

TO LET

4,382 - 9,143 SQ FT

(SPLIT OPTIONS AVAILABLE)

FULLY FITTED WATERSIDE OFFICES WITH

4 DEDICATED PARKING SPACES

LEEDS | LS1 4EE



WHITEHALL
WATERFRONT



FULLY FITTED WATERSIDE WORKSPACE



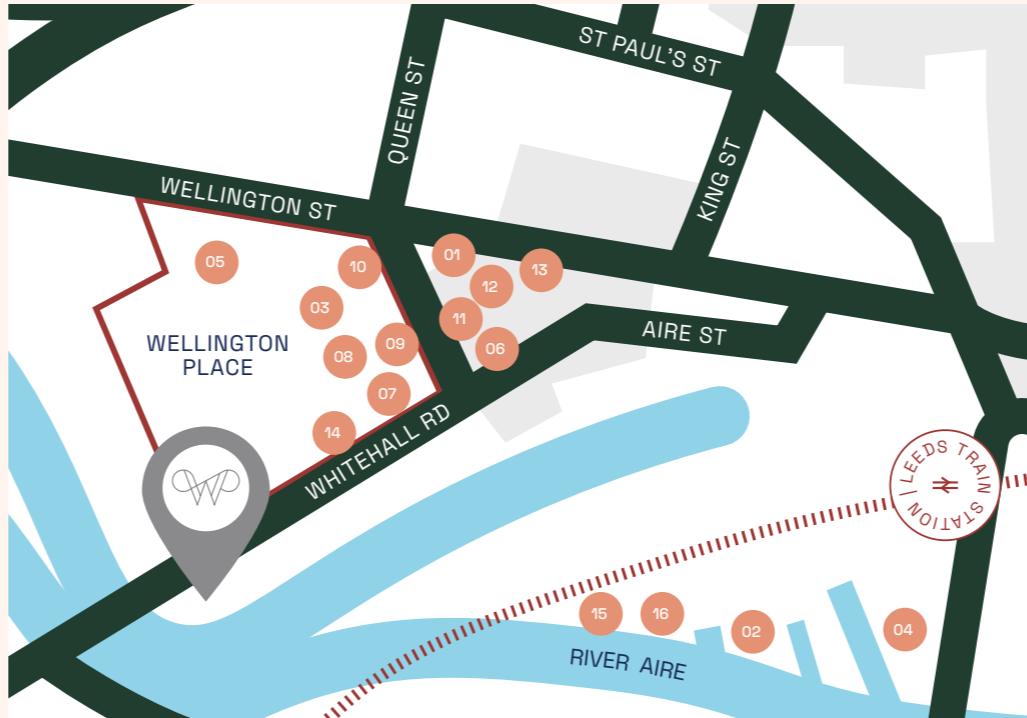
A SELF-CONTAINED WORKSPACE IN AN EXCELLENT WATERSIDE LOCATION, AVAILABLE AS A WHOLE OR WITH THE OPTION TO SPLIT INTO UNITS FROM 4,382 TO 9,143 SQ FT, COMPLETE WITH 4 DEDICATED PARKING SPACES.

WHERE BUSINESS MEETS LIFESTYLE

LOCATION & CONNECTIVITY

Located on Whitehall Road, Whitehall Waterfront benefits from excellent connectivity and is just a 10-minute walk from Leeds Train Station. This area has fast become Leeds' premier business destination, with notable occupiers including Arup and Sky Betting & Gaming.

The surrounding area benefits from a wealth of amenity, including the neighbouring Wellington Place development, which offers an array of restaurants, cafés, and wellness facilities. The area is easily accessible via car, bike, or foot, with immediate access to major arterial routes, cycle paths, and the scenic canal.



1. The Whitehall Restaurant & Bar
2. The Lock
3. Sociable Folk
4. Out of the Woods
5. Crowne Plaza
6. Premier Inn
7. Sainsbury's
8. Good Luck Club
9. Veeno Italian
10. Pret
11. Lazy Lounge
12. Toast Bar
13. Caffe Nero
14. Mad Frans Bar
15. Bake
16. Salt Granary Wharf



PRIME OFFICE SPACE TAILORED FOR TODAY



Whitehall Waterfront is a self-contained office building offering 9,145 sq ft of modern workspace across ground and first floors. Benefiting from excellent natural light and waterside views, it sits within one of Leeds' most vibrant destinations – moments from the station, next to Wellington Place and overlooking the River Aire.

With its own front door and demised parking, this rare opportunity offers occupiers flexible, efficient workspace within the thriving West End of Leeds, surrounded by a mix of leading corporates, creative businesses, and exciting new developments.



DESIGNED TO IMPRESS

SPECIFICATION

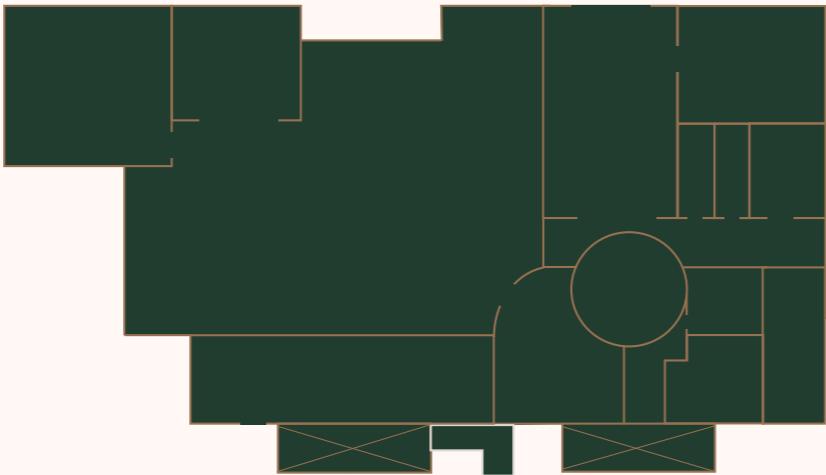
- Excellent natural light with riverside views
- 4 allocated car parking spaces
- Self-contained accommodation (split options available)
- VRF Air conditioning
- Potential for fully fitted layout (subject to agreement)
- Kitchen facilities
- Tenant-controlled access
- Raised floors

SPACE AVAILABLE

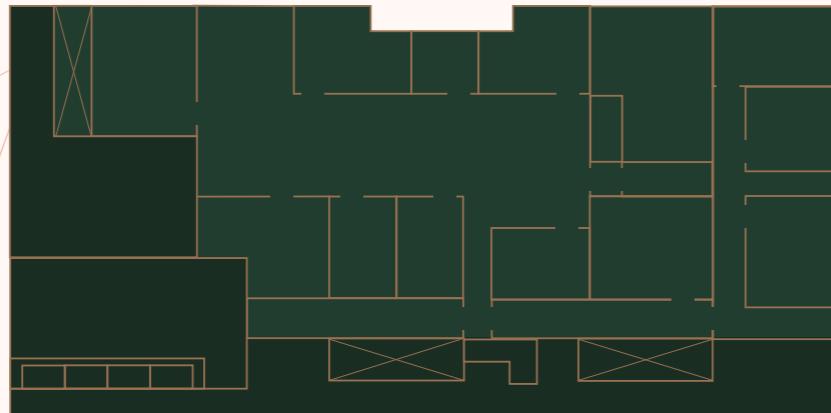


FLOOR	AREA (SQ FT)	AREA (SQ M)
Ground Floor	4,763	442.52
First Floor	4,382	407.09
Total	9,145	849.61

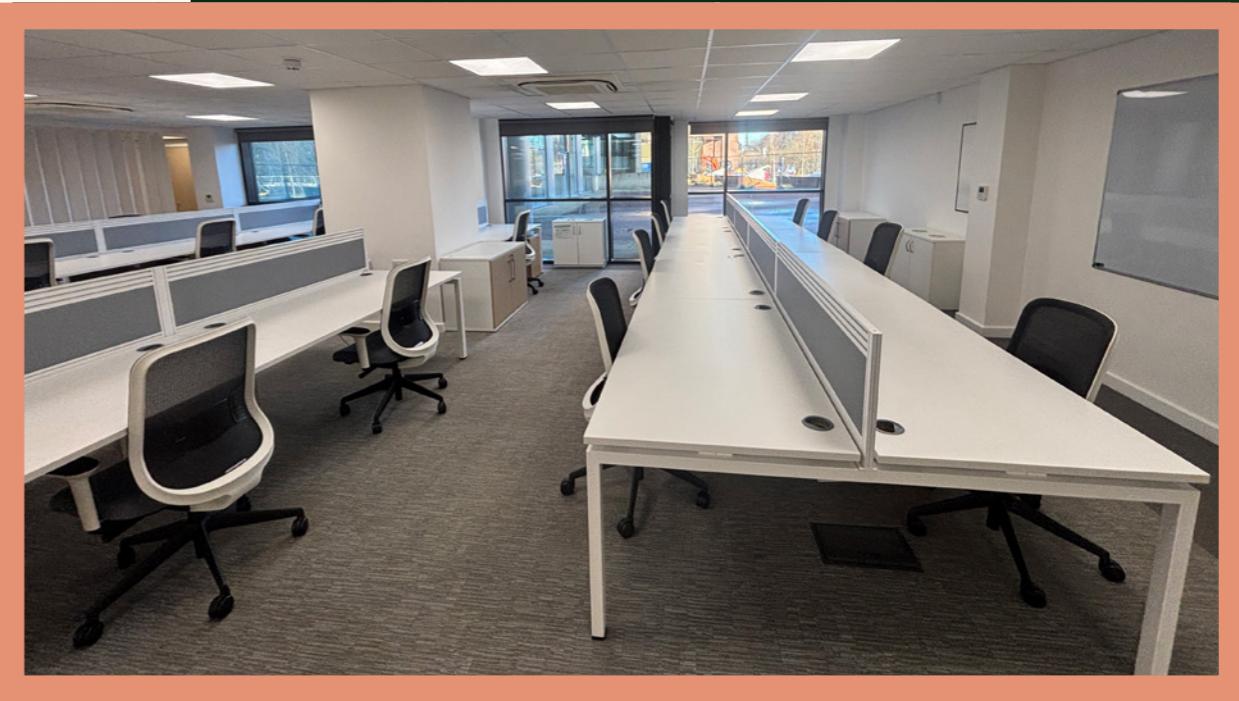
GROUND FLOOR



FIRST FLOOR



FLOOR PLANS NOT TO SCALE





KEY

1. Wellington Place
2. Premier Inn
3. Novotel
4. Leeds Train Station
5. Leeds Art Gallery
6. The Light
7. First Direct Arena



TERMS

Terms: The accommodation is available either as a whole or on a floor by floor basis for a term and rent to be agreed.

Estates Charge: The tenant will be responsible to pay an estates charge for the repair, maintenance, management and upkeep of the common areas.

Business Rates: We advise all interested parties make their own enquiries with the local rating authority.

EPC: The property has been assessed to have an EPC rating of B.

FURTHER DETAILS

For further information or to arrange an inspection, please contact the retained sole letting agents:

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 **WHITEHALL
WATERFRONT**

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