



MARSHALLS
COURT | AT ROUND
FOUNDRY

Ground floor (sq.ft.)

2,775

First floor (sq.ft.)

1,020

Status

TO LET

Description

High-specification office suites available in this superb mill conversion, just a few minutes' walk from Leeds City Station and the city centre.

MARSHALLS COURT

AT ROUND FOUNDRY

Description

MARSHALLS COURT MIMICS THE BLEND OF CHARACTER & MODERN DESIGN EXHIBITED BY ITS NAMESAKE SIBLING, MARSHALLS MILL – PROVIDING COMMERCIAL SPACE OF DISTINCTION FOR A VARIETY OF PROGRESSIVE BUSINESSES.

About Round Foundry

Located within a few hundred metres of the M621 and close to Leeds City Station, the award-winning and much-loved Round Foundry estate is a distinctive cluster of new and listed buildings with soul, energy and unquestionable quality.

Sensitively-developed in a manner permitting 'community' to thrive, the estate comprises offices, residential, retail and hospitality uses; indeed, as the city's recognised hub for creative industries and home to some of its best venues to wine and dine, Round Foundry's environment is befitting of businesses that place real emphasis on culture within the workplace and beyond.

Specification

- Full access raised flooring
- Modern lighting
- Quality carpet & decorations
- Kitchen facility
- 24-hour on-site security
- Fibre optic broadband up to 1GB per second
- W/C facilities

Availability

Ground floor – 2,775 sq.ft. (NIA).
First floor – 1,020 sq.ft. (NIA).



Energy Performance Certificate (EPC)

The building has an energy asset rating of Band C (70). Further information can be provided upon request.

Parking

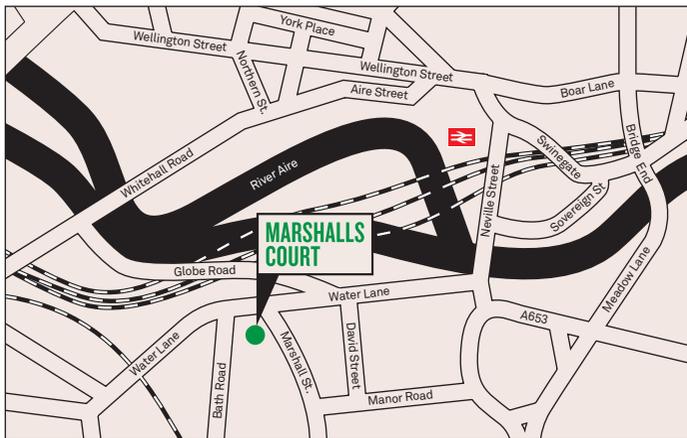
Both offices are available with parking in the Marshalls Mill car park by way of separate negotiation with the letting agents.

Business rates

For information on the current Rateable Value of each office, please contact the letting agents.

Terms

Each office is available by way of a new full repairing and insuring lease, the duration being negotiable albeit with a typical minimum tenure length of three years. Details of the quoting rent available upon request.



Viewing & further information

For additional information relating to each property – or to arrange a viewing by appointment only – please contact the letting agents.

Creative Space Management

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www.creativespaceman.com

www.cartertowler.co.uk

CARTERTOWLER
CHARTERED SURVEYORS

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Knight Frank

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