

**OFFICE 2**  
**ONE BREWERY WHARF**  
**LEEDS LS10 1GX**

**TO LET**  
**3,229 SQ FT**

**GROUND FLOOR SELF-CONTAINED OFFICE SUITE**

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## OFFICE TWO

## EXTERIOR

Situated on the South Bank of the River Aire, the ground floor in One Brewery Wharf offers a unique opportunity to occupy a newly refurbished, self-contained office suite within this fantastic development. The space benefits from excellent natural light and is set amongst a vibrant working community and public realm that is unrivalled in Leeds.

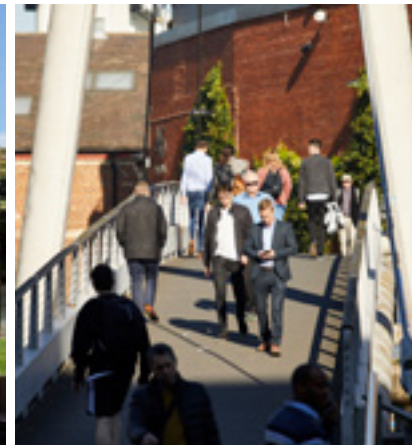
Immediately adjacent is Aire Park, a vibrant new 24-acre mixed-use district, anchored by an eight-acre urban park at its heart. Transforming the former Tetley Brewery site into a well-connected, sustainable neighbourhood combining around 1,400 modern homes, nearly one million sq ft of commercial Grade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



## OFFICE TWO

## INTERIOR

Office Two comprises a 3,229 sq ft (300 sq m) self-contained office with dual aspect and excellent natural light. This unique office provides occupiers with an inspiring workspace with front facing views over newly landscaped court yard. The wider Brewery Wharf estate boasts a vibrant working community and a widely refurbished public realm that is unrivalled in Leeds. The rear faces over what will be, Aire Park, one of Leeds' largest urban green parks.





## OFFICE TWO

## SPECIFICATION & DETAILING

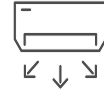
One Brewery Wharf offers a unique and productive working environment, served with an abundance of natural light. The fully refurbished open plan office accommodation includes:



DDA COMPLIANT



EXTENSIVE GLAZING  
WITH EXCELLENT  
NATURAL LIGHT



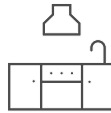
AIR  
CONDITIONING



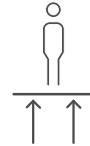
SHOWER  
FACILITIES



MALE, FEMALE  
WC'S



FITTED  
KITCHEN



RAISED ACCESS  
FLOORS



EPC RATING 'TBC'



RIVERSIDE  
LOCATION



MANAGED EXTERNAL  
ENVIRONMENT



ESTABLISHED  
COMMUNITY



PARKING



SECURE BIKE STORAGE  
[PLANNED]



CONVENIENCE  
RETAIL



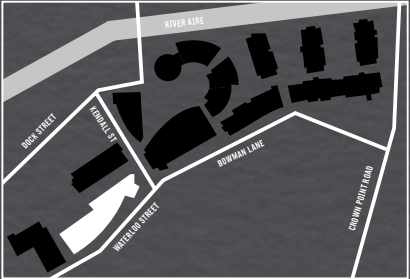
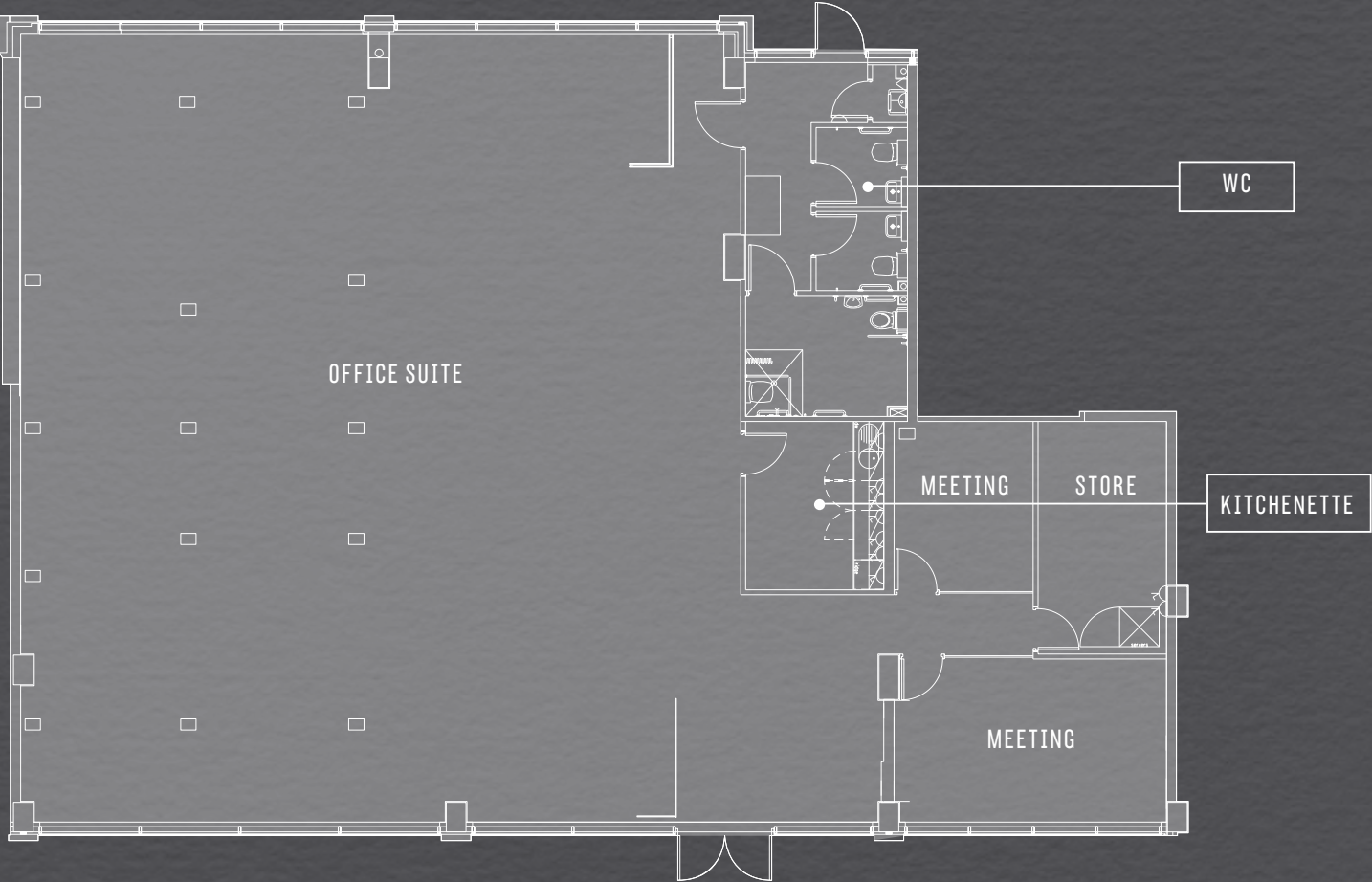
LOCAL FOOD AND DRINK  
AND AMENITIES



OFFICE TWO

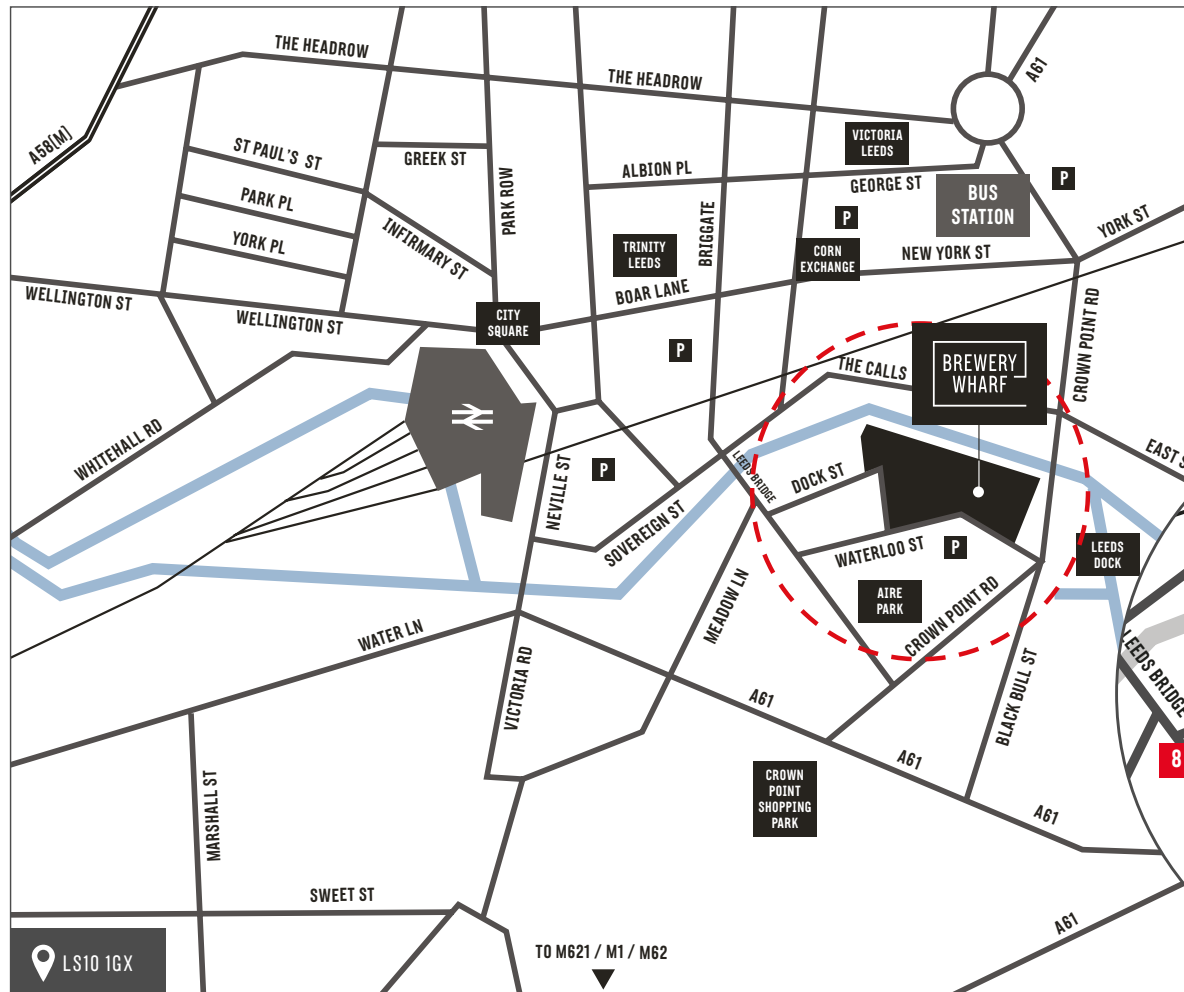
FLOOR PLANS • GROUND FLOOR

GROUND FLOOR 300 SQ M 3,229 SQ FT

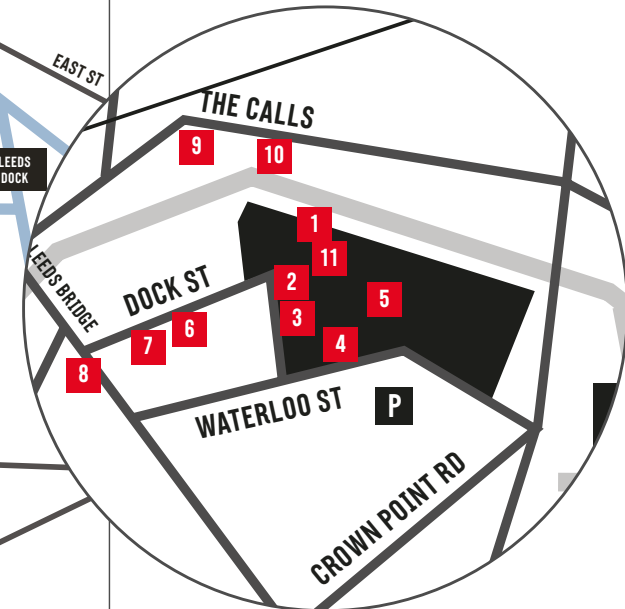


# AN UNRIVALLED CONNECTIVITY

Brewery Wharf is situated a short walk (8mins) from 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.



- 1 Subject property
- 2 Sainsbury's
- 3 212 Café & Bar
- 4 Leonardo Hotel
- 5 Café YumYum
- 6 Cha Lounge
- 7 Ciao Bella Bar & Restaurant
- 8 The Adelphi
- 9 Ambiente Tapas
- 10 Kapow Coffee
- 11 Brewery Wharf Tavern





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## OFFICE TWO

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### 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. We advise that interested parties make their own enquiries with the Local Authority.

### 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.

### EPC Rating B

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## FURTHER INFORMATION & CONTACTS

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**OFFICE TWO, ONE BREWERY WHARF**  
**LEEDS LS10 1GX**

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