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## To Let

### Part First Floor, Fountain House, 4 South Parade, Leeds LS1 5QX

- Quality office accommodation in a prime city centre location
- Fully fitted office
- 2,970 sq ft (275.92 sq m)
- 4 car parking spaces

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9 Bond Court, Leeds, LS1 2JZ  
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Promap ©

### Location

Fountain House occupies a prime location within the heart of the Leeds city centre professional business district.

Fountain House is only a few minutes walk from Leeds city train station, the Law courts, the retail core and a number of Leeds' finest restaurants and bars.

Fronting onto the Headrow with access from South Parade, Fountain House is a prominent and attractive office building with modern facilities following a complete internal rebuild and consistent upgrading.

### Description

The building provides high quality Grade A office suites with each suite accessed via a commissionaire controlled modern ground floor reception area.

The stylish refurbishment of Fountain House has created an attractive working environment, with essential amenities.

The subject office is situated on the first floor and is offered fully fitted. The property benefits from the following specification:

- ◆ Modern suspended ceilings
- ◆ LED lighting
- ◆ Comfort cooling
- ◆ Raised floors
- ◆ Business lounge
- ◆ Onsite serviced office provider with bookable meeting rooms
- ◆ 24 hour access
- ◆ Shower and locker facilities
- ◆ 10 person passenger lift
- ◆ On site commissionaire
- ◆ Attractive reception area
- ◆ Secure cycle storage and changing facilities

- ◆ Contemporary male and female WC facilities
- ◆ Disabled and shower facilities also available within the building



### Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

FLOORS	SQ FT	SQ M
Part First	2,970	275.92

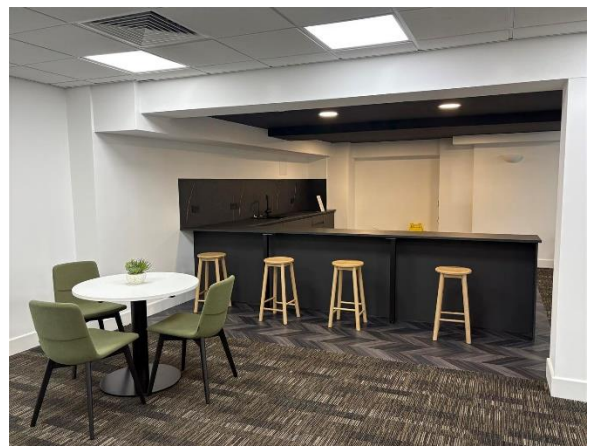
### Car Parking

4 on site car parking spaces are allocated to the demise.

### Terms

The demise is available to let by way of a new effective sub-lease until February 2027.

Alternatively, the demise is available by way of new lease. Further information available upon request.





### **Rates**

The property has been assessed to have a Rateable Value of £47,000.

We advise all interested parties to make their own enquiries of the local rating authority.

### **Service Charge & Insurance**

Both will be payable in respect of the above. Further information available upon request.

### **EPC**

The property has been assessed to have an EPC Rating of C (58). A full copy of the certificate is available upon request.

### **VAT**

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

### **Legal Costs**

Each party will be responsible for their own legal costs incurred in this transaction.



### **Viewing & Further Information**

Strictly by appointment with the sole letting agent:

### **Knight Frank**

Contact: Victoria Harris

Email: [victoria.harris@knightfrank.com](mailto:victoria.harris@knightfrank.com)

Tel: 0113 297 2448

### **Subject to Contract**

**Particulars: January 2025**

**Photographs: January 2025**

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[Particulars dated [January 2025]. Photographs and videos dated [January 2025 & February 2020]. ]

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