



# GOODBARD HOUSE

INFIRMARY ST. LEEDS LS1 2JP

**REFURBISHED OFFICE SUITE TO LET**

IN A PRIME LOCATION

4,192 sqft (389 sqm)

A BLEND OF HISTORIC  
GRADE II LISTED FACADE  
WITH A MODERN  
REWORKED INTERIOR.



Located on the 2nd floor and offering 4,192 sqft (389 sqm) of recently refurbished office space, the suite includes:

- \_ Fully fitted kitchen
- \_ LED lighting
- \_ Air conditioning
- \_ Excellent natural light
- \_ Shower and WC facilities
- \_ Cycle storage

REDESIGNED





STRIKIN



MIXING CLEAN LINES,  
CONTEMPORARY  
FINISHES AND CRAFTED  
MATERIALS TO MAKE  
AN OUTSTANDING  
FIRST IMPRESSION.



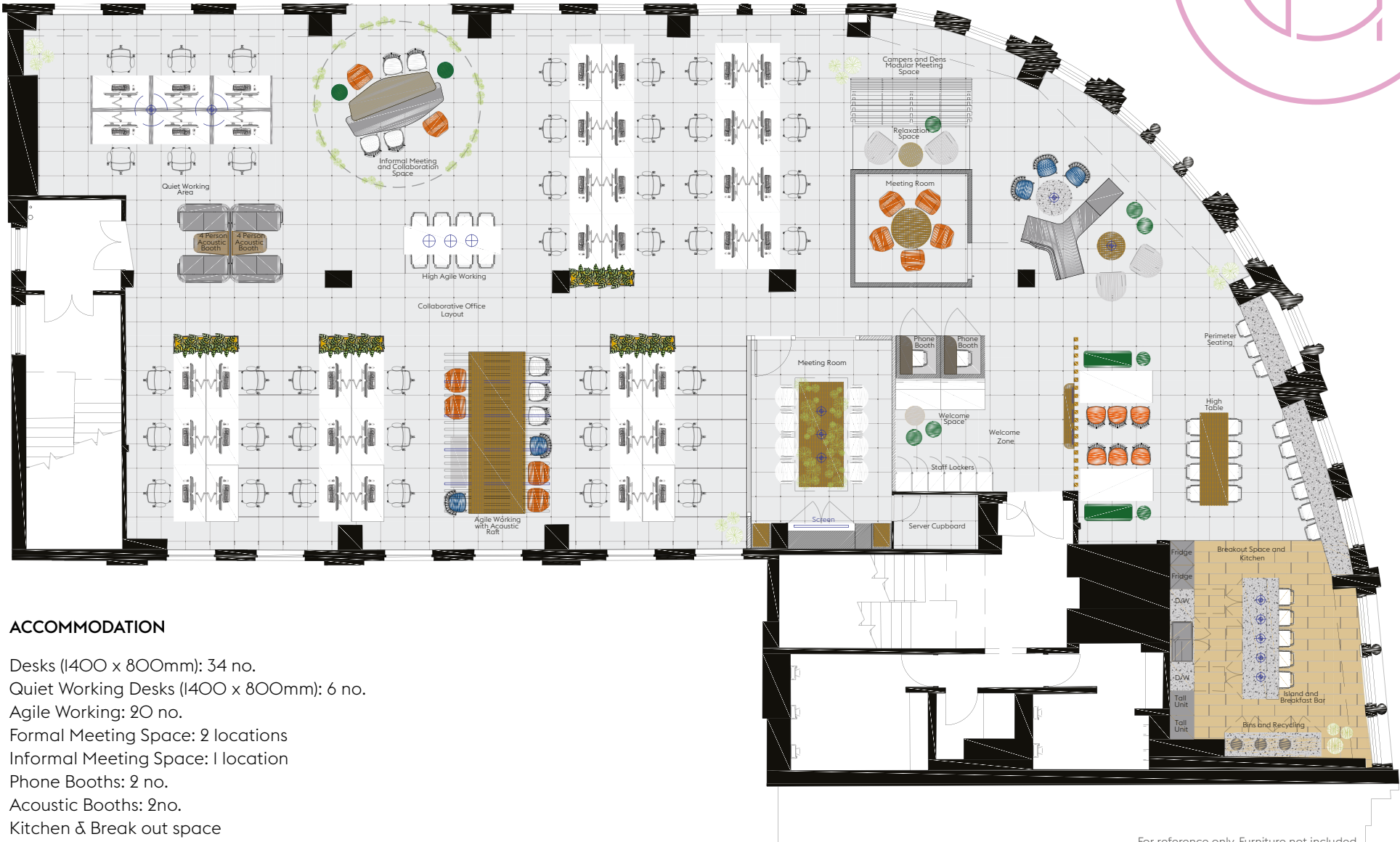
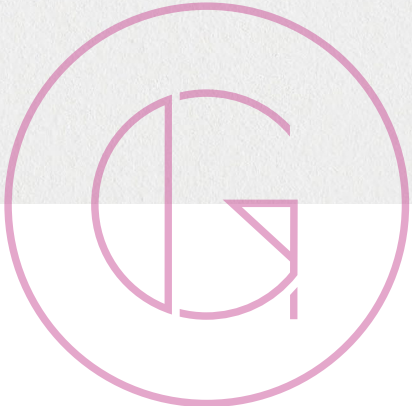


 GENEROUS

AN ABUNDANCE OF  
NATURAL LIGHT CREATES  
THIS SPACIOUS WORKSPACE.



# INDICATIVE SPACE PLAN



## ACCOMMODATION

- Desks (1400 x 800mm): 34 no.
- Quiet Working Desks (1400 x 800mm): 6 no.
- Agile Working: 20 no.
- Formal Meeting Space: 2 locations
- Informal Meeting Space: 1 location
- Phone Booths: 2 no.
- Acoustic Booths: 2no.
- Kitchen & Break out space

For reference only. Furniture not included.

UPGRADED COMMON  
AREAS PROVIDE  
OCCUPIERS AND VISITORS  
WITH A NEW, FRESH AND  
MODERN SPACE.





LOCATED AMONGST  
THE CITY'S HUSTLE  
AND BUSTLE, ALL  
TASTES ARE CATERED  
FOR HERE.



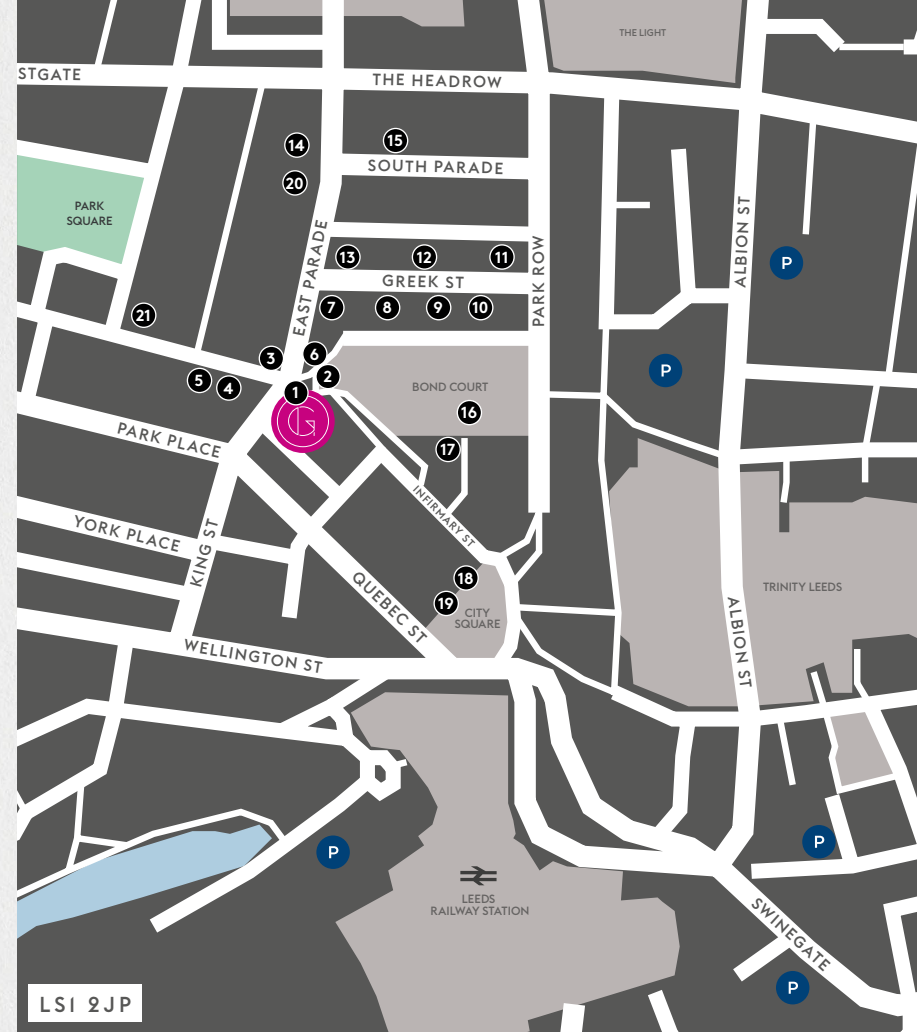
GOODBARD HOUSE IS  
**PROMINENTLY LOCATED** ON  
 THE CORNER OF INFIRMARY  
 STREET AND KING STREET  
**IN THE HEART OF LEEDS'**  
 PROFESSIONAL CORE.

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.

**2**  
MINS WALK → LEEDS TRAIN STATION

**5**  
MINS WALK → TRINITY LEEDS

**8**  
MINS WALK → VICTORIA/JOHN LEWIS



**GOODBARD HOUSE**

- |                           |                            |
|---------------------------|----------------------------|
| 1_ The Box                | 11_ Be at One              |
| 2_ Blackhouse             | 12_ The Alchemist          |
| 3_ Dirty Martini          | 13_ All Bar One            |
| 4_ Starbucks              | 14_ Ibérica                |
| 5_ Tesco Express          | 15_ San Carlo              |
| 6_ Tattu                  | 16_ La Bottega Milanese    |
| 7_ Manahatta              | 17_ Pret a Manger          |
| 8_ Dakota Hotel           | 18_ Banyan                 |
| 9_ Gusto Restaurant & Bar | 19_ Restaurant Bar & Grill |
| 10_ The Lost & Found      | 20_ Ryde Studios           |
|                           | 21_ Sesame                 |

### Terms

The 2nd floor office is 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.

### Business Rates

The Rateable Value is £59,500.

### EPC

The building has an EPC rating of B (31)

### VIEWING

To arrange a viewing or for further information please contact the letting agent.



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INFIRMARY ST. LEEDS