

# ROSE WHARF

LEEDS

TRADITIONAL AND FULLY FITTED WORKSPACES FROM 495 - 32,411 SQ.FT.



This iconic building has been renovated and reworked with stylish designs, clean lines and bright open spaces whilst maintaining all of it's industrial charm and character.

Rose Wharf has been remodelled to include the following best-in-class building amenity:

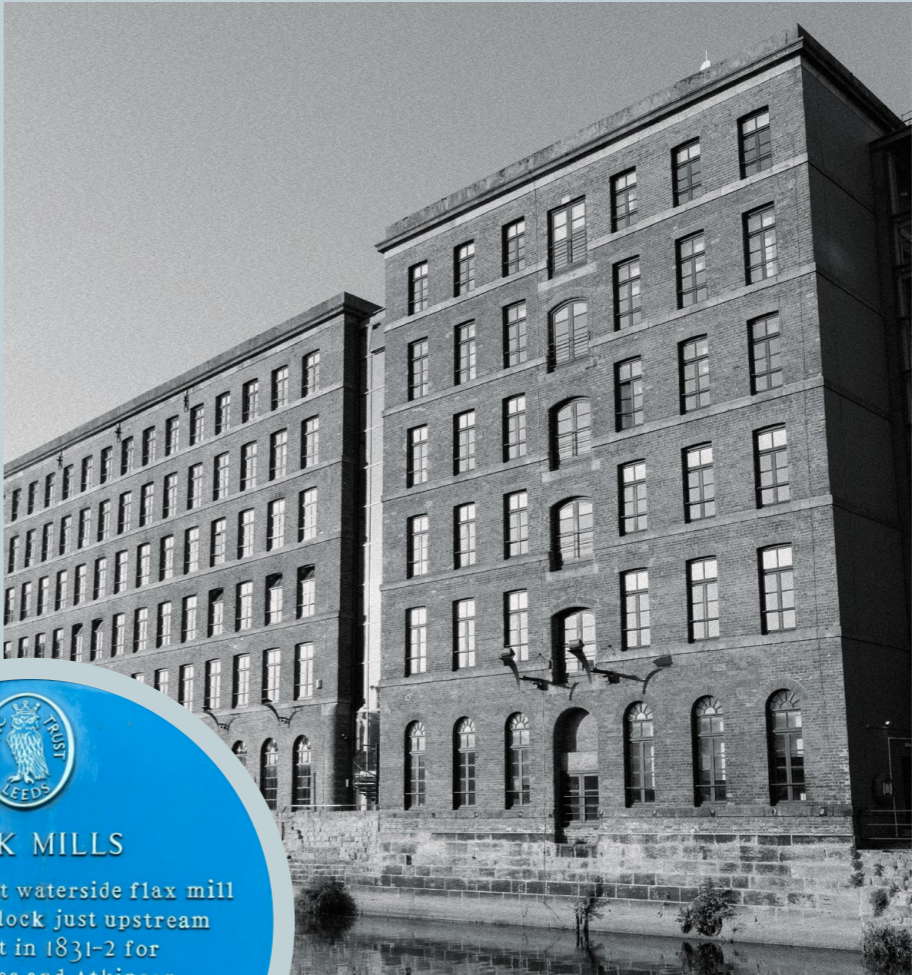
- RIVERSIDE BUSINESS LOUNGE AND CAFE
- OUTDOOR TERRACE OVERLOOKING RIVER AIRE
  - FITTED WORKSPACES
- BOOKABLE MEETING ROOMS AND EVENT SPACE
  - NEW CYCLE STORAGE HUB
- SHOWERS & CHANGING FACILITIES
  - SUBSTANTIAL CAR PARKING WITH EV CHARGING

[VIEW THE FLY THROUGH HERE](#)

This Grade II Listed former Flax mill has been a part of the Leeds landscape since 1831 and appears in the The National Heritage List for England.

This iconic warehouse style building has been home to hard work, industrious spirit and big ideas for almost 200 years, with inspiring features including exposed brick walls and vaulted ceilings.

# Here's to THE ORIGINAL ONE



**BANK MILLS**  
This magnificent waterside flax mill and its twin block just upstream were built in 1831-2 for Messrs Hives and Atkinson, former partners of John Marshall the famous Leeds flax spinner.  
Architect: John Clark



**ROSE WHARF**

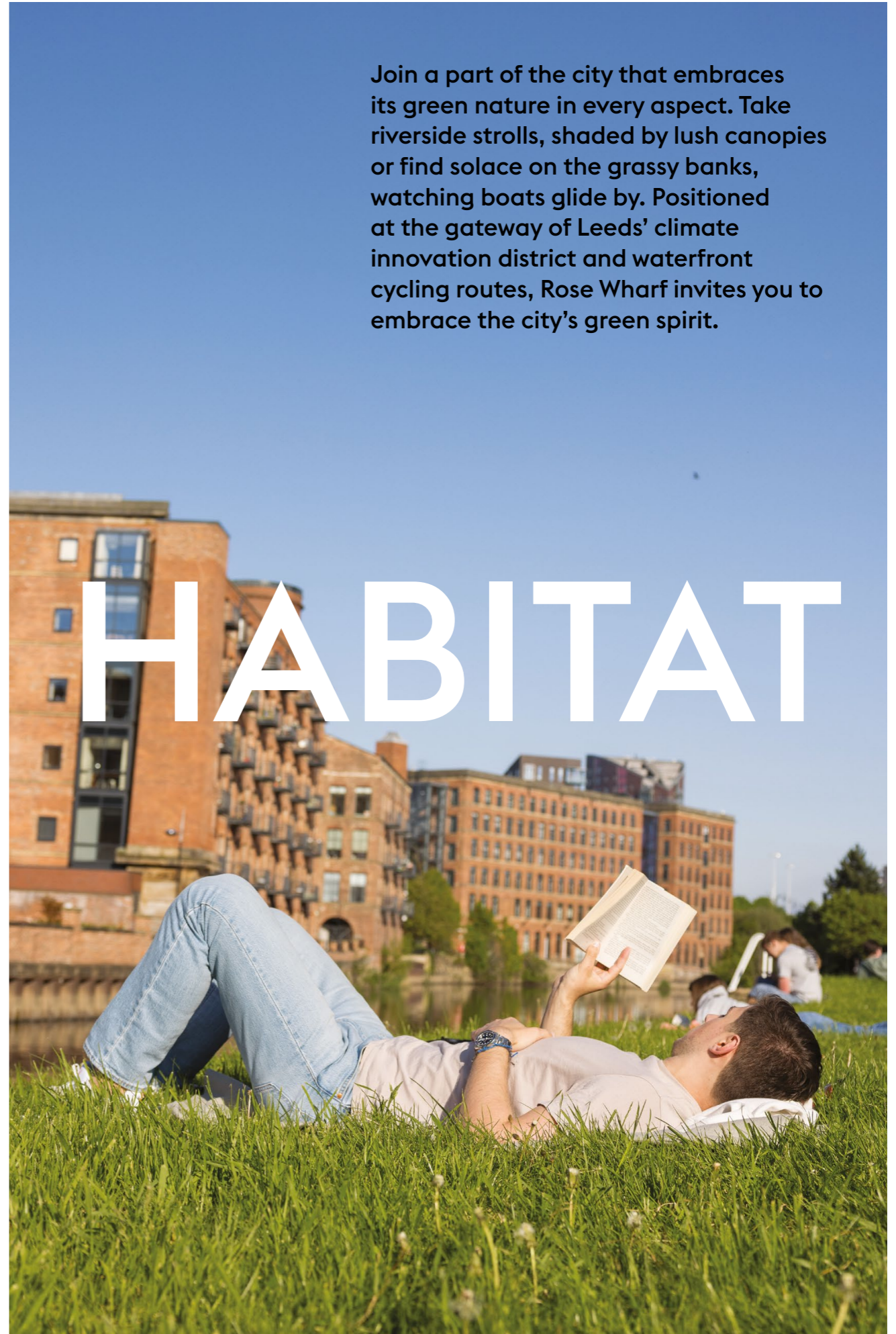


# WORKS BETTER by the river

It's more than just inspiring views from your office window. Here, employees enjoy rejuvenating walks and our inviting outdoor spaces along the riverfront. The perfect, balanced environment for business success.



# NATURAL



Join a part of the city that embraces its green nature in every aspect. Take riverside strolls, shaded by lush canopies or find solace on the grassy banks, watching boats glide by. Positioned at the gateway of Leeds' climate innovation district and waterfront cycling routes, Rose Wharf invites you to embrace the city's green spirit.

# HABITAT



Expansive lift lobbies



Business lounge with communal working and break out spaces



Kitchen

# REWORKED

Harness the true potential of Rose Wharf with its common areas where functionality meets collaborative spirit. Our bold reimagination of the waterfront creates usable and relaxing spaces, fuelling a dynamic, positive and productive working environment.

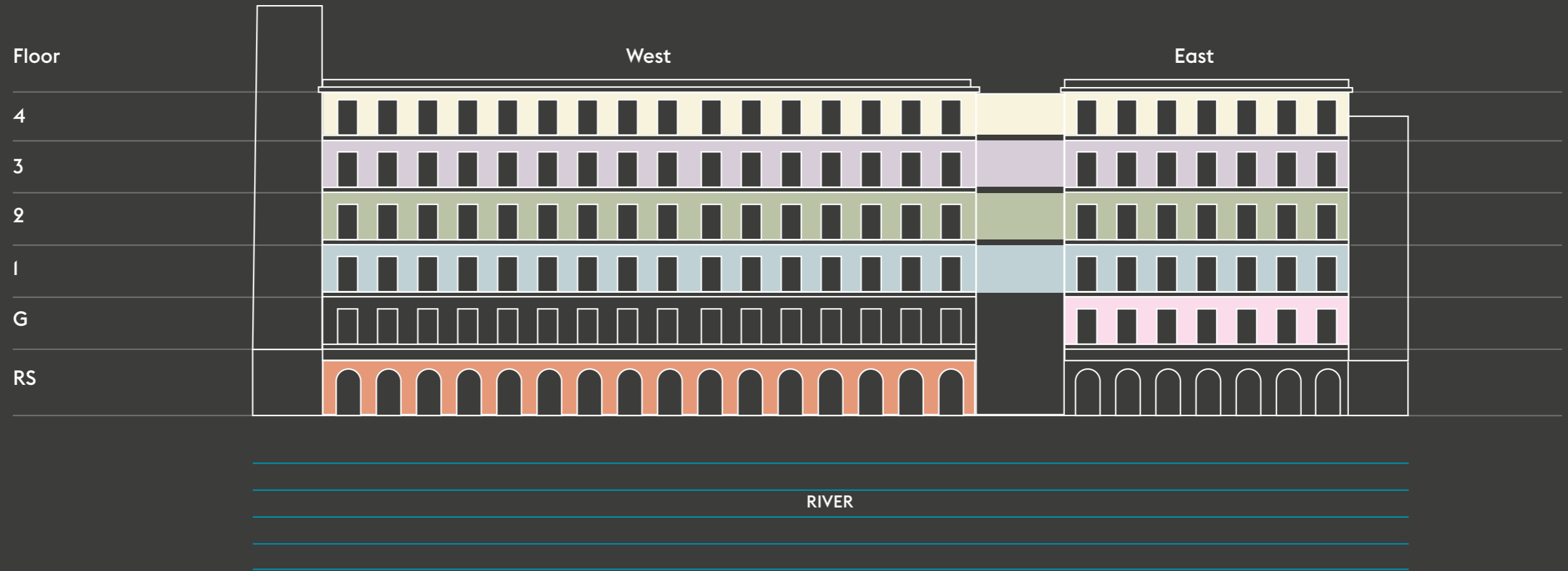


Business lounge with communal working and break out spaces

Riverside terrace

RELAXED





**Accommodation:**

| Floor | Total Floor (SQ FT.) | West (SQ FT.) | East (SQ FT.)                     |
|-------|----------------------|---------------|-----------------------------------|
| 4     | 7,145                | 4,680         | 2,465                             |
| 3     | 7,245                | 4,780         | Design Tonic                      |
| 2     | 7,245                | 4,780         | Available                         |
| 1     | 7,245                | 4,780         | 2,465                             |
| G     | 2,465                | LET           | 2,465                             |
| RS    | N/A                  | 400-1,085     | LET                               |
| LGF   | 365-1,470            | N/A           | 3,531 (LGF Barhale) Unrefurbished |

**Specification:**

- 24 hour access
- Bike Storage
- Changing Facilities
- Showers
- Business Lounge
- Bookable Meeting Rooms
- Coffee Shop
- Riverside Terrace
- LED Lighting
- Super Fast WiFi
- High Speed Lifts
- CCTV
- Several Car Parking Spaces
- EV Charging
- Original Features

The Rose Wharf Estate is already home to a diverse range of dynamic businesses including:

- CURTINS
- RIDINGS CONSULTING
- DOWES WEALTH
- DESIGN TONIC
- HOLLIS
- DESIGN SOMETHING MORE
- PRAGMATIC DIGITAL
- MOTION 12

Business lounge with communal working and break out spaces



# FULLY FITTED SUITES

## Business Lounge

Our business lounge is designed to be enjoyed by every occupier who's home is Rose Wharf.

Simply step out onto our new Riverside Terrace, grab a coffee from our local coffee shop or host a team event - the opportunities are endless.

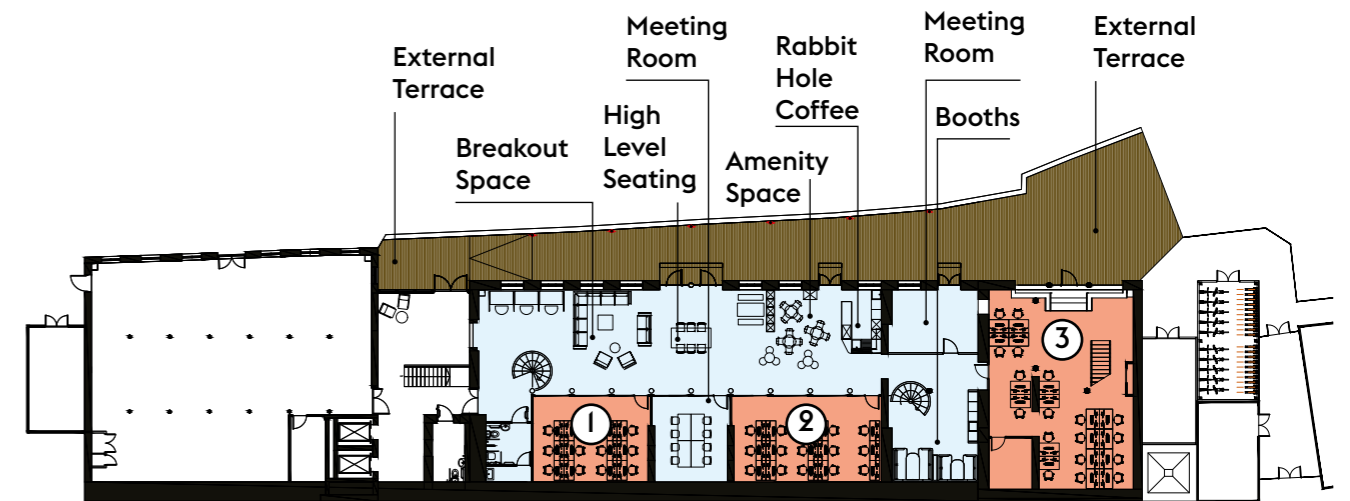
## Riverside Fitted Suites

Fitted & ready-to-go workspace with a simple all-inclusive monthly bill. Our Riverside Fitted Suites are perfect for growing businesses who require simplicity and flexibility.

The Riverside Suites include:

- Fully furnished (chairs & desks)
- Access to the business lounge
- Bookable meeting rooms
- Prices are inclusive of rent, service charge, building insurance, electricity / gas, internet & fair wear & tear policy.

## Riverside Fitted Suites

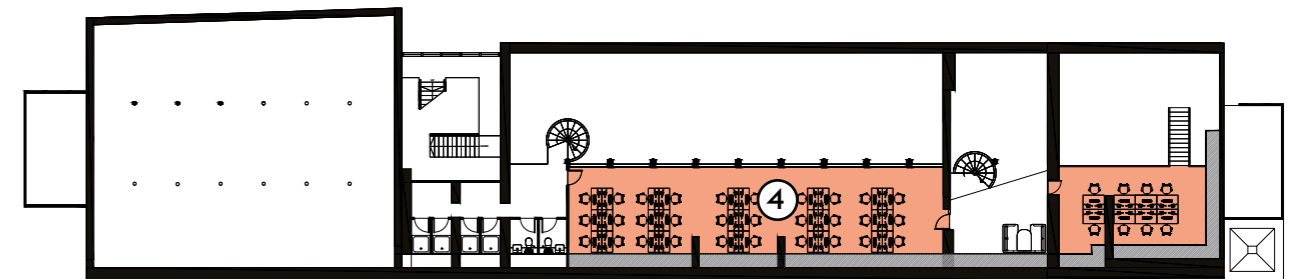


- ① SUITE 1: Doves Wealth
- ② SUITE 2: Fundi Commercial Finance
- ③ SUITE 3: Ridings Consulting

□ RIVERSIDE BUSINESS LOUNGE AND RABBIT HOLE COFFEE



## Riverside Fitted Suites (Mezzanine)



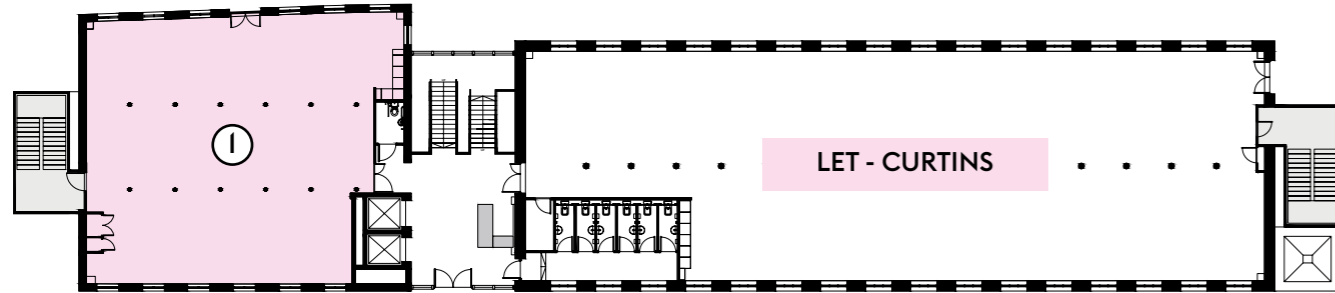
- ④ SUITE 4: Available: 1,085 sq ft - 20 work stations



# TRADITIONAL WORKSPACES

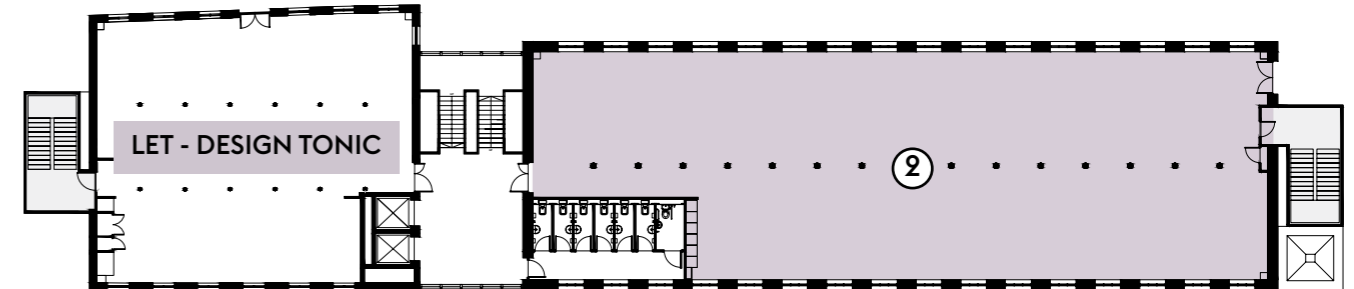
# Traditional Workspaces

## Ground



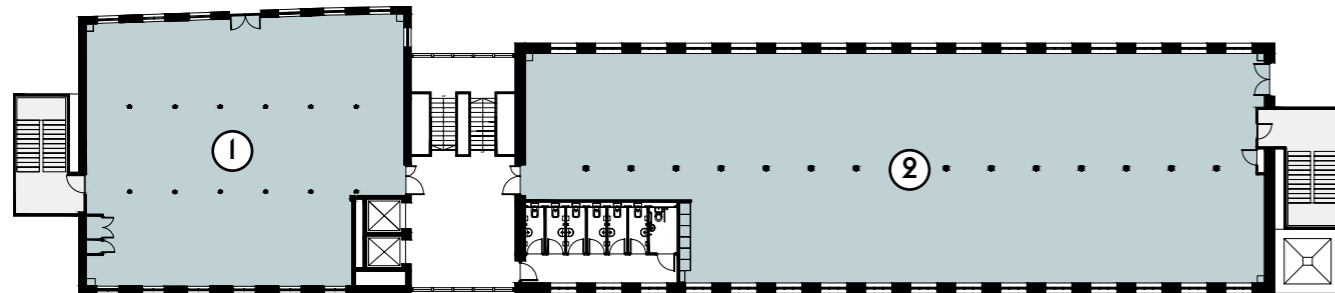
① EAST: 2465 SQ.FT.

## Third



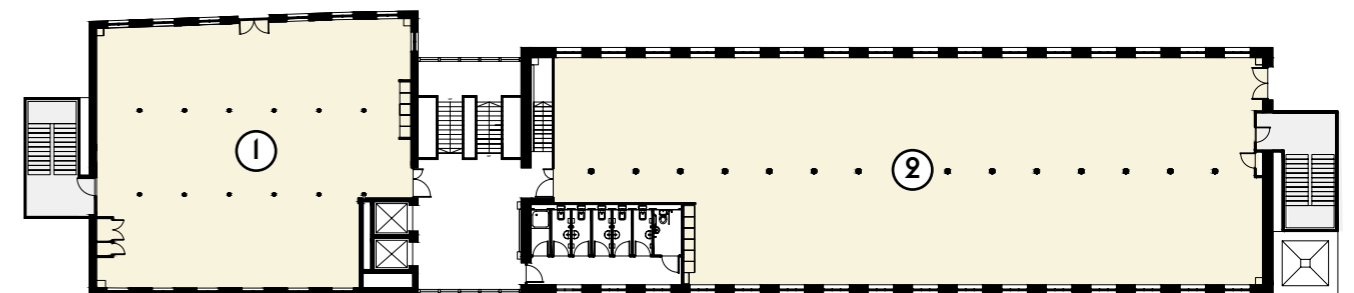
② WEST: 4780 SQ.FT.

## First



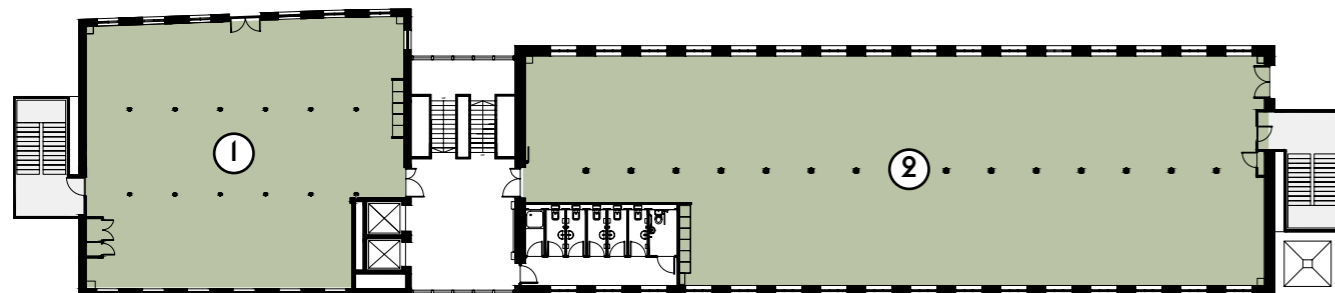
① EAST: 2465 SQ.FT.    ② WEST: 4780 SQ.FT.    FULL FLOOR SUITE: 7245 SQ.FT.

## Fourth



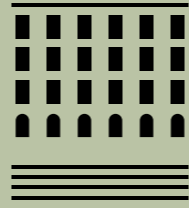
① EAST: 2465 SQ.FT.    ② WEST: 4680 SQ.FT.    FULL FLOOR SUITE: 7145 SQ.FT.

## Second



① EAST: 2465 SQ.FT.    ② WEST: 4780 SQ.FT.

Each suite can be let on an individual basis or combined to suit occupier requirements ranging from 2,465sq.ft. – 26,415sq.ft.



**ROSE WHARF**

LEEDS

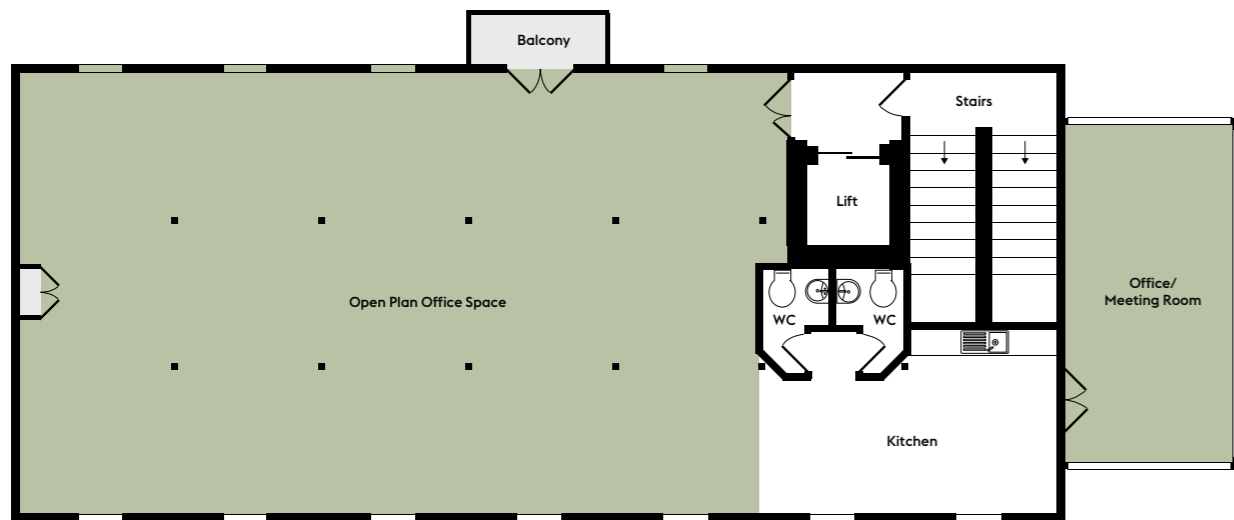
# COMPASS HOUSE



Compass House is a Grade II listed former warehouse providing refurbished office space across several floors. Situated alongside Rose Wharf, the building overlooks the River, with occupiers enjoying access to the business lounge facilities within the Rose Wharf development.

# Second Floor Compass House, East Street Leeds

A charming suite overlooking the river, featuring exposed brickwork and a distinctive character-filled interior.



② TOTAL APPROX FLOOR AREA 2024 SQ FT (188.0 SQ M)

### Accommodation:

| Floor | Total Floor (SQ FT) | Let To                    |
|-------|---------------------|---------------------------|
| 3     | -                   | Hollis Global Ltd         |
| 2     | 2,024               | AVAILABLE                 |
| 1     | -                   | Design Something More Ltd |
| G     | -                   | Telescope Ltd             |



### Key Features:

The suite is to be refreshed in Spring 2026 and will include the following features:



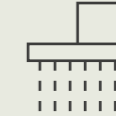
Fitted Kitchen Facilities



Air Conditioning



EPC Rating XXX



Showers



Bike Storage



Changing Facilities



Dedicated Car Parking



Lift Access



LED Lighting



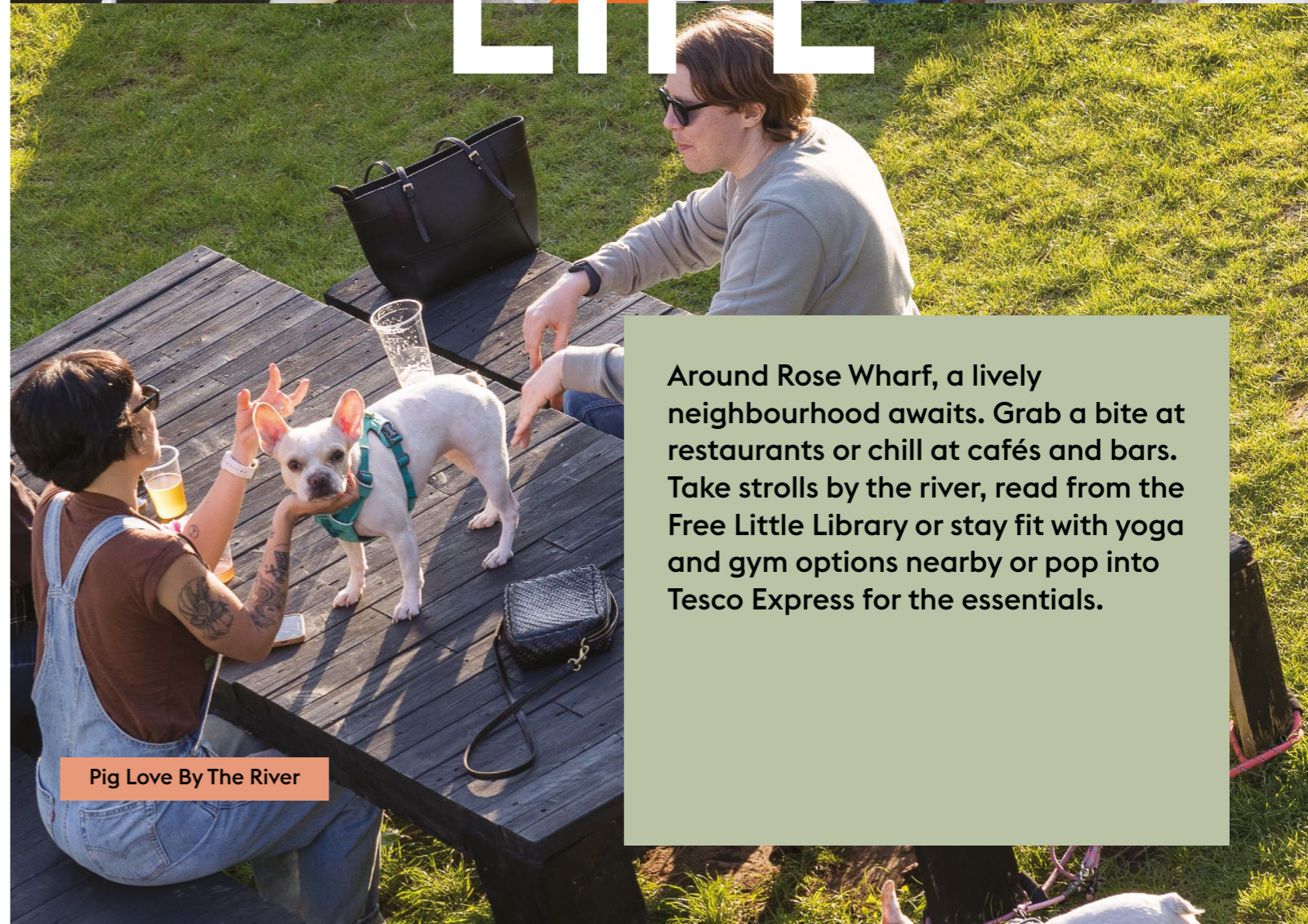
Bookable Meeting Rooms



# LOCAL



# LIFE



Around Rose Wharf, a lively neighbourhood awaits. Grab a bite at restaurants or chill at cafés and bars. Take strolls by the river, read from the Free Little Library or stay fit with yoga and gym options nearby or pop into Tesco Express for the essentials.

Pig Love By The River

Free Little Library, Leeds Dock.

North Star Coffee

The Boulevard, Leeds Dock.

THE CANARY





Stay connected but with the distance you need to focus. Rose Wharf's unique location places it in close proximity to the Leeds Dock neighbourhood and all of its benefits with the option to head into the busier city centre if required.

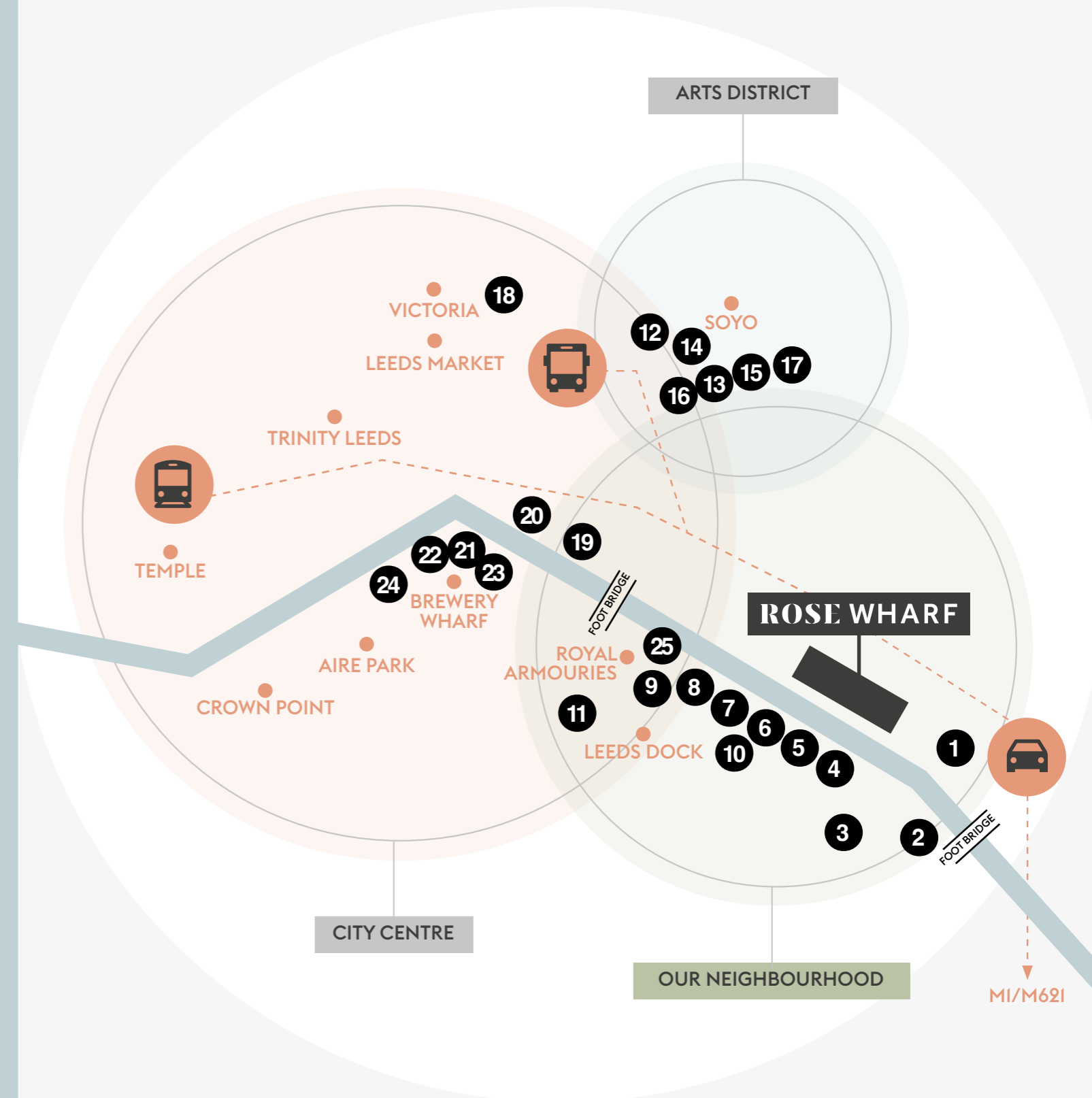
# CONNECTED not crowded

## Amenities

- |                                |                     |                 |
|--------------------------------|---------------------|-----------------|
| 1. Climate Innovation District | 9. The Canary       | 18. John Lewis  |
| 2. Piglove by the river        | 10. Condition Gym   | 19. The Palace  |
| 3. Tesco Express               | 11. Mumtaz          | 20. Lamb & Flag |
| 4. Fearn's                     | 12. Leeds Playhouse | 21. Home        |
| 5. Yoga Hero                   | 13. The Wardrobe    | 22. 212         |
| 6. North Star                  | 14. Aagrah          | 23. Yum Yum     |
| 7. Nova Bakehouse              | 15. Kendells        | 24. The Adelphi |
| 8. Pizza Express               | 16. Sarto           | 25. Holiday Inn |
|                                | 17. Saku            |                 |

## From Here to There

-  Train Station  
15 Mins Walk
-  Bus Station  
12 Mins Walk
-  M621  
5 Mins Drive
-  J45 - M1  
5 Mins Drive



[CLICK FOR STREET VIEW](#)

J3 M621  
(5 mins drive / 1.5 mls)

CITIPARK

HOLIDAY INN

LEEDS DOCK

ROYAL ARMOURIES

AIRE PARK

TRAIN STATION

TRINITY LEEDS

BUS STATION

ROSE WHARF

COMPASS HOUSE

J45 MI  
(5 mins drive / 3 mls)



# REFINE REVAMP REUSE

the ultimate in sustainability.

A refurbished building reflects a responsible and balanced approach to development impact. Reusing existing architecture is faster, cost-saving, and more sustainable than constructing new buildings.

**35%**

of a new build office building carbon is emitted before the building is operational.

**50%**

re-use of super structure makes up approximately 50% of the upfront embodied carbon alone.

**10+ yrs**

Even energy efficient buildings can take decades to save more operational energy emissions than were created in the construction.

Source: UKGBC The Green Building Council

Sustainability at Rose Wharf:

**EPC B (Target)**

**PV Panels**

**EV Charging**

**Natural Ventilation**

**Air Source Heat Pumps**



**FOX  
LLOYD  
JONES**

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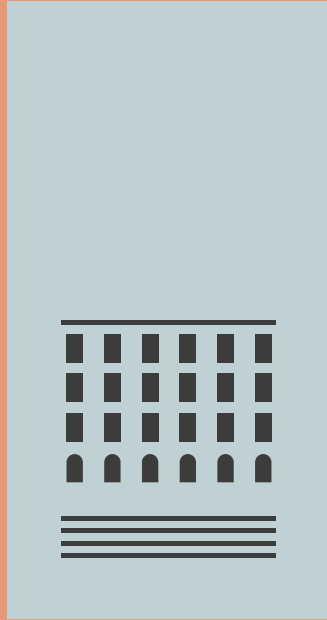
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A PROJECT BY:

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LEEDS