



**TOWER
WORKS**
• LEEDS •

Unique new quality ground floor units available To Let suitable for a range of commercial uses including Retail, Leisure and Offices. 5 x Units available ranging from 1,420 sq ft – 4,316 sq ft.



A GROWING NEIGHBOURHOOD

Mustard Wharf is now a friendly established neighbourhood comprising 247 apartments with a mixture of 1, 2 and 3 bedroom boutique apartments to rent in a waterside setting. As part of the extension to the site we now have phase 2 known as Tower Works which is nearing completion and will provide another 245 built to rent apartments and a further 5 commercial units.

This scheme is situated in a mixed-use area with established retail, leisure and residential developments, whilst benefiting from being strategically located within the South Bank regeneration area.



UNCOVER THE OPPORTUNITIES

Following on from the success of Mustard Wharf, these units are perfect for a mixture of uses and particularly local independents thrive in this area. The units would suit a convenience store, cafés, restaurants, flexible offices providing co-working space and the potential for health and wellbeing opportunities, including a boutique studio gym.

The units have the benefit of proximity to the onsite residential tenants but also the wider densely populated surrounding area of Leeds city centre.

The location is less than 2 minutes' walk from Granary Wharf's established leisure circuit and Leeds station south entrance. In addition to the scheme itself, South Bank as an area provides a vision creating 35,000 jobs across key sectors and at least 8,000 new homes in a sustainable location.

The overall development is being undertaken by Legal and General who are building on the success of Mustard Wharf with the extension of the site to include Tower Works.



SOUTH BANK REGENERATION

The South Bank regeneration area refers to a number of investments and proposed activities aimed at regenerating 253 hectares of land. The regeneration will help double the size of Leeds city centre. Leeds City Council have produced a South Bank Leeds Regeneration Framework detailing how the area may develop in the future. For further information please visit the website:

<https://southbankleeds.co.uk>





Tower Works provides the following commercial units at ground floor, with the option to combine units 1 and 2. The buildings have been sympathetically designed to blend into the historic architecture of the surrounding area, with external colonade seating adjacent to the canal providing a unique setting and USP for any operator. The internal piazza also has its own character providing a central walkway through the scheme and beyond. It also provides a public open space focal area for the residents of the scheme to enjoy whilst also providing an attractive outside seating area for the commercial occupiers on the ground floor and for their customers to enjoy.

UNIT	AVAILABILITY	LOCATION	SIZE
Unit 1	Let to: 	Mustard Wharf Ground floor	1,930 sq ft / 180 sq m
Unit 2	Let to: Available	Mustard Wharf Ground floor	2,151 sq ft / 200 sq m
Unit 3	Let to: 	Mustard Wharf Ground floor	1,836 sq ft / 170 sq m
Unit 4	Let to: 	Mustard Wharf Ground floor	783 sq ft / 725 sq m

UNIT	AVAILABILITY	LOCATION	SIZE
Unit 5	Available	Tower Works Ground floor	2,378 sq ft / 221 sq m
Unit 6	Available	Tower Works Ground floor	2,841 sq ft / 264 sq m
Unit 7	Available	Tower Works Ground floor	4,316 sq ft / 401 sq m
Unit 8	Available	Tower Works Ground floor	1,420 sq ft / 132 sq m
Unit 9	Available	Tower Works Ground floor	1,743 sq ft / 162 sq m

For further information, please contact the sole letting agents Fox Lloyd Jones.
For the attention of Louise Larking or Maddy Wright.

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T: 0113 2431133 | M: 07814 478560
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The buildings at Tower Works have been sympathetically designed to blend into the historic architecture of the surrounding area. The scheme sits amongst the notable Italianate listed towers built by T.R Harding, including Giotto, Verona and Little Chimney.

The quality and detail of the scheme and design of the buildings can be seen in the images from the protruding brickwork feature panels to the feature bay windows.

The external colonnade seating area adjacent to the canal provides a unique setting and USP for any operator.

The internal piazza also has its own character providing a central walkway through the scheme and beyond. It also provides a public open space focal area for the residents of the scheme to enjoy whilst also providing an attractive outside seating area for the commercial occupiers on the ground floor and for their customers to enjoy.



CONNECTIVITY

These units are perfect for a mixture of uses and particularly local bars thrive in this area. The units would suit a convenience store, cafés, restaurants, flexible offices providing co-working space and the potential for health and wellbeing opportunities, including a specialist gym.

The units have the benefit of proximity to the onsite residential tenants but also the densely populated surrounding area of Leeds city centre.

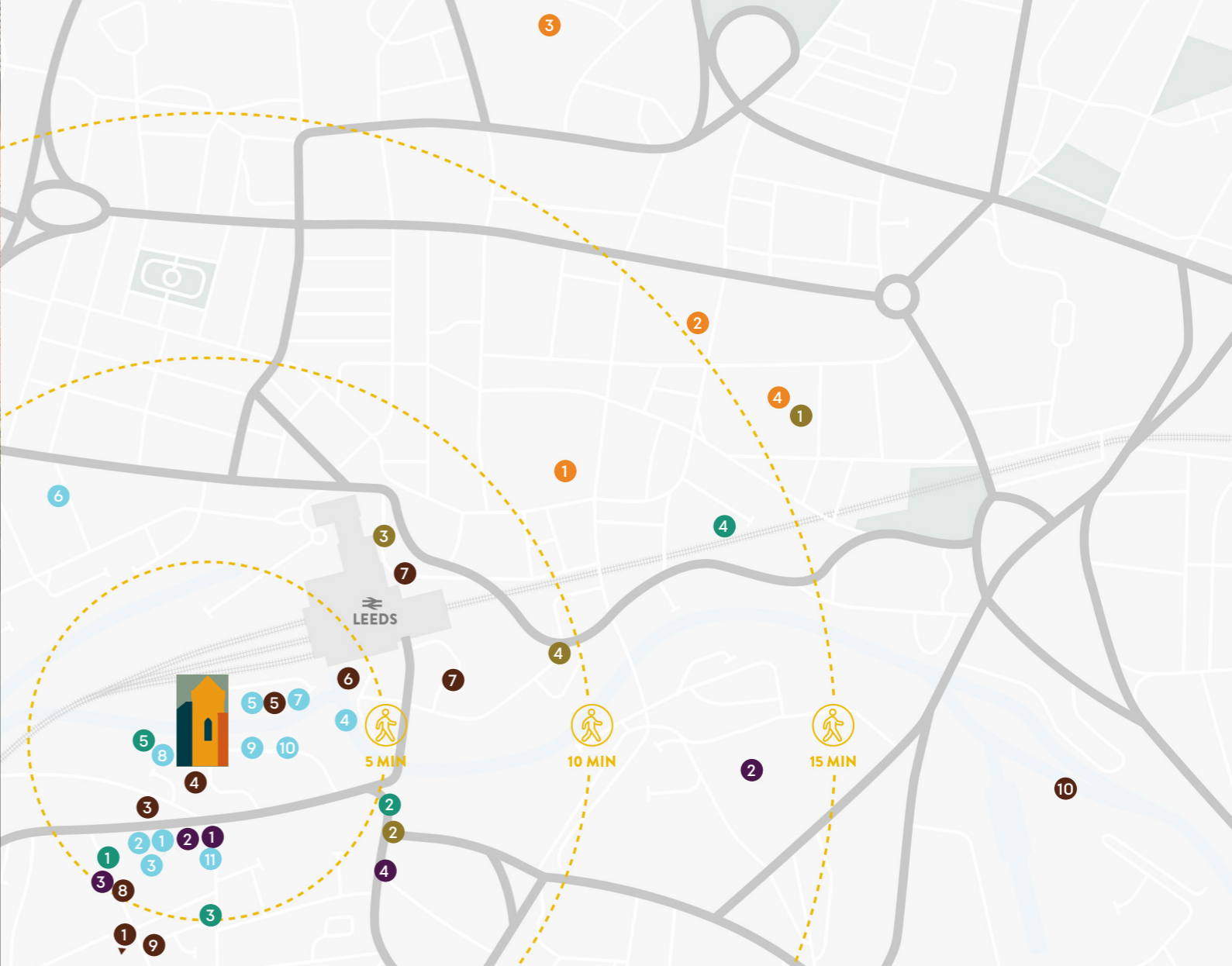


	WALK		
	7 min		Leeds Station
	16 min		Main Bus Station
	1 min		Canal Wharf
	8 min		Trinity Leeds
	14 min		Victoria Gate
	CYCLE		
	3 min		Leeds Station
	7 min		Main Bus Station
	3 min		Trinity Leeds
	6 min		Victoria Gate
	CAR		
	3 min		Leeds Station
	8 min		Main Bus Station
	6 min		Trinity Leeds
	6 min		Victoria Gate

KEY AREA FACTS

Tower Works is a friendly neighbourhood comprising 492 apartments across 8 buildings in a waterside setting with circa 16,000 sq ft of commercial space. A further 90,000 sq ft office building will be developed in 2024. This scheme is situated in a mixed-use area with established retail, leisure and residential developments, whilst benefiting from being strategically located within the South Bank regeneration area.

Mustard Wharf launched and fully-let in 2021. Tower Works launching Q1 2023.



LOCAL AREA GUIDE

The location is less than 2 minutes' walk from Granary Wharf's established leisure circuit and Leeds station south entrance. In addition to the scheme itself, South Bank as an area provides a vision of creating 35,000 jobs across key sectors and at least 8,000 new homes in a sustainable location.

HEALTH

1. MOTIVE NORTH
2. ANY TIME FITNESS
3. FORM
4. PURE GYM CITY CENTRE
5. BARRECORE

PUBS AND BARS

1. THE MIDNIGHT BELL
2. THE CROSS KEYS
3. NORTHERN MONK BREWERY
4. THE GROVE INN

FOOD MARKETS

1. LEEDS KIRKGATE MARKET
2. TESCO EXPRESS
3. SAINSBURY'S LOCAL
4. THE CO-OPERATIVE FOOD

RESTAURANTS AND CAFES

1. DAVID STREET CAFÉ
2. OUT OF THE WOODS
3. TASTE
4. WATER LANE BOAT HOUSE
5. CANDLE BAR
6. SOCIABLE FOLK
7. GRANARY WHARF*
8. 92 DEGREES
9. THE OWL
10. CHANCE AND COUNTERS
11. BOMBA

*Granary Wharf is a conservation area in Leeds city centre on the edge of the River Aire with high quality office accommodation and restaurants including: Fazenda, Bilbao Bar, Archie's, The Hop, LIVIN' Italy, Double Tree / City Café, Granary Lounge, Sky Lounge, Granary Express, Out of the Woods

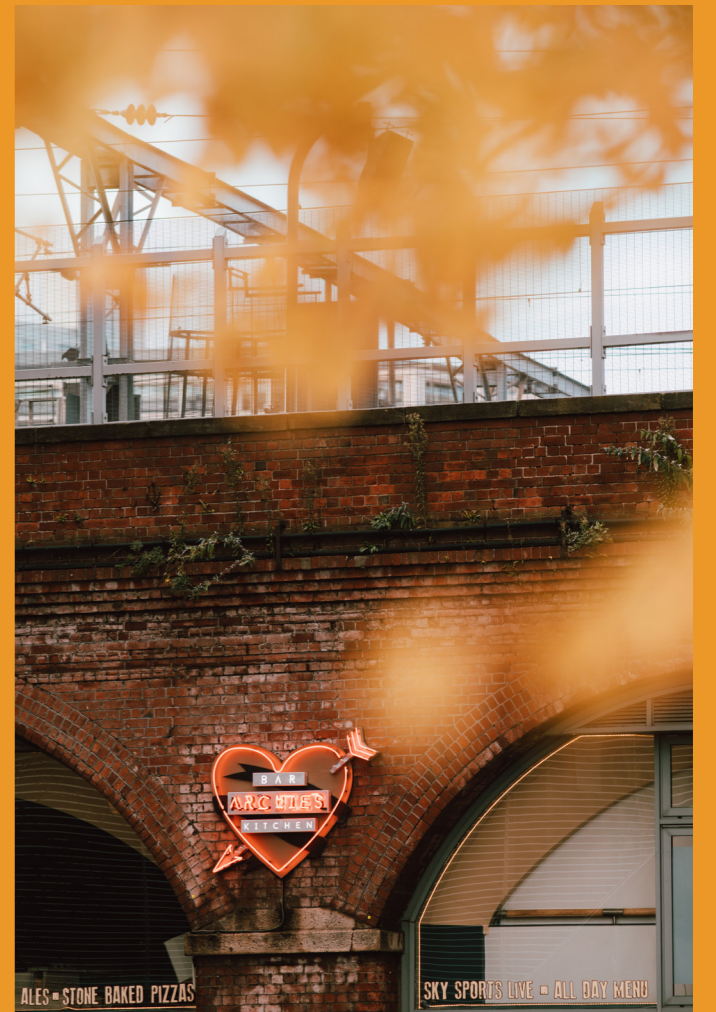
RETAIL

1. 1 LEEDS TRINITY
2. VICTORIA QUARTER
3. MERRION CENTRE
4. LEEDS MARKET

CULTURE

1. UNDERGROUND BALLROOM
2. THE TETLEY
3. ROUND FOUNDRY
4. TOWER WORKS
5. CANDLE HOUSE
6. WATERMANS PLACE
7. STATION SOUTH ENTRANCE
8. MARSHALL'S MILL
9. TEMPLE WORKS
10. THE ROYAL ARMOURIES
11. LEEDS DISCOVERY CENTRE





THE DETAILS

TERMS

All units are available on new Full Repairing and Insuring leases, subject to a service charge, on terms to be agreed. Service charge information will be made available to interested parties.

COSTS

Each party is to bear their own legal costs incurred in the transaction.

ADDRESS

Tower Works, Globe Rd, Holbeck,
Leeds, LS11 5QG
Units 5, 6, 7, 8, 9
South Bank, Leeds

EPC

The unit will be handed over with a shell predicted EPC and the tenant will be expected to comply with this. The tenant will then be expected to confirm their own EPC once they have completed their fit out.

PLANNING

Flexible planning consent approved further details upon request.

BUSINESS RATES

The units will be subject to rating assessments once the development has completed.

RENT

Supplied upon application.

FLOOR PLANS

Floor plans will be made available upon request by interested parties.

VAT

VAT will be levied at the prevailing rate.

For further information, please contact the sole letting agents Fox Lloyd Jones.
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