TO LET ~ COMMERCIAL GROUND FLOOR UNIT
RETAIL / LEISURE / F&B + EXTERNAL SEATING c. 5,000 ft²

FOX LLOYD JONES
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MIDLAND MILLS, SILVER STREET, HOLBECK, LEEDS, LS11 9YW

SUMMARY

- Grade II refurbished listed mill building as part of residential scheme + new build high rise block, together known as Sky Gardens
- 306 residential apartments in Sky Gardens + a further 375 in the adjoining BeckYard scheme (McLaren)
- Q4 2026 shell handover of commercial opportunity on ground floor of converted mill available as a whole or may split
- Suitable for a range of uses including food retail, gym, boutique fitness or wellbeing studio
- Also potential for coffee bar / wine bar / microbrewery – with outside seating
- Part of South Bank regeneration area, promoting mixed-use development

LOCATION

- Located on Silver Street, just off Water Lane, south of the city centre
- The South Bank is one of the UK's largest urban regeneration areas and provides a vision creating 35,000 jobs across key sectors and at least 8,000 new homes in a sustainable location.
- Surrounded by established schemes including Tower Works, Mustard Wharf, Granary Wharf and Leodis Square
- Within walking distance of Leeds City Centre and Leeds Station
- Accessible and well connected for residents, workers and visitors
- Located within a residential-led neighbourhood dominated by BTR and private resi sales schemes
- Open connectivity to adjacent BeckYard scheme being delivered by McLaren, the two providing 681 units and c.1,000 residents
- Existing cluster of cafés, bars, breweries and leisure operators nearby
- Ground floor commercial uses play a key role in placemaking and community creation

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DESCRIPTION

- Located within Sky Gardens, a new development of 306 apartments across a converted mill building and a new-build tower.
- The commercial space offered is situated within the Grade II Listed former flax mill.
- Offered in shell condition
- Retains characterful features including exposed brickwork and windows with arched detailing
- Dual aspect frontage to courtyard and adjoining development to rear
- Multiple access points allowing for potential subdivision
- Opportunity for external seating within an attractive cobbled courtyard
- Ancillary space available for plant, storage and servicing requirements
- Flexible planning use within classes A1, A2, A3, A4, B1
- 69 kVA power supply allocation

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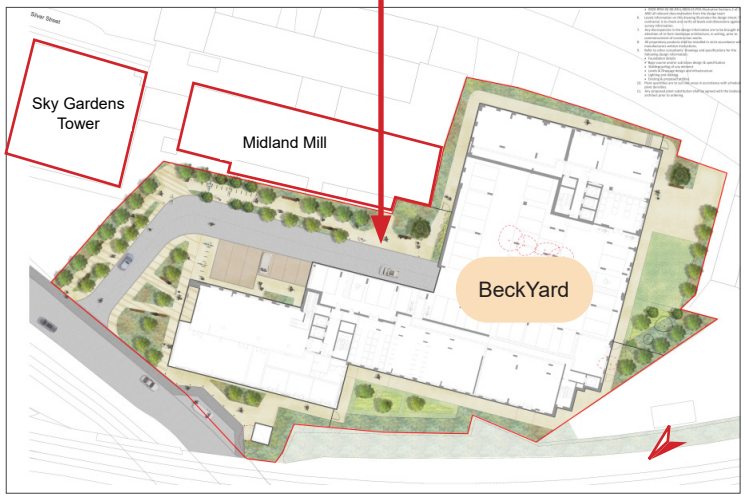
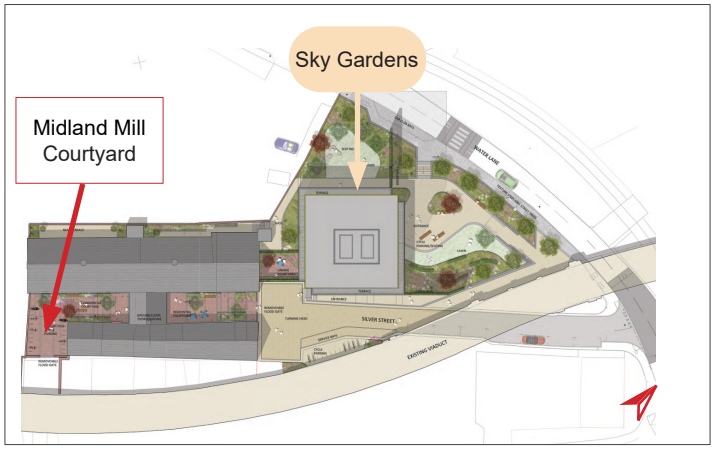
LINK WITH BECKYARD

Image to right shows public realm to rear elevation of Midland Mill & north elevation of BeckYard tower



The neighbouring scheme has been designed to integrate with the Sky Gardens / Midland Mills scheme in order to add to the sense of community and connectivity between residential blocks in the area.

The ability for pedestrians and cyclists to move freely between the buildings is integral to the ethos of placemaking.



UNIT 1, SKY GARDENS, HOLBECK, LEEDS, LS11 9YW

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THE OPPORTUNITY

Opportunity to join and enhance a growing destination within South Bank and become a standout occupier in a growing and evolving district.

With approximately 5,000 sq ft of commercial space located on the ground floor of Midland Mills, the building has been sensitively restored and is rich in industrial heritage. The unit can be configured to suit a wide range of concepts.

The flexible layout and multiple access points present an ideal opportunity to accommodate complementary uses, encouraging footfall and creating a vibrant destination. The setting lends itself particularly well to experiential and lifestyle-led occupiers.

Potential uses include:

- ◊ A destination restaurant, café or bar with outdoor courtyard seating – speciality coffee
- ◊ Microbrewery with tap room, wine bar or food hall / market concept
- ◊ Bespoke gym, boutique fitness and wellbeing studio + wellness-led concept such as a spa, recovery studio or holistic health hub + HYROX / Cross Fit style gym (STP)

Alternatively (STP), the unit offers the flexibility to be subdivided into a curated collection of smaller spaces, creating a vibrant, community-led destination within Midland Mills.

- ◊ Creative studios and makers' workshops (pottery, jewellery, crafts)
- ◊ Independent retail (florist, houseplants, homewares, gifts)
- ◊ Health-led food concepts (acai, poke, juice bars) – or incorporated into the wellbeing hubs
- ◊ Boutique operators (tattoo, piercing, wellness)
- ◊ Gallery or exhibition space
- ◊ Natural wine bar or deli café

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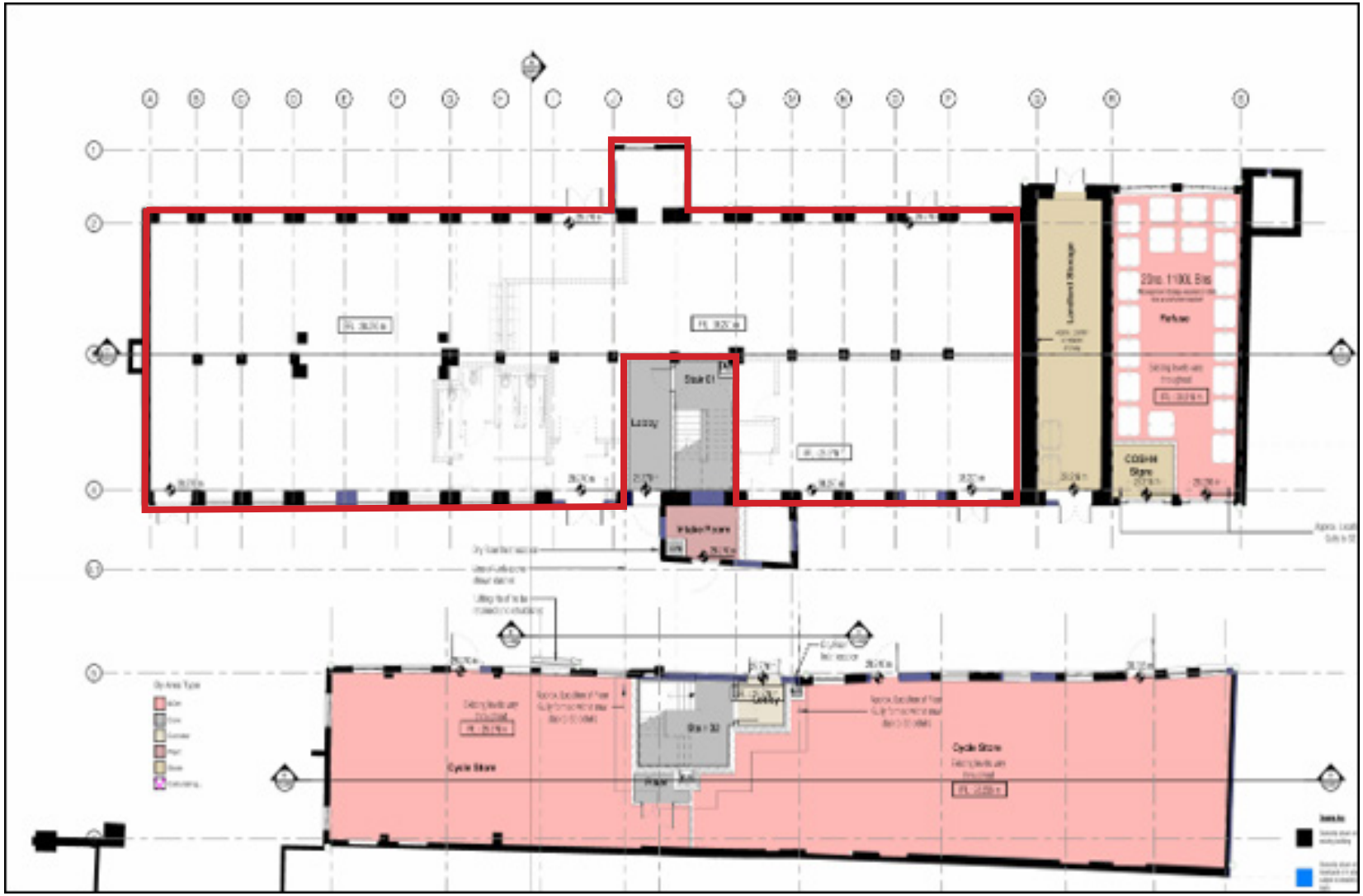
FLOOR PLAN



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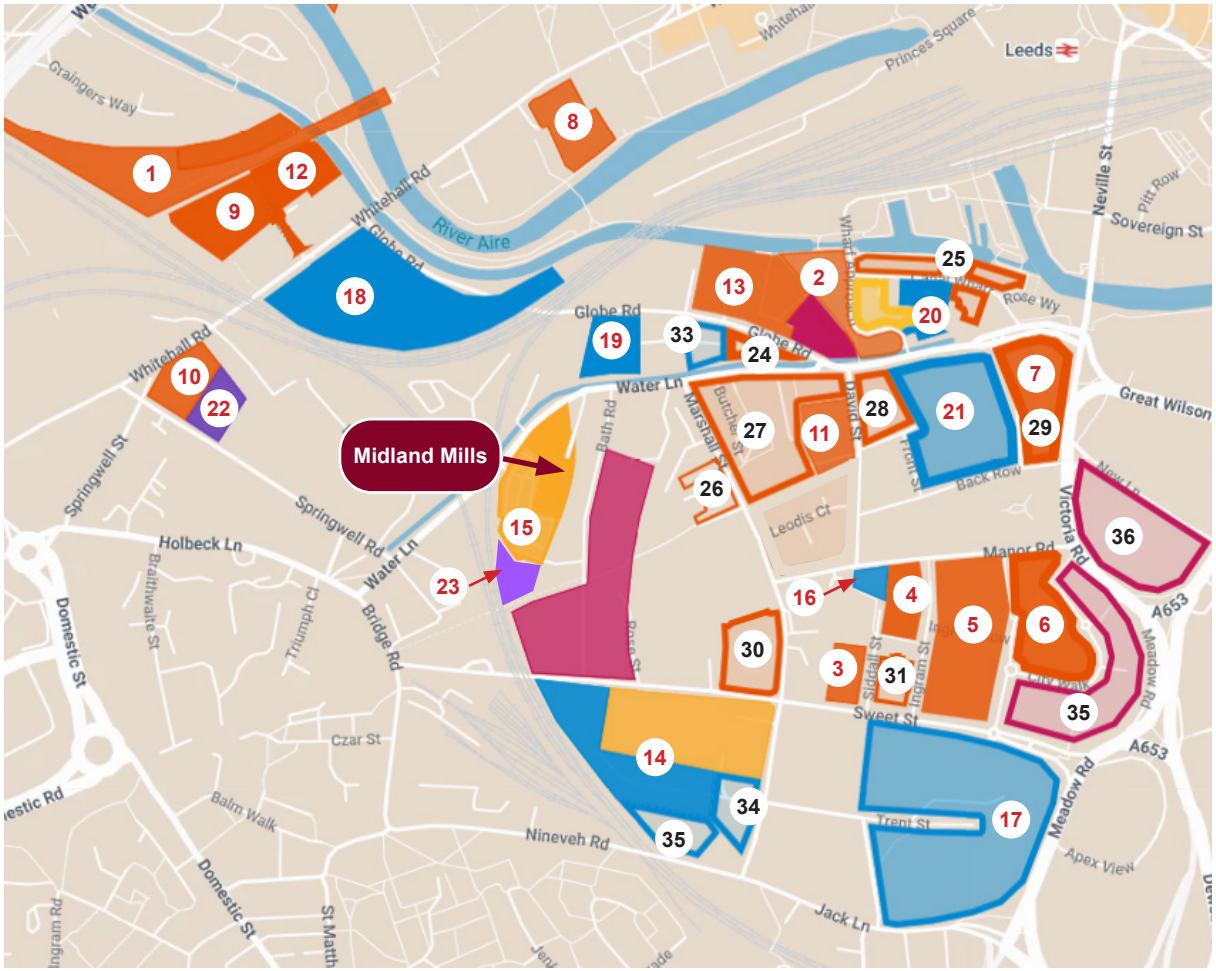
LOCAL POPULATION

RESIDENTIAL COMMENTARY
Maximum occupancy assumes 2 people per available room (average split being 52% 1-bed, 40% 2-bed + 8% 3-bed).
Taking 70% of the maximum would give an estimate of around **23,000** residents (excluding pre-planning)

RESIDENTIAL - 10,570 Units

1.	The Junction	663
2.	Mustard Wharf	250
3.	Pin Yard, Sweet Street	215
4.	Manor Mills	277
5.	Leodis Square	744
6.	Velocity	96
7.	Bridgewater Place	200
8.	Whitehall Riverside	500
9.	UNCLE (B) Leeds	463
10.	Springwell Gardens P1	224
11.	The Ironworks	72
12.	UNCLE (A) Leeds	488
13.	Tower Works	245
14.	Sweet Street West	1350
15.	Beck Yard (McLaren)	375
16.	One Residences	125
17.	South Village	1925
18.	Greenbank / Globe Rd	783
19.	Globe Rd / Water Lane	250
20.	Zurich House Redevelopment	170
21.	Florence Square RESI??	600
22.	Springwell Gardens P2	402
23.	Bath Road	152



OFFICE

24. Globe Point	3,515
25. Canal Wharf	5,864
26. Marshalls Mill	6,500
27. Round Foundry	2,680
28. St David's Court*	980
29. Bridgewater Place	25,000
30. Draper's Yard	7,962
31. Holiday House	10,808
Total Current Space	**63,310m²**
33. One Globe Square	12,587
34. Sweet Street P1	8,231
35. Sweet Street P2	4,171
21. Florence Square	40,000
17. South Village	70,000
28. St. David's Court*	6,608
Total Pipeline Space	**141,597m²**

35,36 Future Office Development sites

OFFICE COMMENTARY
Assuming full occupation and taking 1 person / 100 sq ft, current office population is c. 6,000 (allowing for some voids). Adding in the pipeline schemes, the total comes to **c 20,000**

Residential / Office Developments Leeds South Bank

	Existing	Under Construction	Planning Approved	In Planning	Pre-Planning
Resi					
Office					

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Viewing & further information

Please contact the sole selling agents:

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Proposal

Terms:
The property is available by way of a new FRI Lease for a term of years to be agreed.
Rent: On Application

Planning:
Flexible planning within use Class A1, A2, A3,A4 & B1

Rateable Value:
It is advised that interested parties make their own enquiries with the local charging authority.

Service Charge:
Details upon request

EPC:
The property is to be assessed once the conversion work has been completed.
Available upon request.

Legal Costs:
Each party is to be responsible for their own legal costs incurred in connection with completion of the 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.

Brochure Prepared June 2026