

A low-angle photograph of a modern, multi-story office building with a brick and glass facade. The building is set against a clear blue sky. A large sign on the left side of the building reads "NINE BOND COURT".

||||| NINE BOND COURT
LEEDS ONE

TO LET

REFURBISHED
GRADE A OFFICES

SUITES FROM 1,948 SQ FT TO 23,100 SQ FT

A PRIME HEADQUARTERS 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. Leeds train station is also located a short walk across City Square.

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.



Occupiers include:

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



A STYLISH LOOK

Externally, Nine Bond Court impresses with its blend of bronze anodised-framed, floor-to-ceiling windows and subtle Baltic Brown granite accents, which set off the building's brickwork, allowing for pronounced reflections, which when combined with 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 JOURNEY MADE EASIER

The recent upgrades include a refurbished underground parking area with a secure bike store, as well as new showers and improved changing facilities, creating a more convenient and comfortable experience for occupiers.



A FOCUS ON DETAIL



**VRF AIR
CONDITIONING**



**LED LIGHTING WITH
PIR & MOVEMENT
SENSORS**



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



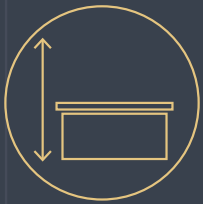
**ON-SITE SHOWER
& LOCKER FACILITIES**



**METAL RAISED
ACCESS FLOORING**



DDA COMPLIANT



**FEATURE DOUBLE
HEIGHT ENTRANCE**



3 x 13 PERSON LIFTS



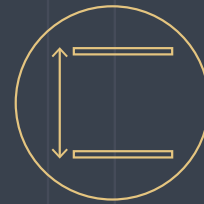
**ON-SITE SECURE
CAR PARKING**



**ON-SITE SECURE
BIKE STORAGE**



**MANNED
RECEPTION**



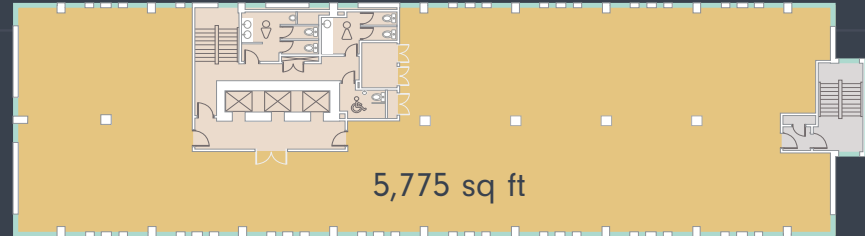
**FLOOR TO
CEILING GLAZING**

A CHOICE OF SUITES

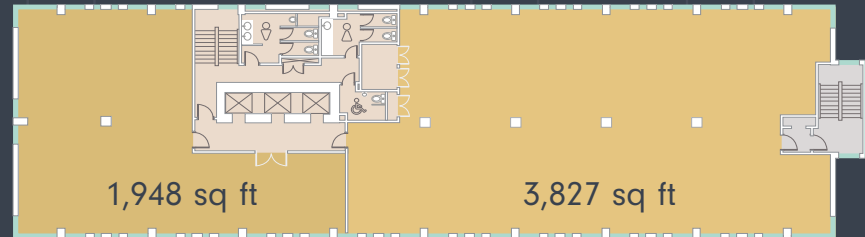
FLOOR	TENANT	SQ FT	SQ M
10th	Stewarts Law LLP		LET
9th	Stewarts Law LLP		LET
8th	Stewarts Law LLP		LET
7th	To Let	5,775	536.5
6th	To Let	5,775	536.5
5th	To Let - Fully Fitted	5,775	536.5
4th	To Let	5,775	536.5
3rd	Harworth		LET
3rd	Lambert Smith Hampton		LET
2nd	RSA		LET
1st	Carter Jonas		LET
1st	Consult Search		LET
GF	AMS		LET
GF	Knight Frank		LET
TOTAL AVAILABILITY		23,100	2,146

SPLIT SUITES
FROM
1,948 SQ FT

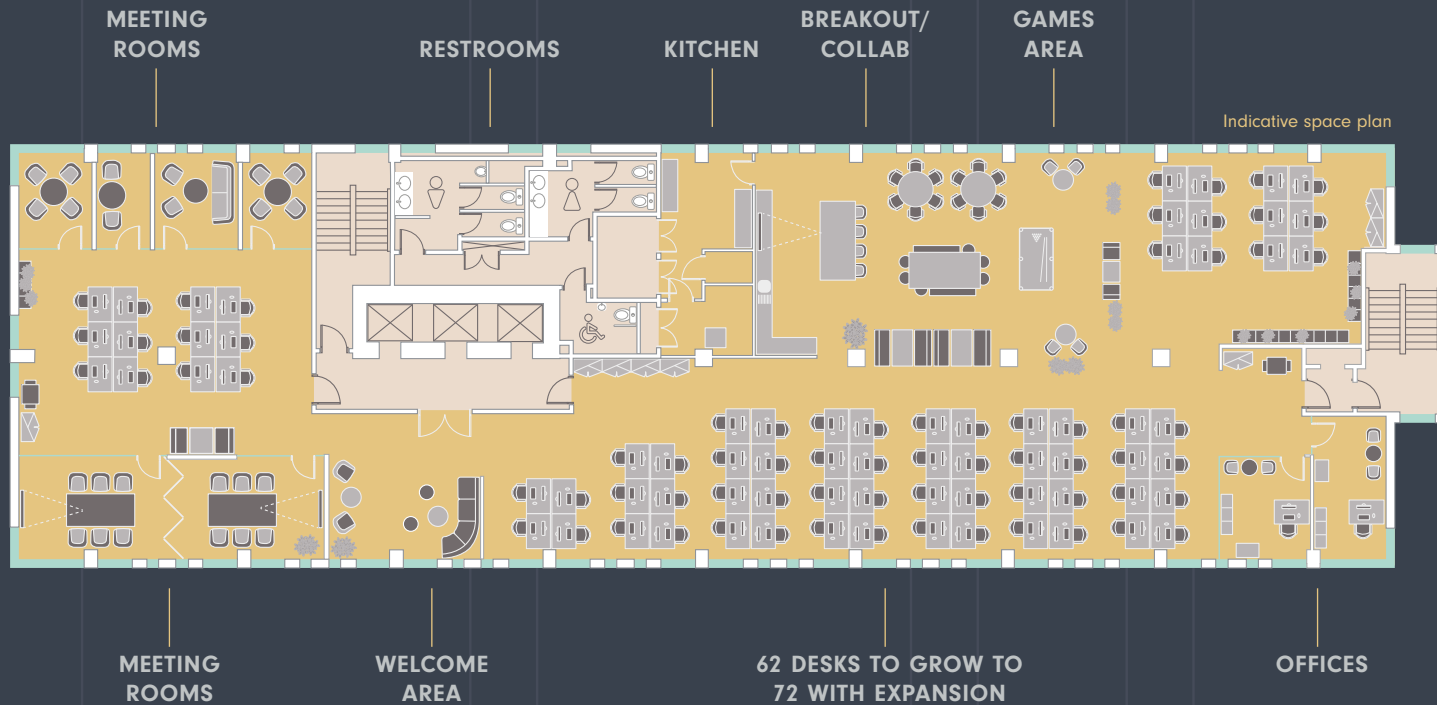
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN WITH SPLIT



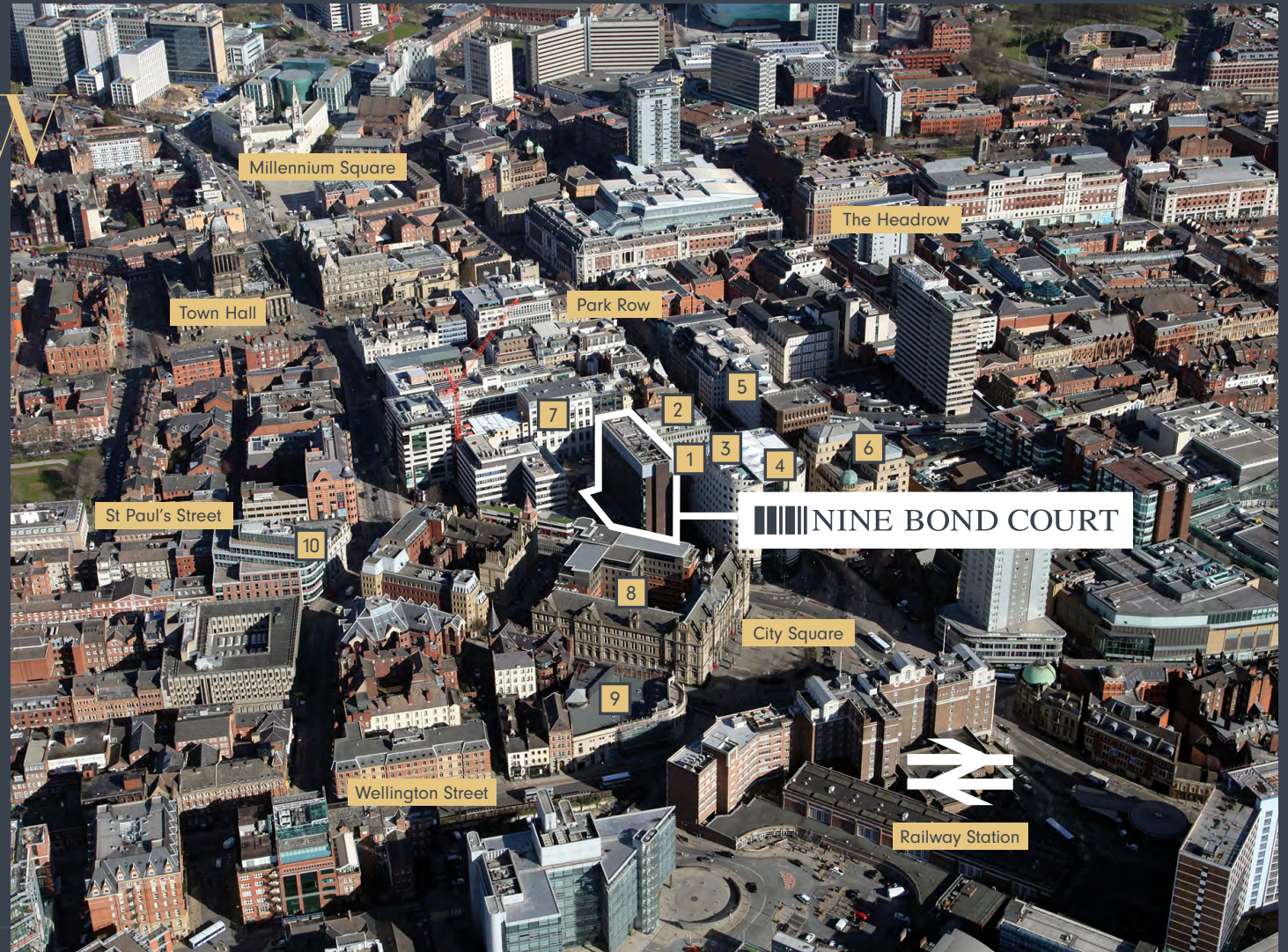
A COMPLETE OFFICE FLOOR



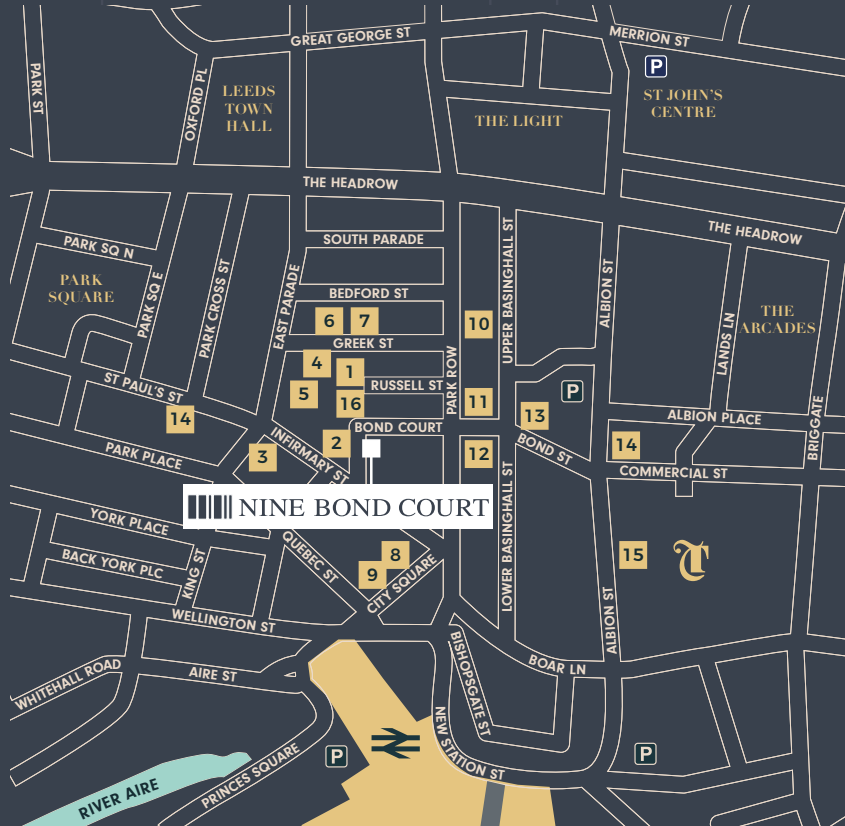
A BIRD'S EYE VIEW

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.

- 1 RSA
- 2 HSBC
- 3 Schroders
- 4 Deloitte LLP
- 5 NatWest
- 6 Pinsent Masons
- 7 Gateley
- 8 Bevan Brittan LLP
- 9 Channel 4
- 10 Blacks Solicitors LLP



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 Black Sheep Coffee
- 12 The Head of Steam
- 13 Tesco Metro
- 14 Starbucks
- 15 Trinity Leeds
- 16 Moose Coffee



FURTHER INFORMATION

Energy Performance Certificate

The building has been measured to have a rating of D98. Copies of the certificates are 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 sole letting agents.



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