

BREWERY
WHARF

2 BREWERY PLACE LEEDS

TO LET
UP TO 8,551 SQ FT

A UNIQUE RIVERSIDE WORKSPACE

An opportunity to create a bespoke working environment to suit your business needs

LS10 1NE

YOUR OWN DOORSTEP TO A THRIVING & VIBRANT NEIGHBOURHOOD

Situated on the south bank of the River Aire, Brewery Wharf offers a vibrant mix of offices, bars, restaurants, residential apartments and hotels along with amenities including a Sainsbury's Local, Leonardo Hotel, Café Yum Yum, Café 212, Ciao Bella and Cha Lounge. Channel 4 News also broadcasts from a state-of-the-art ITN studio at Brewery Wharf.

Immediately adjacent is Aire Park, a vibrant new 24-acre mixed-use district, anchored by an eight-acre urban park at its heart. Transforming the former Tetley Brewery site into a well-connected, sustainable neighbourhood combining around 1,400 modern homes, nearly one million sq ft of commercial Grade A office space, plus shops, cafés, restaurants and leisure areas

brewerywharfleeds.com



SELF-CONTAINED RIVERSIDE WORKSPACE

A unique and innovative working environment, self-contained with private entrance. The perfect opportunity to create a bespoke solution for all your business needs.



CGI OF MEZZANINE OFFICE COLLABORATION SPACE



CGI OF OFFICE COLLABORATION SPACE



CGI OF OFFICE SPACE WORKSTATION

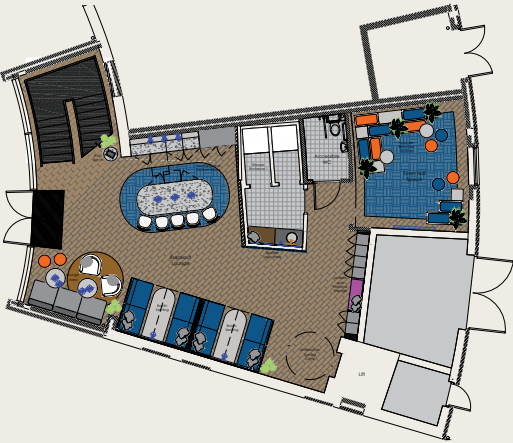


CGI OF RECEPTION WORK CAFÉ

2 BREWERY PLACE INDICATIVE LAYOUT PLANS

ACCOMMODATION

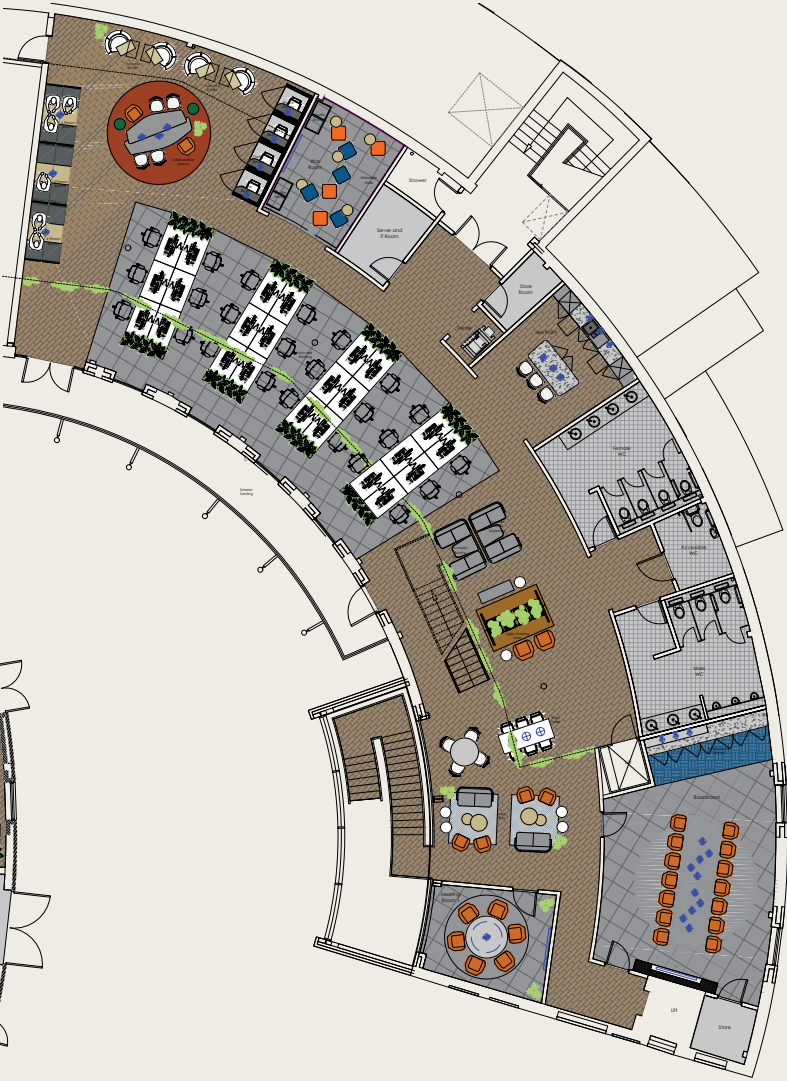
GROUND FLOOR	84 SQ M	903 SQ FT
FIRST FLOOR	426 SQ M	4,590 SQ FT
MEZZANINE	284 SQ M	3,058 SQ FT
TOTAL	794 SQ M	8,551 SQ FT



GROUND FLOOR

ACCOMMODATION SUMMARY

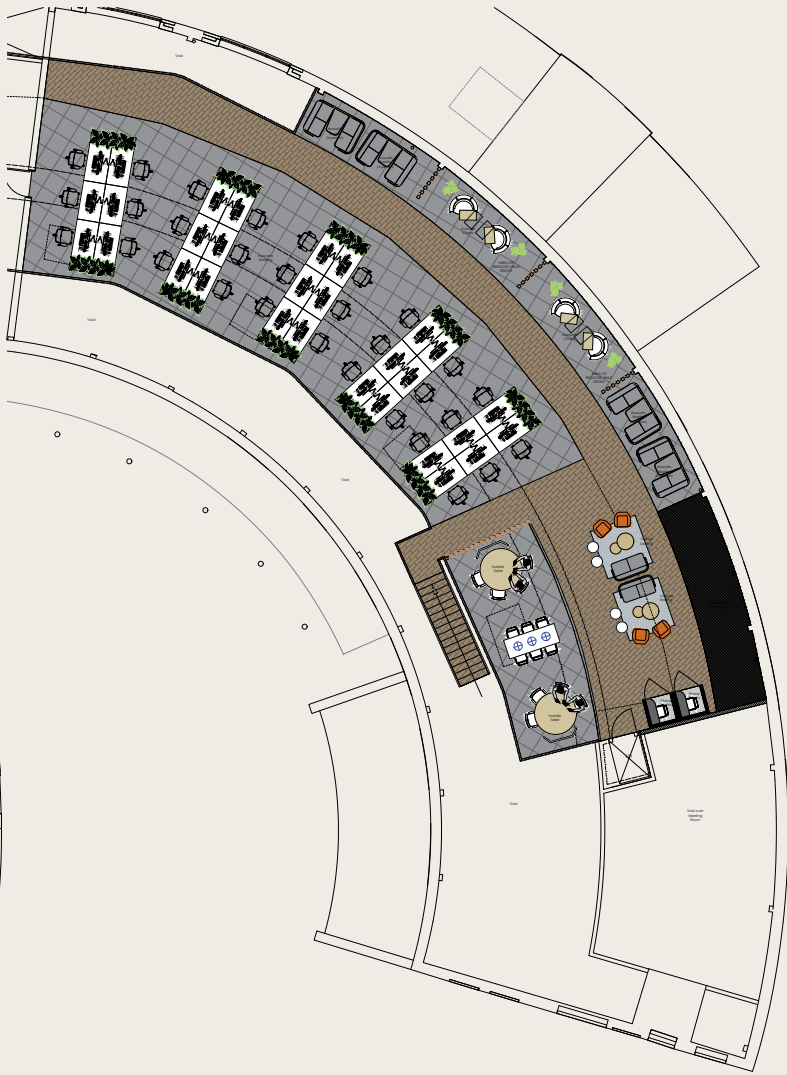
BREAKOUT LOUNGE - 20 PERSONS
TOWN HALL SPACE - 20 PERSONS
LOCKER STORAGE - APPROX. 30
2ND. SHOWERS WITH VANITY UNIT



FIRST FLOOR

ACCOMMODATION SUMMARY

MEETING ROOM 1 - 6 PERSONS	CAFE LOUNGE AREAS - 11 PERSONS
BOARDROOM - 14 PERSONS	BOOTH - 20 PERSONS
WAR ROOM - 8-10 PERSONS	1ND. TEA POINT
FOCUSED WORKING - 24 PERSONS	4ND. PHONE BOOTHS
AGILE WORKING - 23 PERSONS	4ND. ACOUSTIC QUIET WORKING CHAIRS



MEZZANINE

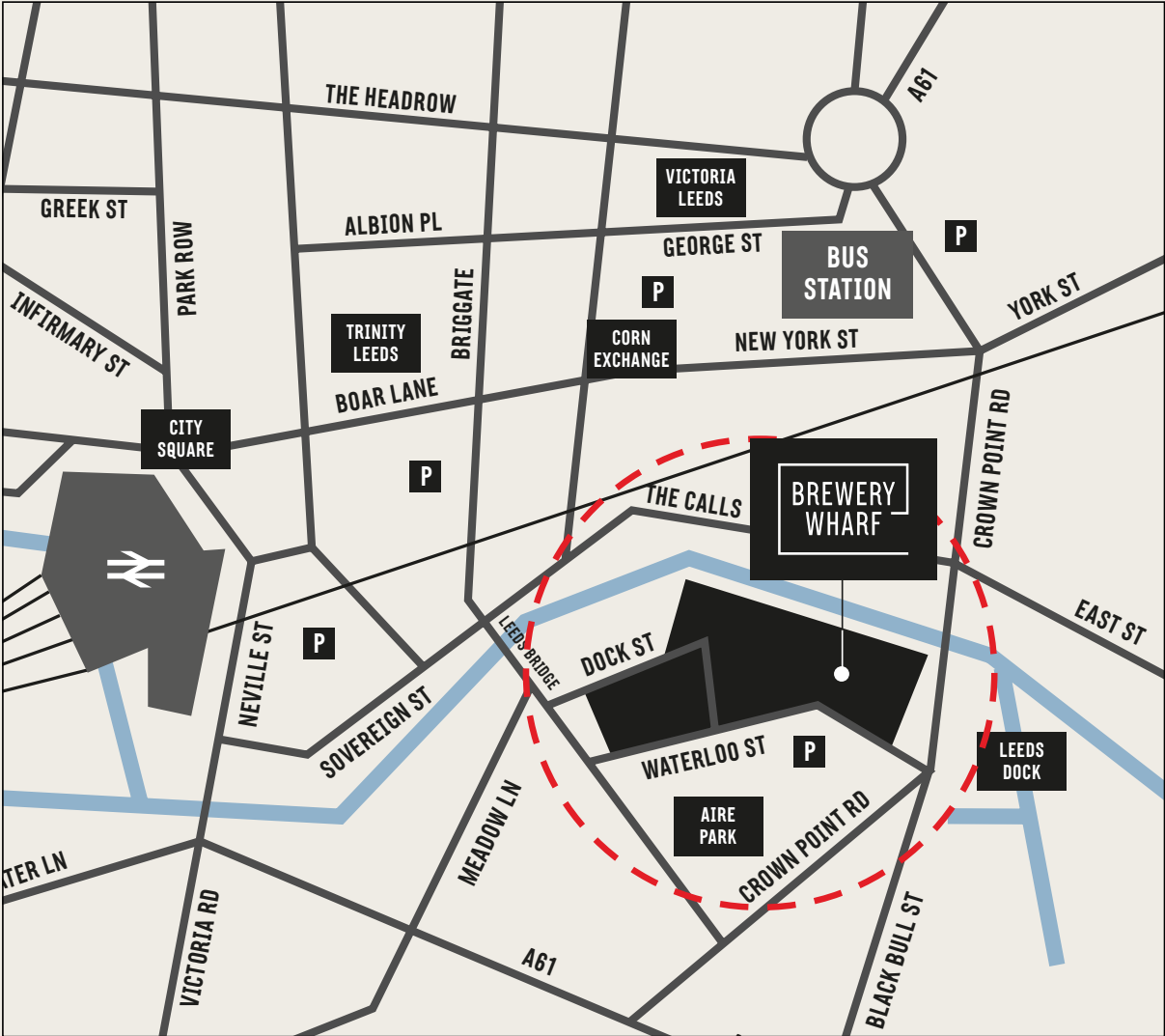
ACCOMMODATION SUMMARY

2ND. HUDDLE TABLES	2ND. PHONE BOOTHS
FOCUSED WORKING - 30 PERSONS	BOOTH - 16 PERSONS
AGILE WORKING - 6 PERSONS	4ND. ACOUSTIC QUIET WORKING
CAFE LOUNGE AREAS - 11 PERSONS	CHAIRS

AN IDYLIC RIVERSIDE LOCATION

Brewery Wharf is 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.

BREWERY WHARF



- 1 2 Brewery Place
- 2 Sainsbury's
- 3 212 Café & Bar
- 4 Leonardo Hotel
- 5 Café YumYum
- 6 Cha Lounge
- 7 Ciao Bella Restaurant

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.

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.

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