



9 Springwell Court

9 Springwell Court, Leeds, LS12 1AL

TO LET - MODERN SELF CONTAINED 'HQ STYLE' OFFICE BUILDING

5,727 sq ft
(532.06 sq m)

- On site car parking
- Within walking distance of the city centre
- Refurbished
- Available by way of a new lease



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Summary

Available Size	5,727 sq ft
Rent	Rent on application
Rates Payable	£4.10 per sq ft Based on the April 2026 valuation.
Rateable Value	£47,000
Service Charge	For information on the service charge, please contact the sole letting agent.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (108)

Location

Unit 9 is prominently positioned on Springwell Court, just off Holbeck Lane, within the established commercial district of Holbeck approximately 0.5 miles south west of Leeds City Centre. The property benefits from excellent connectivity, situated close to Whitehall Road (A58) and within easy reach of Junctions 2 and 3 of the M621 motorway, providing direct access to the wider regional and national motorway network including the M1 and M62.

Leeds Railway Station is within walking distance, with the surrounding area continuing to undergo significant regeneration and commercial investment, making Holbeck one of Leeds’ most sought-after fringe business locations. The immediate area comprises a strong mix of office, trade counter, industrial and leisure occupiers together with a growing residential population and excellent local amenities.

Description

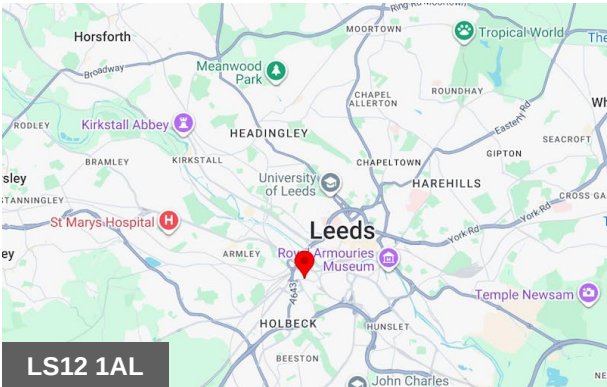
Unit 9 Springwell Court comprises a modern self contained commercial building providing high quality office accommodation over 2 floors. The property offers an attractive working environment with a contemporary specification including suspended ceilings, comfort cooling, gas fired central heating and excellent natural light throughout.

The accommodation is designed to provide flexible open plan workspace together with meeting rooms and ancillary staff facilities, suitable for a variety of occupiers. Externally, the property benefits from dedicated on-site car parking and a prominent frontage within the established Springwell Court business estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,727	532.06	Available
Total	5,727	532.06	



Viewing & Further Information



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