

■■■■■ NINE BOND COURT  
LEEDS ONE

FIFTH AT  
NINE



TO LET

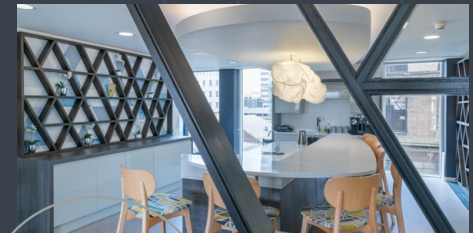
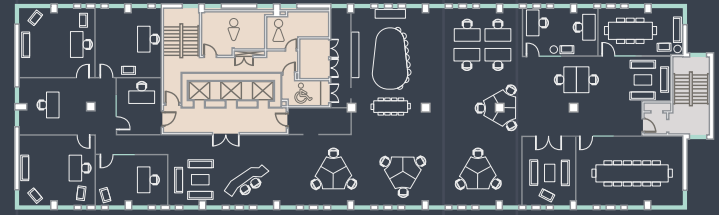
FITTED GRADE A OFFICE SUITE  
5,775 sq ft (536.5 sq m)



# FULLY EQUIPPED SPACE FOR THE FUTURE

Ideally situated in the heart of the City, Nine Bond Court has undergone a state-of-the-art refurbishment throughout, and this 5th floor is no exception.

Fully fitted to an exceptionally high standard with 5,775 sq ft available for immediate occupation, this is an opportunity not to be missed. With modern elegant furnishing, a kitchenette and comfortable break out space, this floor is an ideal space for the modern-day occupier.



TOTAL 5TH FLOOR AREA  
**5,775 SQ FT (536.5 SQ M)**



## 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.



4 PIPE AIR FAN COIL AIR CONDITIONING



CONCIERGE



ON-SITE SHOWER & LOCKER FACILITIES



SECURE ON-SITE CAR PARKING



ON-SITE SECURE BIKE STORAGE

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savills.co.uk **savills**  
**0113 244 0100**

**PATRICK CARTER**  
PCARTER@SAVILLS.COM  
**JACOB JOLLY**  
JACOB.JOLLY@SAVILLS.COM

**Knight Frank**  
**0113 246 1533**  
**KnightFrank.co.uk**

**ELIZABETH RIDLER**  
ELIZABETH.RIDLER@KNIIGHTFRANK.COM