

TO LET – AFFORDABLE FITTED OFFICE SUITES WITH GENEROUS CITY CENTRE PARKING 4,064 – 8,463 ft²

**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk

4 CANAL WHARF, LEEDS SOUTH BANK, LS11 5PS



- ◇ Existing meeting rooms
- ◇ High quality kitchen
- ◇ Air conditioning
- ◇ Good quality carpet tiles and flooring
- ◇ Fully DDA compliant
- ◇ 27x Undercroft and surface car parking spaces available (1:313 ft²)
- ◇ Attractive waterside setting
- ◇ Exciting part of Leeds South Bank
- ◇ Superb nearby amenities

OVERVIEW

Description

4 Canal Wharf provides ground floor accommodation, benefitting from existing meeting rooms and kitchens within the suites. There is ample on site car parking, which is a combination of surface and undercroft parking.

There are two suites available, the larger of which has been refurbished and provides modern offices with a good quality kitchen and meeting rooms installed.

Location

The property is situated in the popular South Bank of the city on Canal Wharf, just south of the River Aire. It is south of the new entrance to the Leeds Train Station and within a short walk of local amenities including restaurants, coffee shops and convenience stores.

The ambitious South Bank project is in the process of rejuvenating the ex-industrial area south of the River Aire, covering a 253-hectare space, equivalent in size to 350 football pitches. The transformation involves restoration of original red brick mill buildings and the addition of new buildings with the aim of creating a world-class destination that integrates living, learning, creativity, leisure, and investment opportunities.

Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

Suite	Sq. M.	Sq. Ft.	Status
Ground LH Side	408.68	4,399	Refurbished
Ground RH Side	377.56	4,064	Unrefurbished
	786.24	8,463	



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AERIAL VIEW



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LOCATION



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OCCUPIERS

1. Asda
2. Eversheds
3. EY
4. Sky
5. Lloyds Banking Group
6. Addleshaw Goddard
7. BT
8. Jet2
9. Medical Protection Society
10. HMRC
11. Highways England
12. Round Foundry & Medical Centre

LANDMARKS

1. Leeds Railway Station
2. Mustard Wharf
3. Trinity Shopping Centre
4. Wellington Place
5. Sovereign Square
6. Granary Wharf
7. Tower Works
8. Round Foundry
9. Temple Works
10. Bridgewater Place
11. One Globe Square
12. Leodis Square

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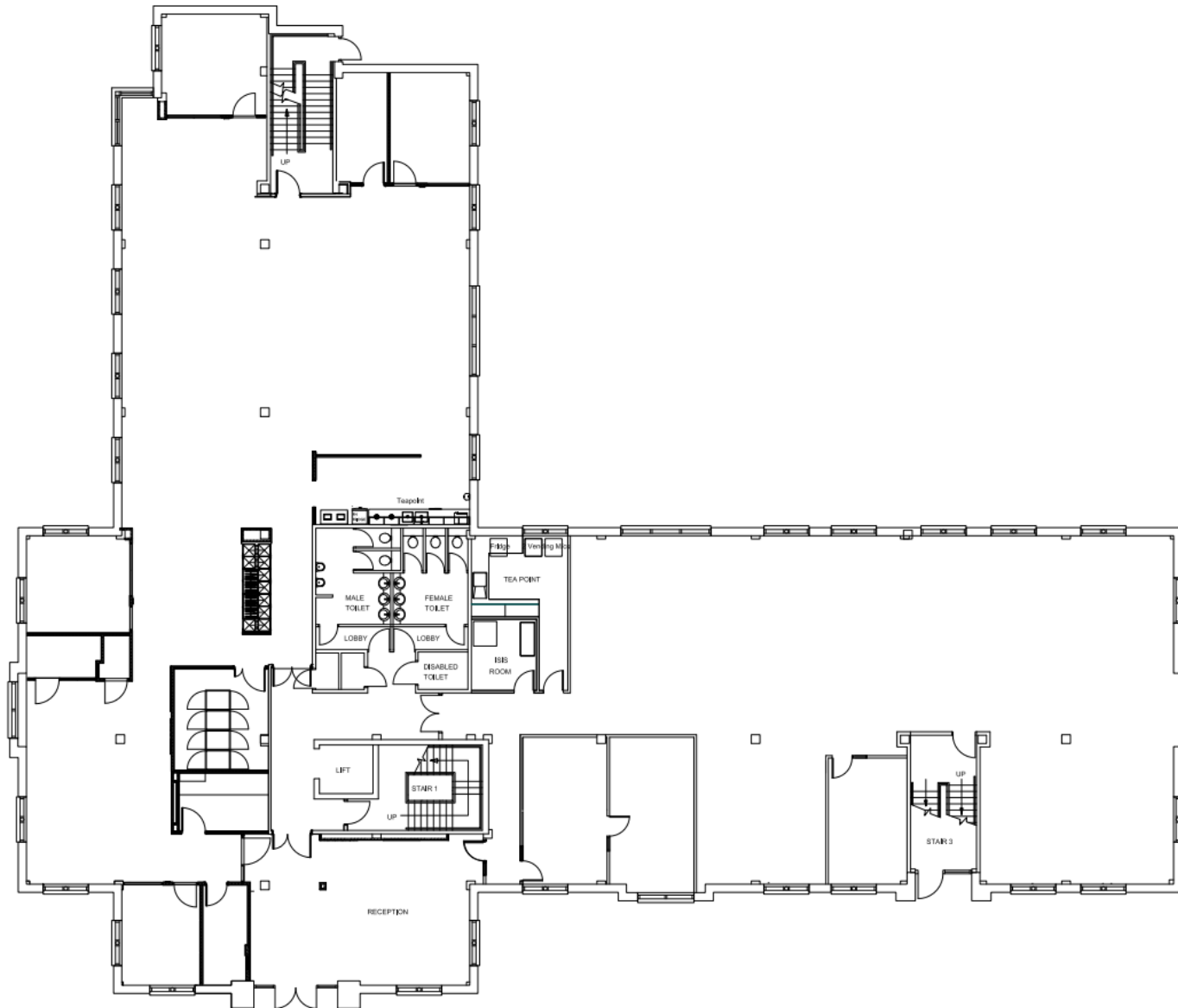
GALLERY – GROUND FLOOR LHS



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GROUND FLOOR PLAN



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Viewing & further information

Please contact the joint letting agents:

Nick Salkeld

Nick.Salkeld@fljltd.co.uk

Harry Finney

Harry.Finney@fljltd.co.uk



Tom Brammeld

07734 883071

tom.brammeld@jll.com

Christabelle Day

0784 957 0131

christabelle.day@jll.com



Terms

The building is available to let by way of a new full repairing and insuring lease until December 2027.

Quoting Rent:

On Application

Business Rates:

The property has a Rateable Value of £129,000 and we estimate rates payable in the order of £8.32 per sq ft.

EPC:

The property's energy rating is D (89). A full copy of the certificate is available upon request.

Legal Costs:

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

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. 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.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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