



Unit 4

1 Brewery Wharf, Waterloo Street, Leeds, LS10 1GX

Fully fitted self contained workspace forming part of Brewery Wharf located in the vibrant Southbank district - Available Now

3,079 sq ft
(286.05 sq m)

- Self contained fully fitted contemporary workspace
- Energy efficient workspace with new LED lighting & air conditioning
- Kitchen and breakout area
- Showers and changing facilities
- Furniture available
- Low service charge

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Summary

Available Size	3,079 sq ft
Rent	£23 per sq ft
Rates Payable	£28,672 per annum
Rateable Value	£56,000
Service Charge	£5,961.96 per annum
Car Parking	£2,000 per space / annum 4 spaces available
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

Unit 4 One Brewery Wharf offers a truly unique, fully fitted self-contained office suite within this fantastic riverside development. The unique office provides occupiers with inspiring workspace overlooking the attractive public realm.

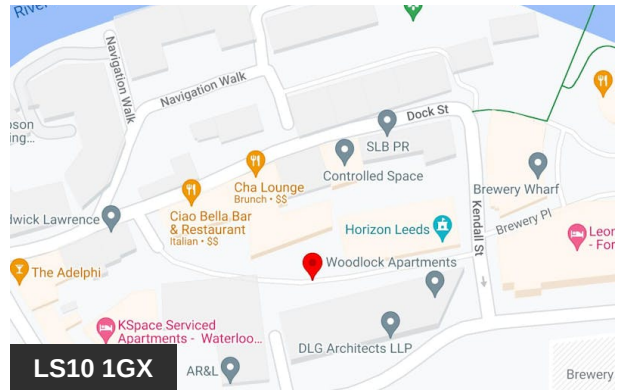
This high quality workspace provides a specification which includes air conditioning throughout, raised access flooring, LED lighting, male and female WCs, a shower and changing area and modern contemporary kitchen area.

Location

One Brewery Wharf is conveniently placed within the Brewery Wharf waterfront district, located on the south bank of the River Aire. This vibrant area offers a modern mixed use community with city living, an abundance of bars and eateries and creative workspace, all within walking distance of Leeds city centre and Leeds City Station.

Terms

Unit 4 is available to let by way of a new lease on flexible terms at a quoting rent of £23 per sq ft (£70,817 per annum) + VAT.



Viewing & Further Information



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