

**BREWERY
WHARF**

**1 BREWERY
PLACE
LEEDS**



Grade A Offices To Let - 422 SQ M (4,550 SQ FT) - Second Floor, 1 Brewery Place Leeds LS10 1NE

1 BREWERY PLACE

EXTERIOR

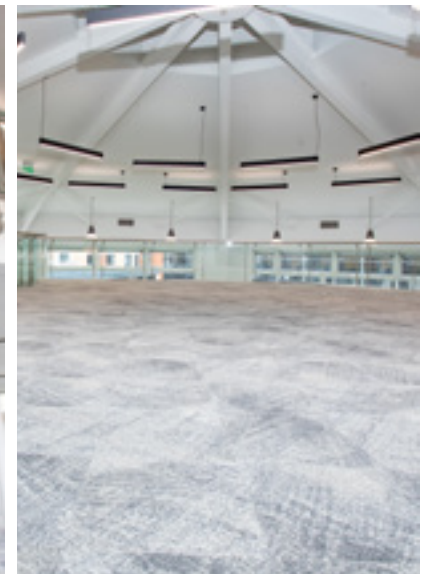
Situated on the South Bank of the River Aire opposite The Calls, the top floor in 1 Brewery Place offers a unique opportunity to occupy a newly refurbished, self-contained office suite within this fantastic development. The space benefits from excellent natural light and is set amongst a vibrant working community and public realm that is unrivalled in Leeds.



1 BREWERY PLACE

INTERIOR

The available suite comprises a 4,550 sq ft newly refurbished office on the top floor of 1 Brewery Place, Brewery Wharf. This unique office provides occupiers with an inspiring workspace and panoramic views of Leeds and the River Aire, set amongst attractive public realm benefiting from numerous local amenities.



1 BREWERY PLACE

SPECIFICATION & DETAILING

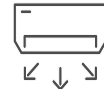
1 Brewery Place offers a unique and productive working environment, served with an abundance of natural light. The fully refurbished open plan office accommodation includes:



PASSENGER LIFT



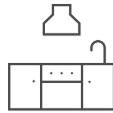
EXTENSIVE GLAZING WITH EXCELLENT NATURAL LIGHT



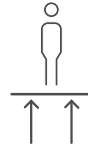
AIR CONDITIONING



MALE, FEMALE WC'S



FITTED KITCHENETTES



RAISED ACCESS FLOORS



RIVERSIDE LOCATION



MANAGED EXTERNAL ENVIRONMENT



ESTABLISHED COMMUNITY



SECURE BIKE STORAGE [PLANNED]



CONVENIENCE RETAIL



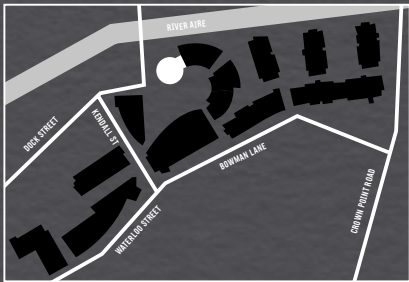
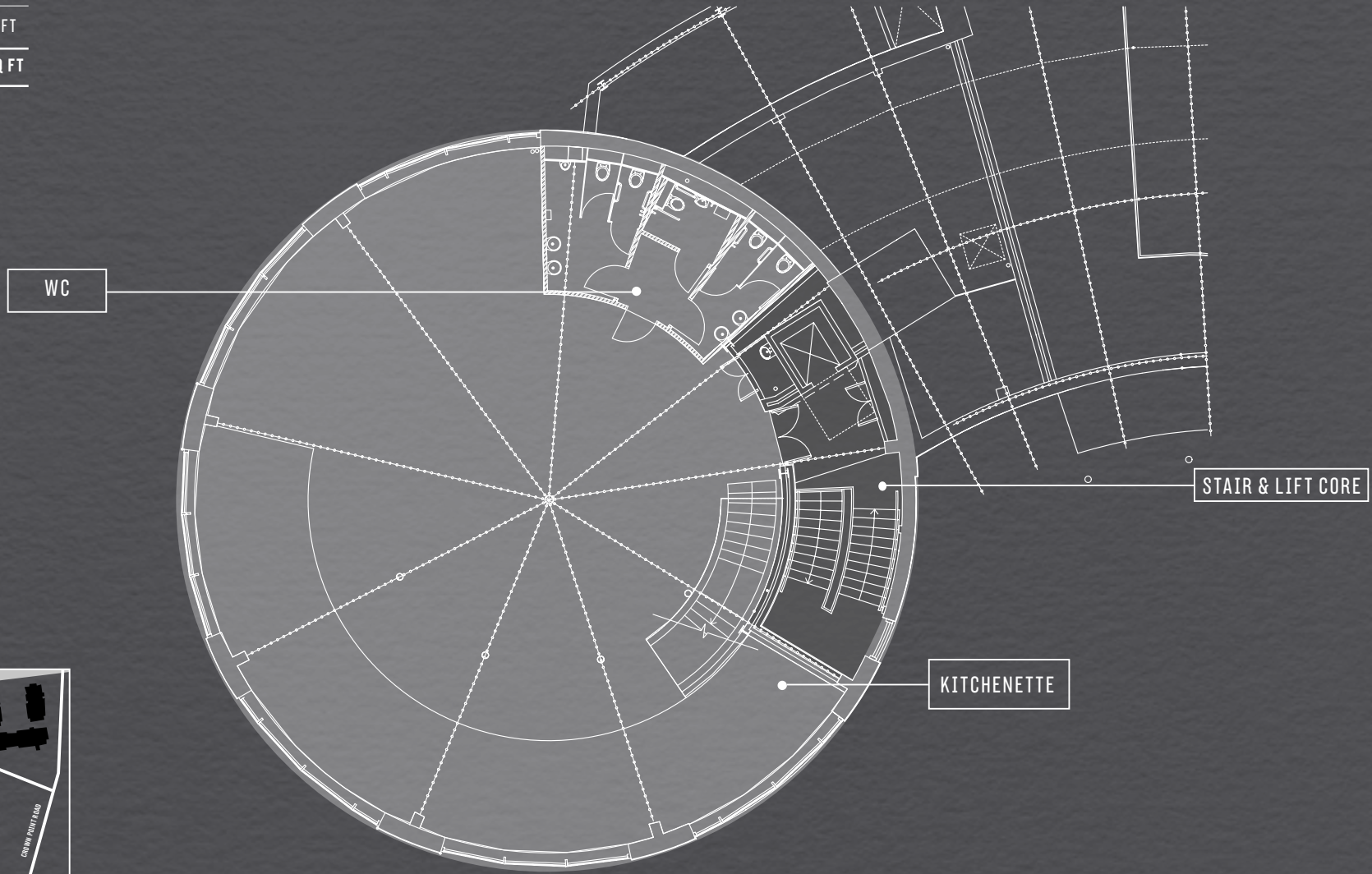
LOCAL FOOD AND DRINK AND AMENITIES



1 BREWERY PLACE

FLOOR PLANS · SECOND FLOOR

SECOND FLOOR	224 SQ M	2,415 SQ FT
MEZZANINE	198 SQ M	2,135 SQ FT
TOTAL	422 SQ M	4,550 SQ FT



1 BREWERY PLACE

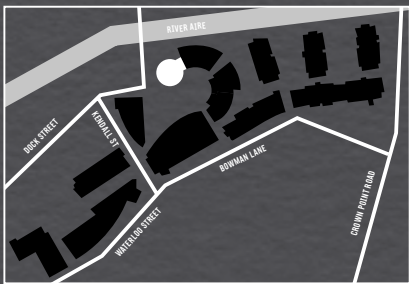
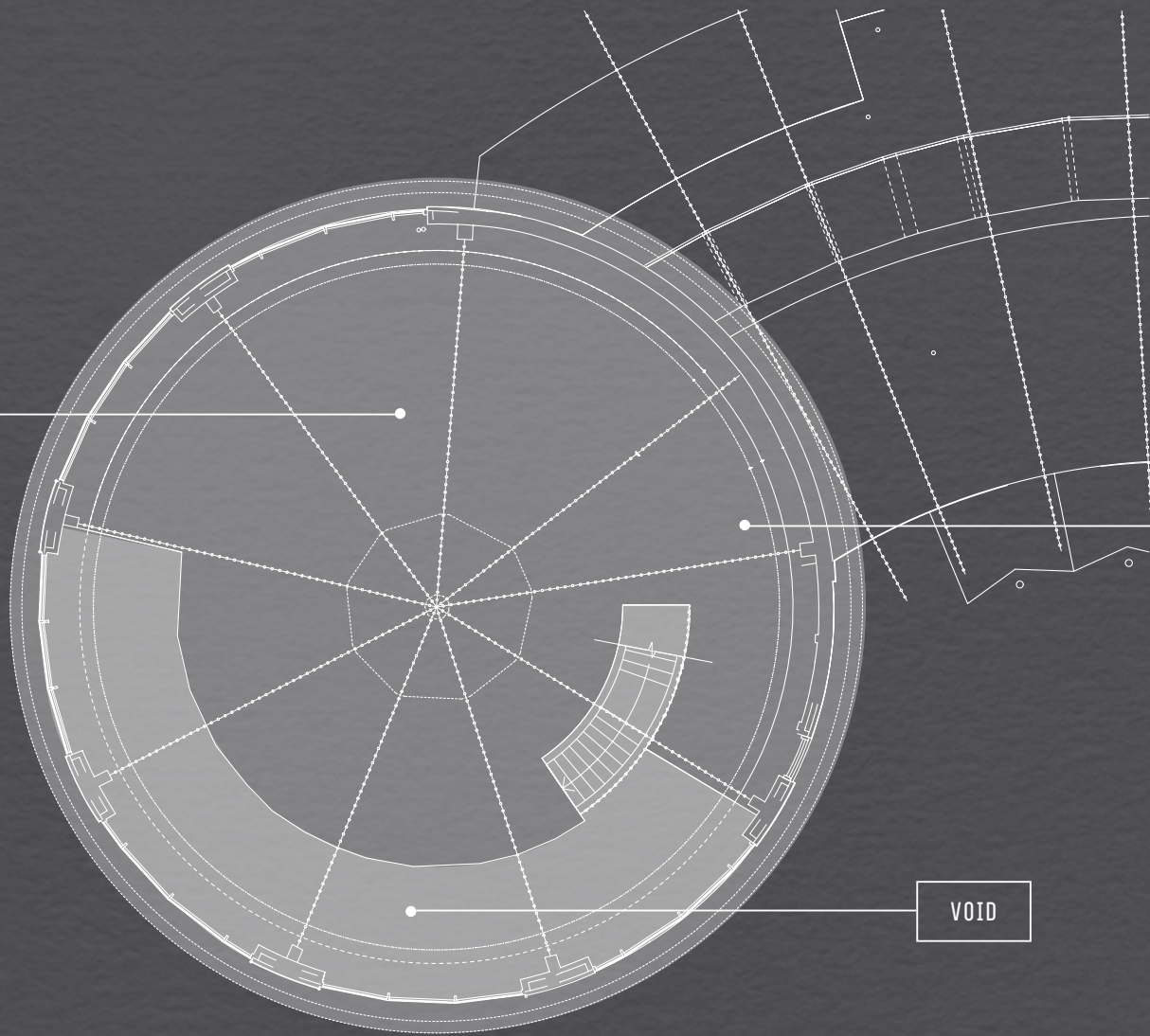
FLOOR PLANS · MEZZANINE FLOOR

SECOND FLOOR	224 SQ M	2,415 SQ FT
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MEZZANINE

KITCHENETTE

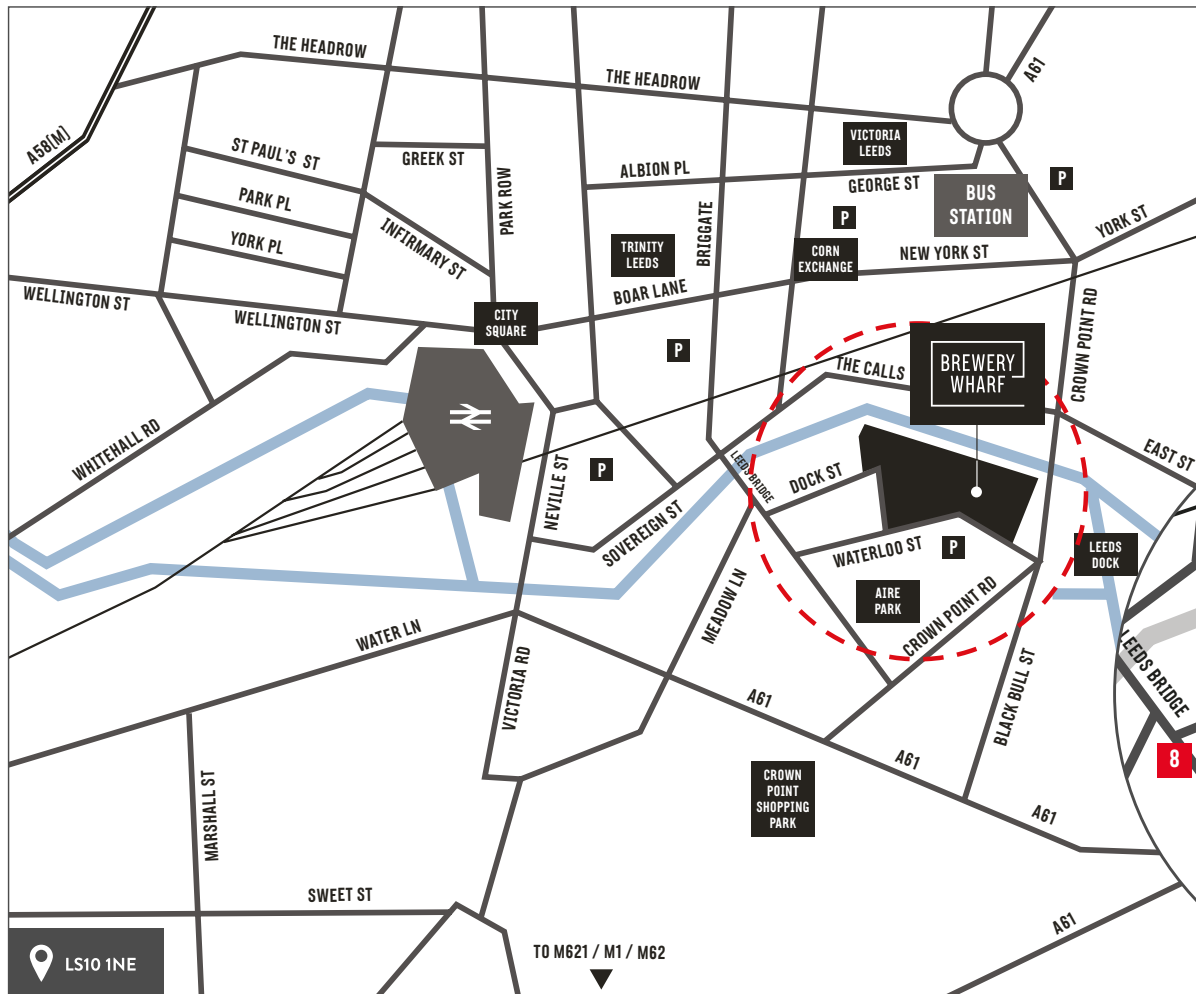
VOID



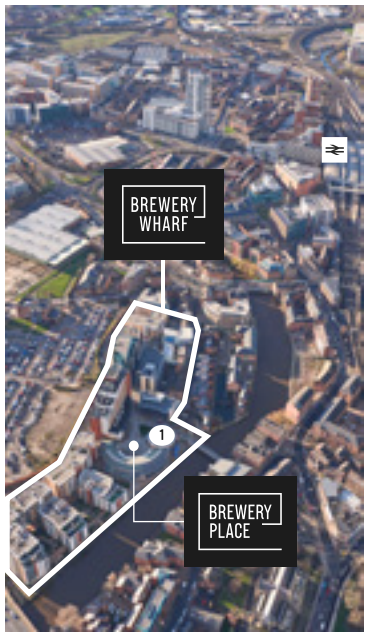
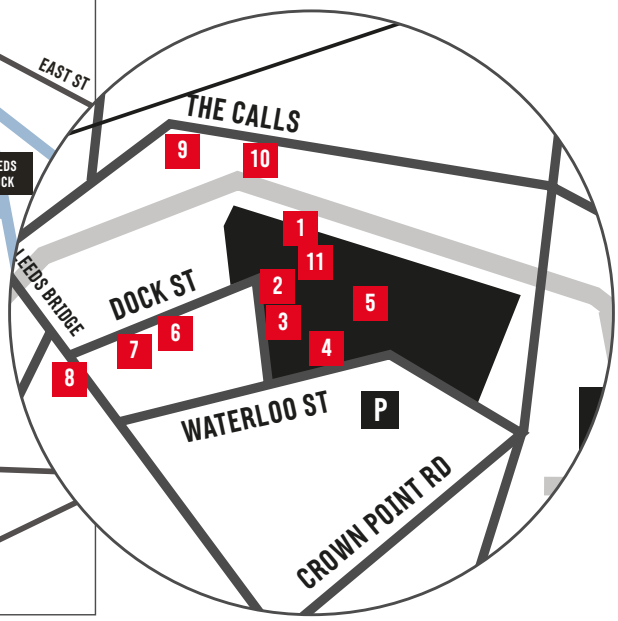
1 BREWERY PLACE

LOCATION

Brewery Place is located on the popular Brewery Wharf development on the banks of the River Aire located opposite The Calls, the area offers a mix of offices, bars, restaurants and hotels. Local amenities include Home restaurant, Leonardo Hotel, Café Yum Yum and a Sainsbury's local. Situated a short walk from both the train station and bus station, and approximately 1.5 miles from Junction 3 of the M621 motorway, the location benefits from excellent accessibility by car and public transport.



- 1 Subject property
- 2 Sainsbury's
- 3 212 Café & Bar
- 4 Leonardo Hotel
- 5 Café YumYum
- 6 Cha Lounge
- 7 Ciao Bella Bar & Restaurant
- 8 The Adelphi
- 9 Ambiente Tapas
- 10 Kapow Coffee
- 11 Home



LS10 1NE

TO M621 / M1 / M62

1 BREWERY PLACE

FURTHER INFORMATION & CONTACTS

TERMS

The accommodation is available to let on new FRI lease for a term to be agreed.

RATES

The ingoing tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

VAT

For the avoidance of doubt VAT is applicable to all prices at the prevailing rate

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC Rating B



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