located on the corner of Infirmary Street and King Street in the heart of Leeds professional core. With an abundance of local amenities close by and a perfect location for commuter links, Leeds train station being only 2 minutes walk away and the Infirmary Street bus terminal immediately opposite, Goodbard House is conveniently located for all the city has to offer.

## Description

Goodbard House occupies a prominent position on Infirmary Street, offering a highly functional and well-presented commercial environment in the heart of the city. The building combines traditional architectural character with modern internal specifications, making it well suited to a range of occupiers seeking both style and practicality.

## Accommodation

The accommodation comprises the following areas:

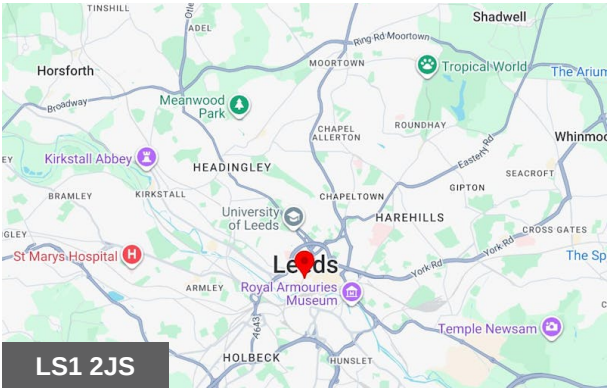
| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| 4th          | 3,900        | 362.32        | Available    |
| <b>Total</b> | <b>3,900</b> | <b>362.32</b> |              |

## Viewings

To arrange a viewing, please contact either of the joint agents.

## Terms

The accommodation available by way of a new full repairing and insuring lease for a term of years to be agreed. Details of the quoting rent are available on request.



## Viewing & Further Information



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