

# 1 Brewery Place

Brewery Wharf, Leeds, LS10 1NE

OFFICES TO LET



## Floor Area:

4,550 Sq. Ft. (422 Sq. M.)

## Property Highlights

- Unique top-floor office suite
- Air conditioning
- Excellent natural light
- Onsite parking provision

## Area Amenities

- Variety of shops, restaurants, bars and other amenities close by.
- Neighboring occupiers include Home restaurant, Jurys Inn Hotel, Café Yum Yum and Sainsbury's Local.
- Set amongst a managed and attractive external environment and public realm.
- Riverside location with easy access to The Calls via the footbridge and a short walk to the station.



Viewing Highly Recommended

For more information, please contact:

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### Location

Brewery Place is located on the popular Brewery Wharf development on the banks of the River Aire to the south of the city centre. It is opposite The Calls, and the area offers a mix of offices, bars, restaurants and hotels. Local amenities include Home restaurant, Jurys Inn Hotel, Café Yum Yum and Sainsbury's local.

### Description

Situated on the South Bank of the River Aire opposite The Calls, the top floor in 1 Brewery Place offers a unique opportunity to take on 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.

### Specification

Refurbished open plan office accommodation, specification includes:

- Air conditioning
- Raised access floors
- Male and female WCs
- Full height glazing
- Passenger lift
- Fitted kitchenette

### Accommodation

The accommodation is measured to provide the following approximate areas (NIA);

Floor	Sq Ft	Sq m	Status
Second	2,415	224	Available
Mezzanine	2,135	198	Available
<b>TOTAL</b>	<b>4,550</b>	<b>422</b>	

### Terms

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

### Floor Plans

Available on Request

### 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.



### Viewing

Viewing is highly recommended and is strictly by appointment through the Joint Letting Agent:

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**\*Subject to Contract – July 2022**