

 **NINE BOND COURT**
LEEDS ONE

TO LET

REFURBISHED
GRADE A OFFICES

3,776 - 17,325 SQ FT (350.80 - 1,609.54 SQ M)

A CELEBRATION OF OFFICES FOR THE PROFESSIONAL



Nine Bond Court offers occupiers a versatile, unique and attractive location to do business and is superbly located in the heart of Leeds' Commercial Quarter, perfectly placed to take advantage of a diverse selection of eateries and retail/leisure facilities.

The building provides contemporary, high quality accommodation with spacious open plan offices that benefit from an abundance of natural light, overlooking the best views of Bond Court.

A second floor suite and three full floors are available to let, one of which is fully fitted.

Current occupiers include:

- Stewarts Law
- Knight Frank LLP
- Lambert Smith Hampton
- Carter Jonas

A STYLISH LOOK



Externally, Nine Bond Court has been transformed using Baltic Brown granite and bronze anodised framed full floor to ceiling windows, which set off the buildings brickwork, allowing for pronounced reflections, which when combined with the combination of textures and contemporary materials, demonstrate the quality of this unique office building.

Internally, a fully glazed feature reception creates a bright and welcoming entrance for clients and reflects the contemporary and stylish approach that has been taken throughout. This is further enhanced by bespoke communal areas and open plan office floors rich in natural light, testimony that no stone has been left unturned.

A FOCUS ON DETAIL



**VRF AIR
CONDITIONING**



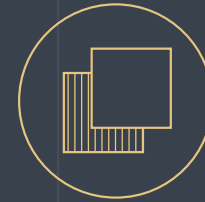
**LED LIGHTING WITH
PIR & MOVEMENT
SENSORS**



**MALE & FEMALE
WC'S ON EACH
FLOOR**



**ON-SITE SHOWER
& LOCKER FACILITIES**



**METAL RAISED
ACCESS FLOORING**



**FEATURE DOUBLE
HEIGHT RECEPTION**



3x 13 PERSON LIFTS



**SECURE ON-SITE
CAR PARKING**



**ON-SITE SECURE
BIKE STORAGE**



CONCIERGE



Second floor



Fifth floor

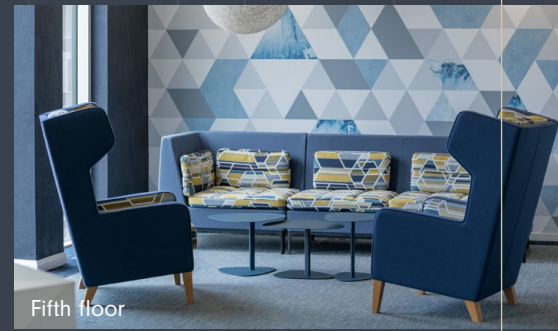
A REFINED WORKING ENVIRONMENT



Fifth floor



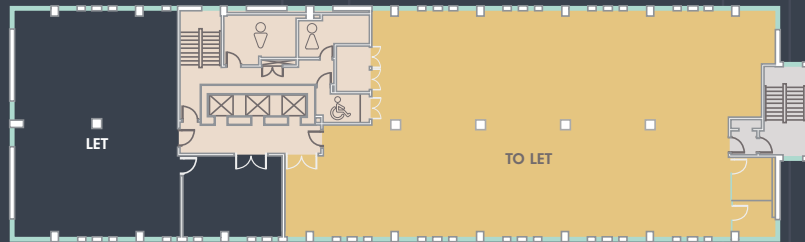
Seventh floor



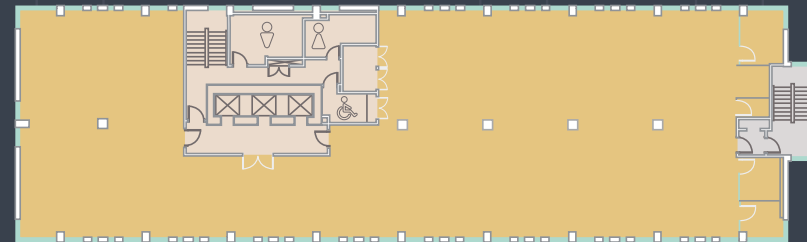
Fifth floor

A CHOICE OF SUITES

SECOND FLOOR PLAN

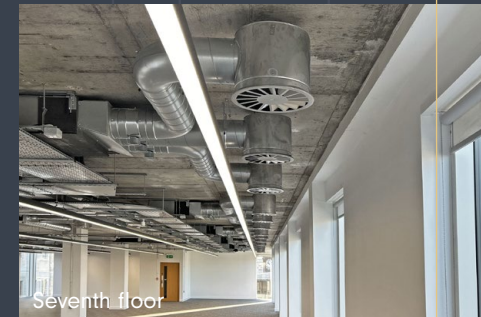
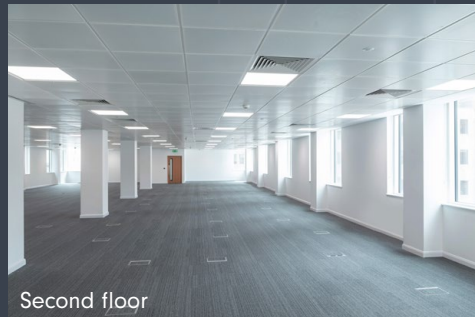


TYPICAL FLOOR PLAN



Available Accommodation

FLOOR	SQ FT	SQ M
SECOND	3,776	350.8
FIFTH (FULLY FITTED)	5,775	536.5
SIXTH	5,775	536.5
SEVENTH	5,775	536.5
TOTAL	21,101	1,960.4

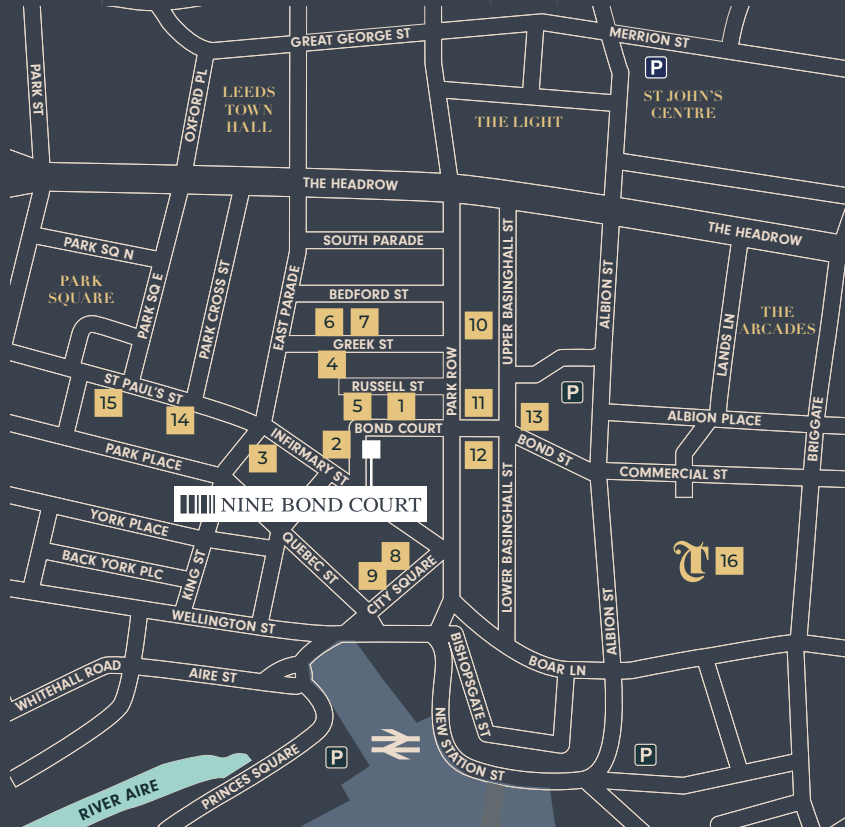


A BIRD'S EYE VIEW

The central location delivers easy access to a wealth of amenities that Leeds has to offer. Situated in the heart of the commercial core, surrounded by all the City's bars and restaurants and with Trinity Leeds Shopping Centre just metres away, Nine Bond Court provides the perfect office location for a varied mix of businesses.



A VIBRANT SURROUNDING



- 1 La Bottega Milanese
- 2 PRET
- 3 BOX
- 4 Dakota Deluxe
- 5 Blackhouse
- 6 The Alchemist
- 7 Neighbourhood
- 8 Banyan Bar & Kitchen
- 9 The Restaurant Bar & Grill
- 10 Slug & Lettuce
- 11 Caffè Nero
- 12 Head of Steam
- 13 Tesco Metro
- 14 Starbucks
- 15 Philpotts
- 16 Trinity Leeds



FURTHER INFORMATION

Energy Performance Certificate

The property has an EPC Rating of D98. A copy of the certificate is available upon request.

Terms

The offices are available to let by way of new effective FRI leases for a term to be agreed. Further details available upon request.

Viewing

Please contact the joint letting agents.



PAUL FAIRHURST

PAIRHURST@SAVILLS.COM

JACOB JOLLY

JACOB.JOLLY@SAVILLS.COM



ELIZABETH RIDLER

ELIZABETH.RIDLER@KNIGHTFRANK.COM

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