

BOWMAN HOUSE

49 Mabgate, Leeds, LS9 7DR

TO LET

Characterful
Office Space



Suites available from
740 to 4,967 SQ FT

BOWMAN HOUSE

Bowman House is a characterful former mill building that has been fully refurbished to provide high-quality contemporary office space in Mabgate, one of Leeds city centre's most creative and fast-emerging districts. The transformation blends the building's industrial heritage with modern design, creating workspace that appeals to forward-thinking occupiers.



Arranged over 4 floors, Bowman House combines original mill features including exposed beams and brickwork, with modern workspace design. The building offers flexible accommodation suitable for a wide range of office and studio uses, appealing to creative, digital and professional occupiers alike.

FLOOR AREAS

FLOOR	Sq Ft	Sq M
Second	740	68.74
First	1,500	139.35
Ground	1,445	134.24
Lower Ground	1,281	119.00
TOTAL	4,967	461.50



- Mixture of open plan and adjoining, glazed office accommodation
- Fully centrally heated
- Perimeter trunking
- Modern male & female toilet facilities
- Lift to all floors
- Two fitted kitchens
- Parking by private arrangement



LEEDS CITY CENTRE



BARS & EATERIES

Belgrave Social
Kerala Canteen
The Swine that Dines

Three's a Crowd
The Brunswick
Wren's

A64 YORK ROAD

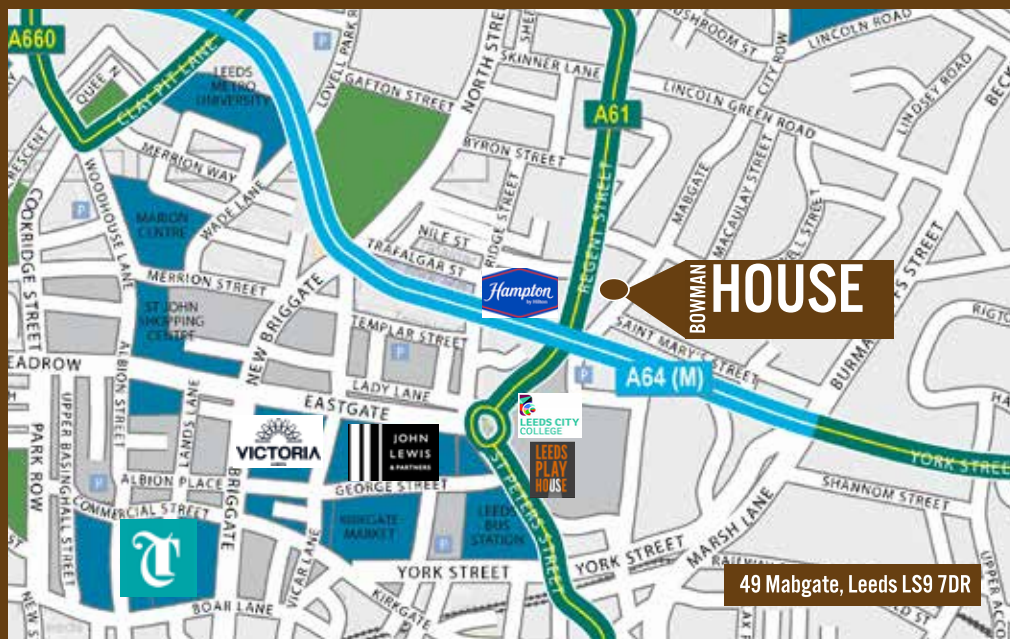
REGENT STREET

BOWMAN HOUSE

MABGATE

Situated in a rapidly developing district just a short stroll from Leeds city centre and its main transport hub, Bowman House offers an excellent opportunity for occupiers seeking contemporary facilities in a fringe-city-centre location. Mabgate has become a vibrant destination, combining modern workspace, convenience and a dynamic creative atmosphere.

The building is only minutes from John Lewis department store and the wider retail offer of Victoria Gate, and is surrounded by an eclectic mix of eateries, cafés and entertainment venues all catering to the diverse needs of modern office occupiers.



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Bowman House enjoys excellent connectivity, with easy access to major transport links. The proximity to Leeds bus station and the well-connected A64(M) and A61 arterial roads ensures effortless commuting for employees and clients alike.



Mabgate is a rapidly improving neighbourhood, where businesses located here benefit from a thriving environment and a sense of energy, with new developments and amenities continuously enhancing the area's appeal.

BOWMAN HOUSE

49 MABGATE, LEEDS



VAT

All prices quoted are exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Bowman House has an EPC Rating of C (64)

RENT

Upon application

TERMS

The property is available to let on a floor by floor, or multiple floor basis by way of a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge will be levied in respect of the upkeep and maintenance of the exterior and internal common areas.

RATING ASSESSMENT

RV £32,250.00

VIEWINGS

Strictly by prior appointment with the sole letting agent:-



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Duncan Senior

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Robin Beagley

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