



Office 2

One Brewery Wharf, Leeds, LS10 1GX

One Brewery Wharf is a unique opportunity to occupy a newly refurbished, self-contained office suite within this vibrant riverside district

3,229 sq ft
(299.98 sq m)

- Fully self-contained / unique own front door opportunity
- Air Conditioning
- Fully DDA Compliant - ramp access
- Fitted / ready to go meeting rooms
- Shower & changing facilities
- Secure cycle Storage
- Fitted kitchen
- EPC B

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Summary

Available Size	3,229 sq ft
Rent	£25 per sq ft
Rates Payable	£9 per sq ft
Service Charge	£3.10 per sq ft Includes estate charge
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (34)

Description

Office 2 offers 3,229 sq ft of high-quality, self-contained workspace in the heart of Leeds' vibrant Southbank district.

This distinctive office suite benefits from a dual-aspect layout, flooding the space with exceptional natural light throughout the day. Designed to inspire productivity and creativity, the workspace enjoys front-facing views over a landscaped courtyard, recently refurbished to provide a tranquil and welcoming environment for occupiers and visitors alike.

Set within a dynamic and evolving neighbourhood, Office 2 combines architectural character with modern functionality, making it an ideal choice for businesses seeking a prestigious and uplifting setting just moments from the city centre.

Location

The wider Brewery Wharf estate boasts a vibrant riverside community and a comprehensively refurbished public realm, unrivalled in Leeds.

To the rear, the development overlooks the future site of Aire Park one of the city's largest urban green spaces.

This well-established estate sits on the banks of the River Aire, just south of the city centre, and directly opposite The Calls. The location offers a dynamic mix of offices, bars, restaurants, and hotels. Local amenities include the newly opened Brewery Wharf Tavern, Sainsbury's Local, Leonardo Hotel, Café Yum Yum, and The 212 Café & Bar.

Accommodation

The accommodation comprises the following areas:

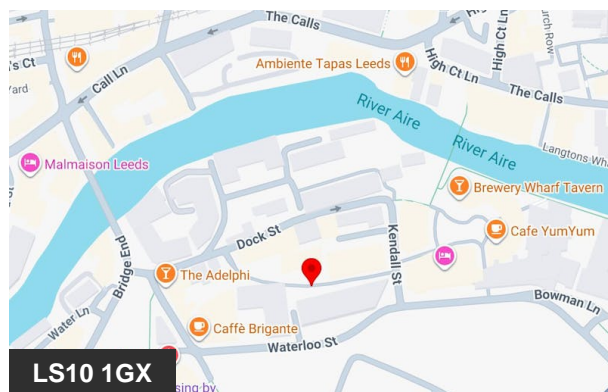
Name	sq ft	sq m	Availability
Ground - Floor Unit	3,229	299.98	Available
Total	3,229	299.98	

Viewings

Viewings are by prior appointment only. Please call to arrange a convenient time.

Terms

Office 2 is available by way of a new lease on terms to be agreed, further information from the joint agents.



Viewing & Further Information



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