## BREWERY WHARF

# PLACE LEEDS

















Offices To Let - 794 sq.m [8,551 sq.ft.] - 2 Brewery Place Leeds LS10 1NE

**EXTERIOR** 

For information regarding the wider Brewery Wharf Site and Community please refer to the Brewery Wharf website for further details:

brewerywharfleeds.com

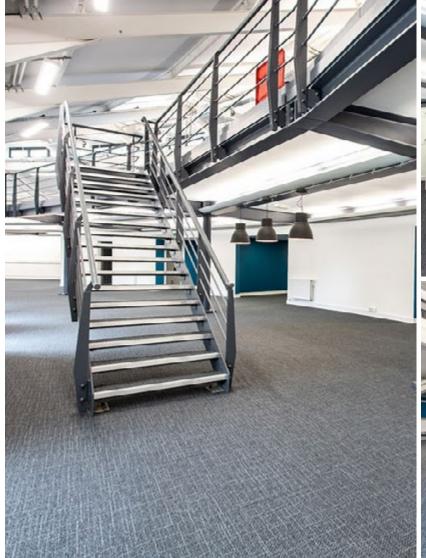




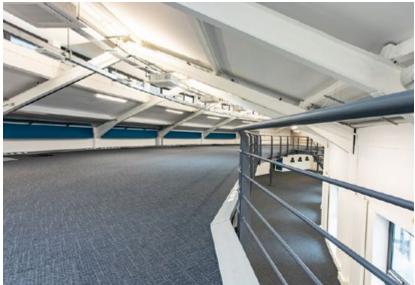


#### INTERIOR

Recently refurbished providing a unique and innovative working environment from which businesses can flourish.









### BREWERY WHARF

#### 2 BREWERY PLACE

#### SPECIFICATION & DETAILING

2 Brewery Place offers a unique and productive, self-contained working environment, served with an abundance of natural light.





FEATURE ENTRANCE WITH 8 PERSON PASSENGER LIFT



EXCELLENT NATURAL LIGHT



CONTEMPORARY DECOR AND FIXTURES & FITTINGS THROUGHOUT



ACCESS TO PRIVATE EXTERNAL BALCONY



EPC RATING: C [57]



RIVERSIDE LOCATION



SECURE BIKE STORAGE [PLANNED]



MANAGED EXTERNAL ENVIRONMENT



ESTABLISHED COMMUNITY



SECURE ON-SITE CAR PARKING [AVAILABLE SEPARATELY]

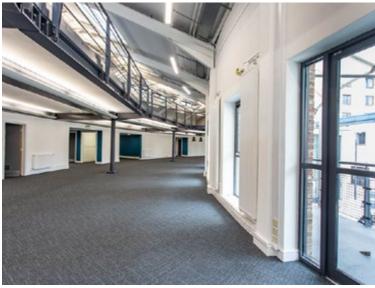


CONVENIENCE RETAIL



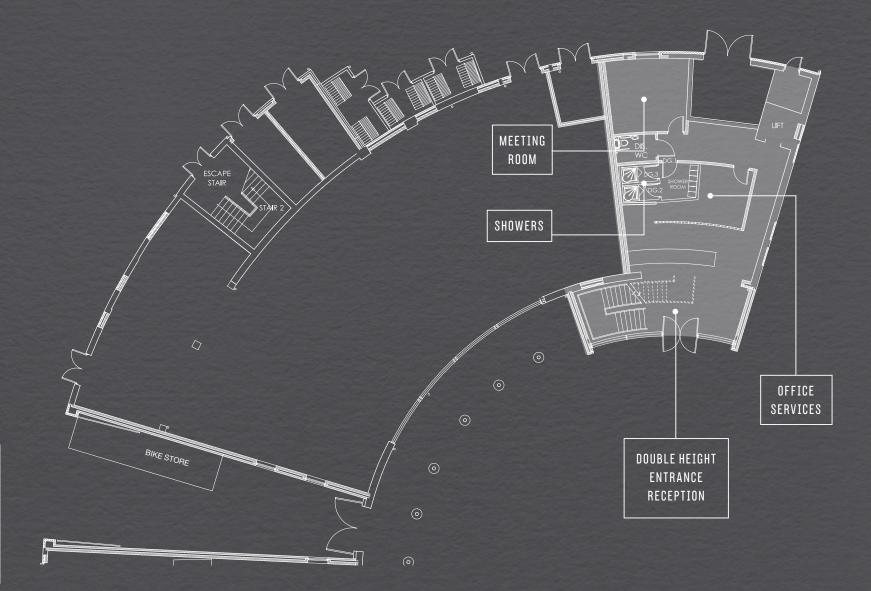
LOCAL FOOD AND DRINK AND AMENITIES

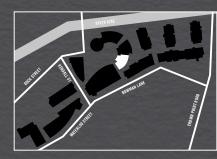




#### FLOOR PLANS • GROUND FLOOR

GROUND FLOOR	84 SQ M	903 SQ FT
FIRST FLOOR	426 SQ M	4,590 SQ FT
MEZZANINE	284 SQ M	3,058 SQ FT
TOTAL	794 SQ M	8,551 SQ FT

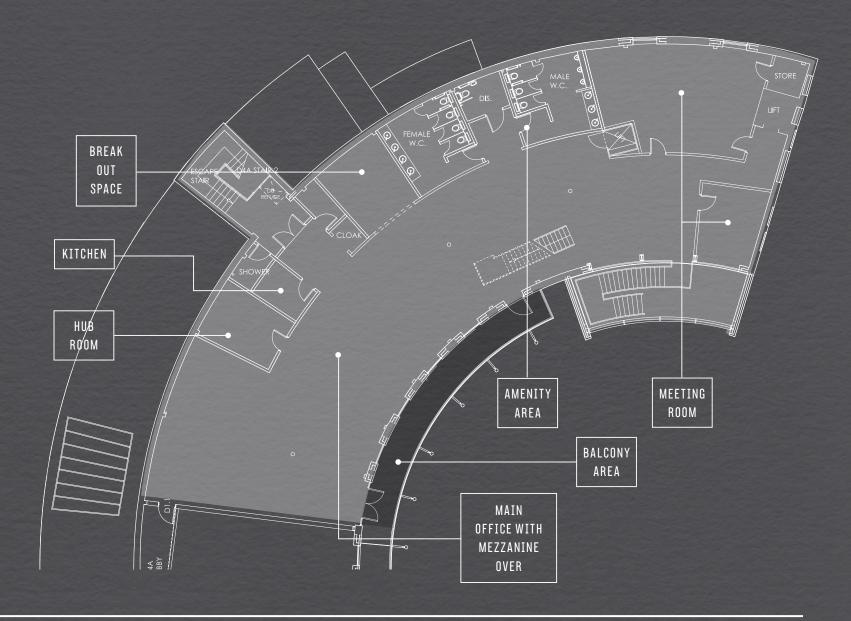


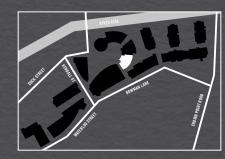




#### FLOOR PLANS • FIRST FLOOR

GROUND FLOOR	84 SQ M	903 SQ FT
FIRST FLOOR	426 SQ M	4,590 SQ F1
MEZZANINE	284 SQ M	3,058 SQ FT
TOTAL	794 SQ M	8,551 SQ F1

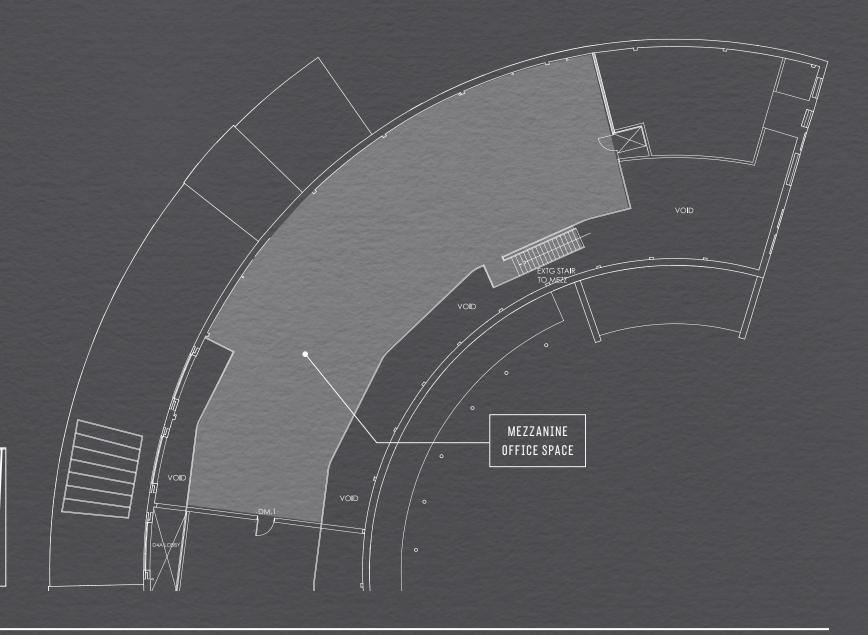


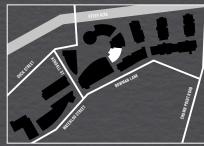




#### FLOOR PLANS · MEZZANINE

GROUND FLOOR	84 SQ M	903 SQ FT
FIRST FLOOR	426 SQ M	4,590 SQ FT
MEZZANINE	284 SQ M	3,058 SQ F1
TOTAL	794 SQ M	8,551 SQ FT

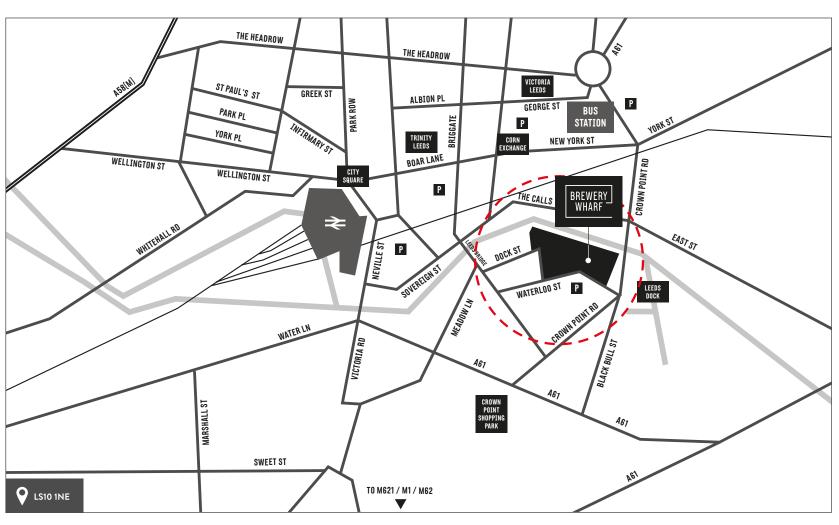




#### LOCATION

2 Brewery Place is conveniently placed within Brewery Wharf, on the south bank of the River Aire. Offering unrivalled amenities, access to Leeds city centre and Leeds City Station. With its secure on-site parking, the wider national motorway networks are only minutes away.





website for further details:

For information regarding the wider Brewery Wharf Site and Community please refer to the Brewery Wharf

#### **FURTHER INFORMATION & CONTACTS**



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2 BREWERY PLACE LEEDS - LS10 INE

Misrepresentation Act. The agents for themselves and for the vendors or lessoes, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. March 2021