

To Let: Grade II Listed creative workspace from 150 – 2,693 sq ft  
**Hope Foundry, 65 Mabgate, Leeds, LS9 7DR**

Supported by:



# HOPE

# FOUNDRY

Supported by:



Supported by funding from the  
European Regional Development  
Fund and Leeds City Council

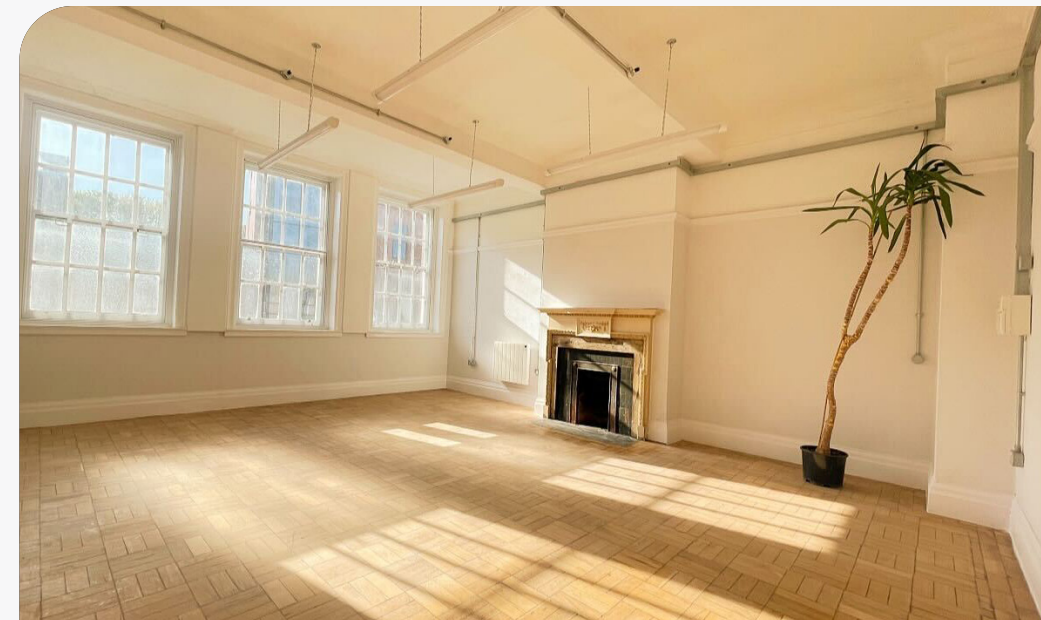


# BUILDING OVERVIEW

Following a £1.4m refurbishment of our Grade II Listed Building, MAP Charity is pleased to launch new creative studios and traditional workspace over the 1st and 2nd floors.

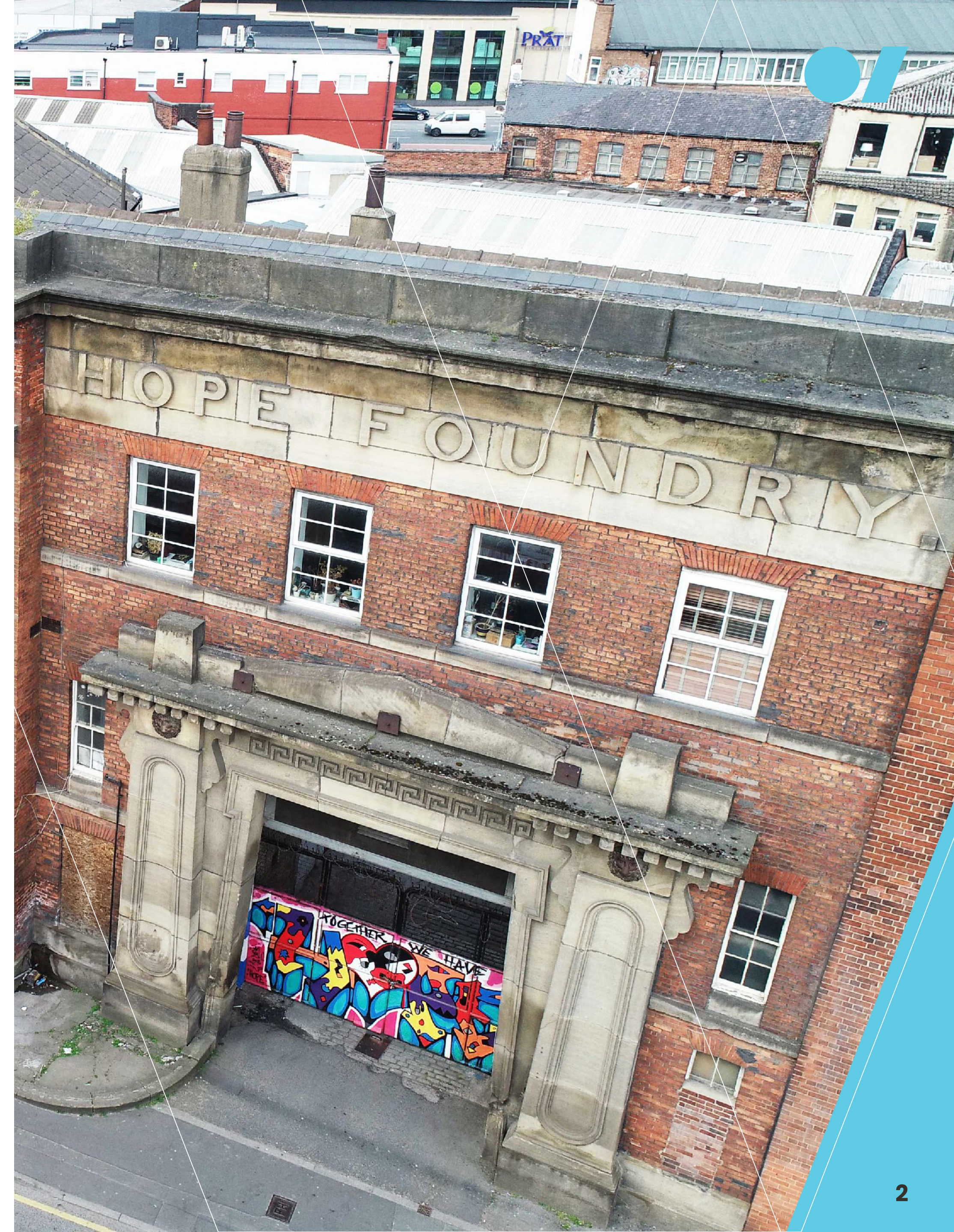
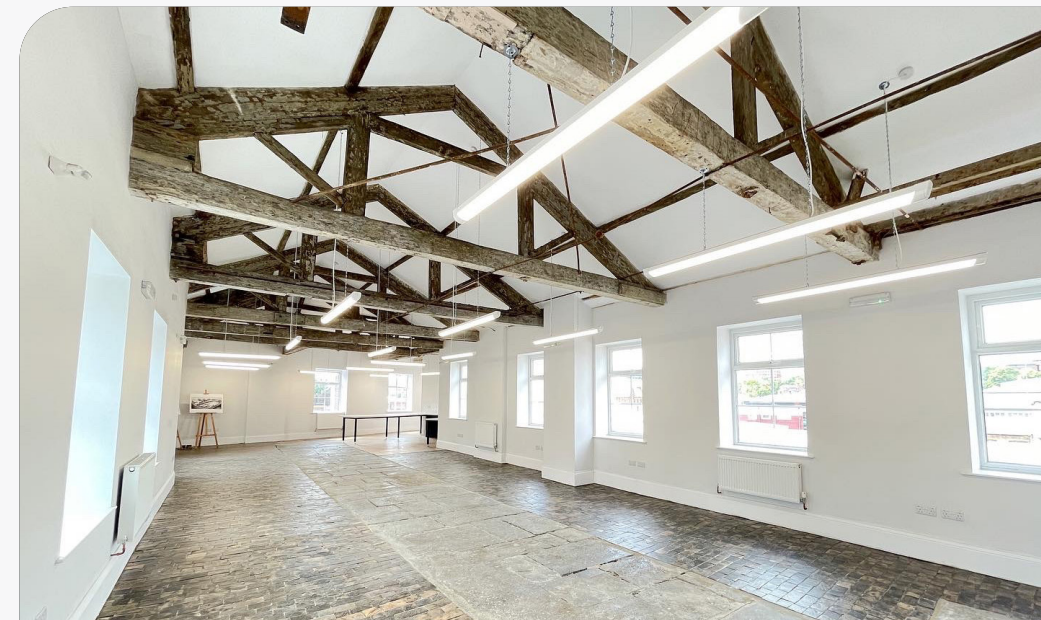
## Creative Studios (1st floor)

Collaborative space for smaller businesses & individuals with an easy in/easy out agreements. The spaces are suitable for up to 10 staff with all inclusive terms!

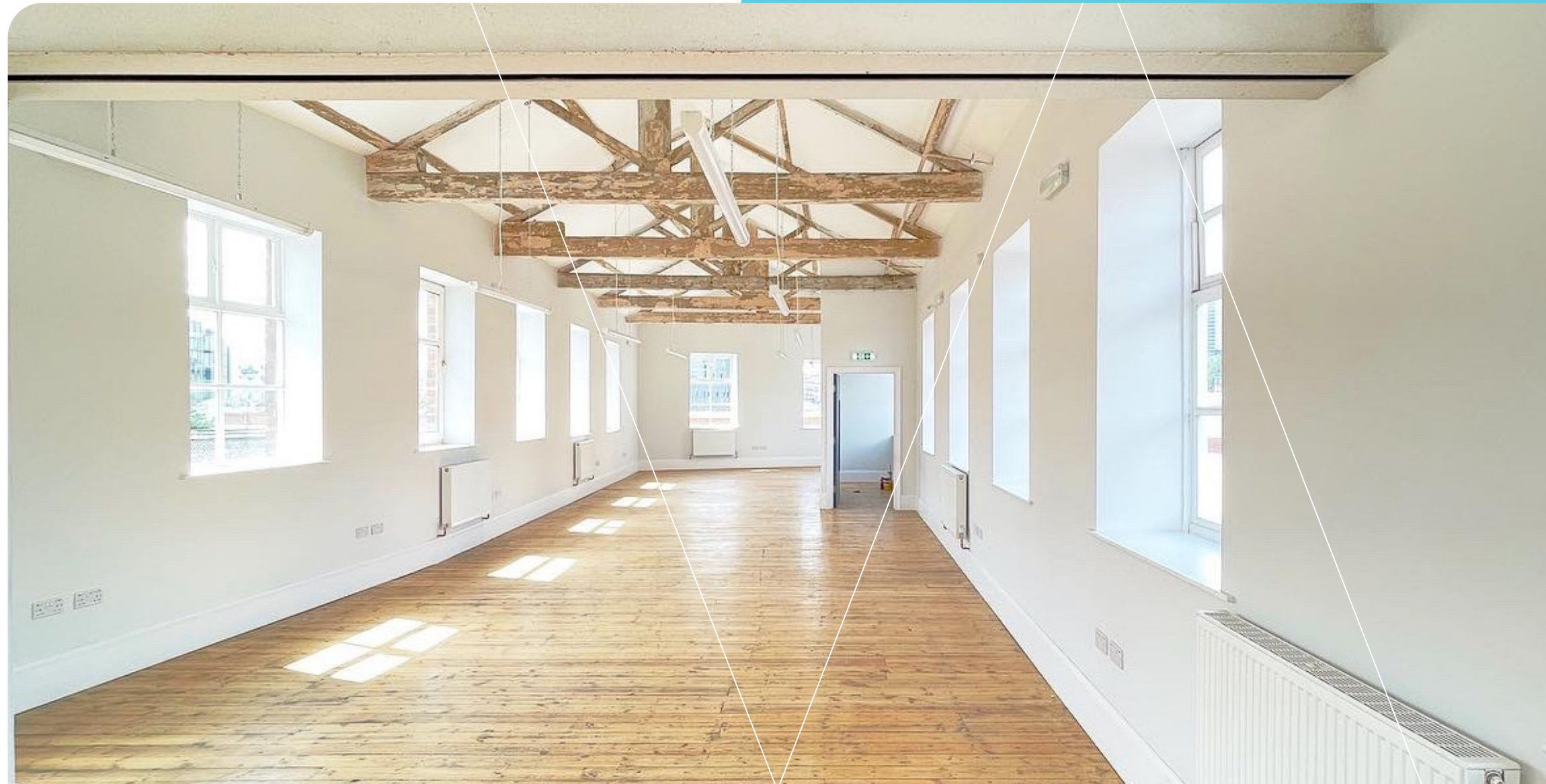


## Traditional Workspace (2nd floor)

Traditional office space on a floor plate which is capable of seating up to 40 staff! The suite has a dedicated kitchen, loads of natural light, LED lighting, exposed beams, feature timber flooring and more!







# BUILDING HISTORY

Built in 1831, Hope Foundry is a stunning Grade II-listed building with a longstanding history of making, creating and inventing as part of Leeds' proud industrial heritage. With the support of the public, we will continue that legacy: building a diverse environment, whilst expanding the charity's central provision for young people.

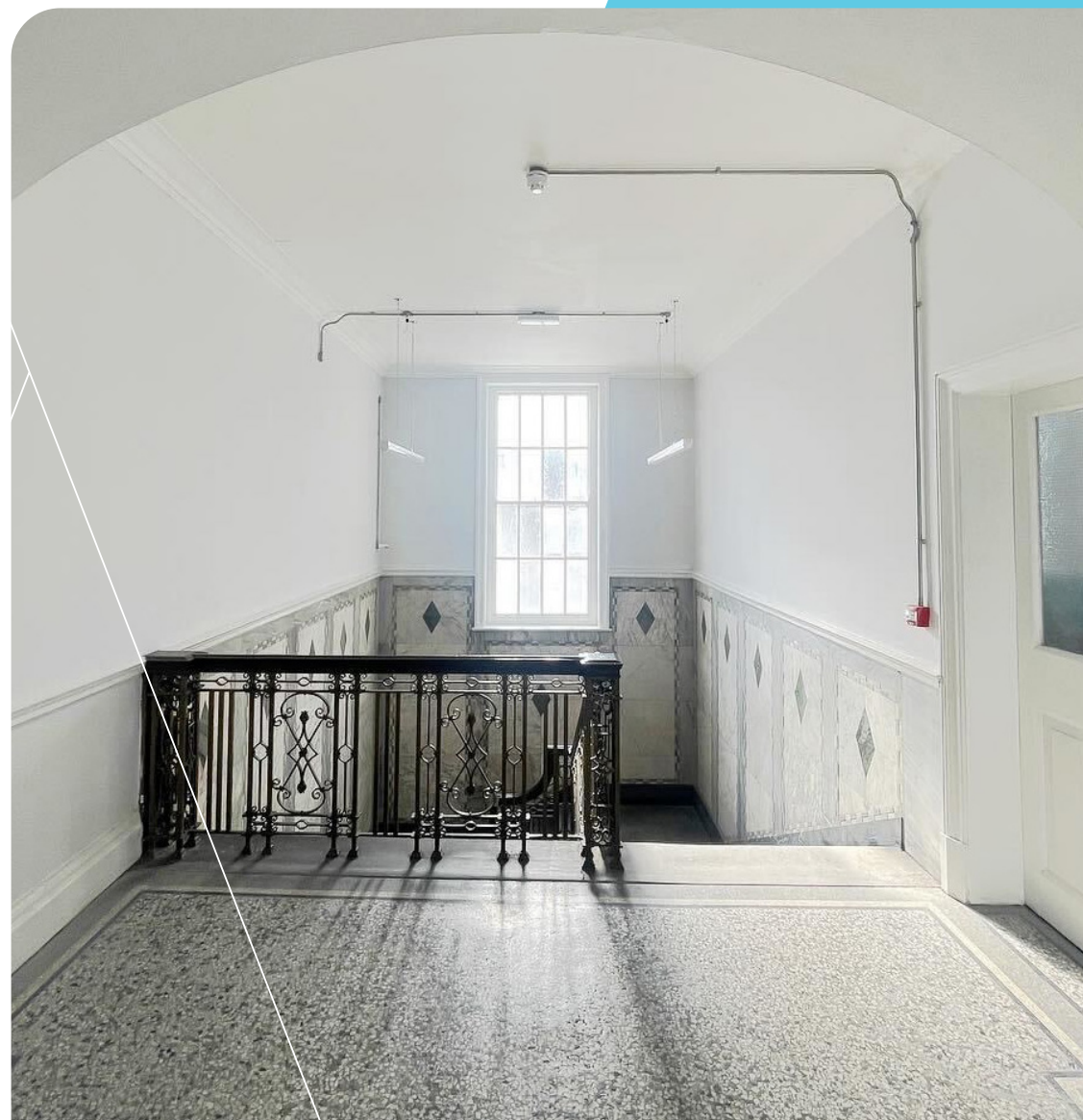
Hope Foundry has been transformed into a cultural hub for the local community, and a permanent space for creative development and learning.

# MAP CHARITY

Hope Foundry is MAP Charity's current home of 15 years. In October 2019, MAP Charity purchased the building following a two-year-long fundraising campaign.

MAP Charity's impact has been amplified: reaching new and wider audiences, expanding our core alternative education provision, offering professional pathways into the creative industries for young people and an affordable, permanent home for makers and creators.

The building provides a single site with multiple uses, creating a unique ecosystem of education, creativity and enterprise which nurtures the next generation of creative professionals, particularly for those with less opportunities.





# AVAILABILITY / SPECIFICATION

Comprehensively refurbished to provide:



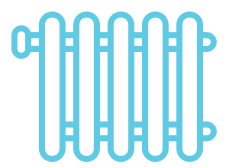
Part new and original feature flooring



New fitted kitchen



New LED lighting



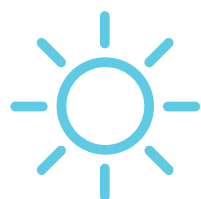
Central Heating



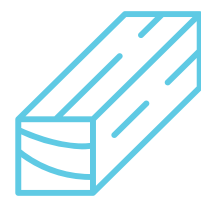
DDA compliant with lift access



Car parking availability



Excellent natural light



Original exposed roof trusts / beams

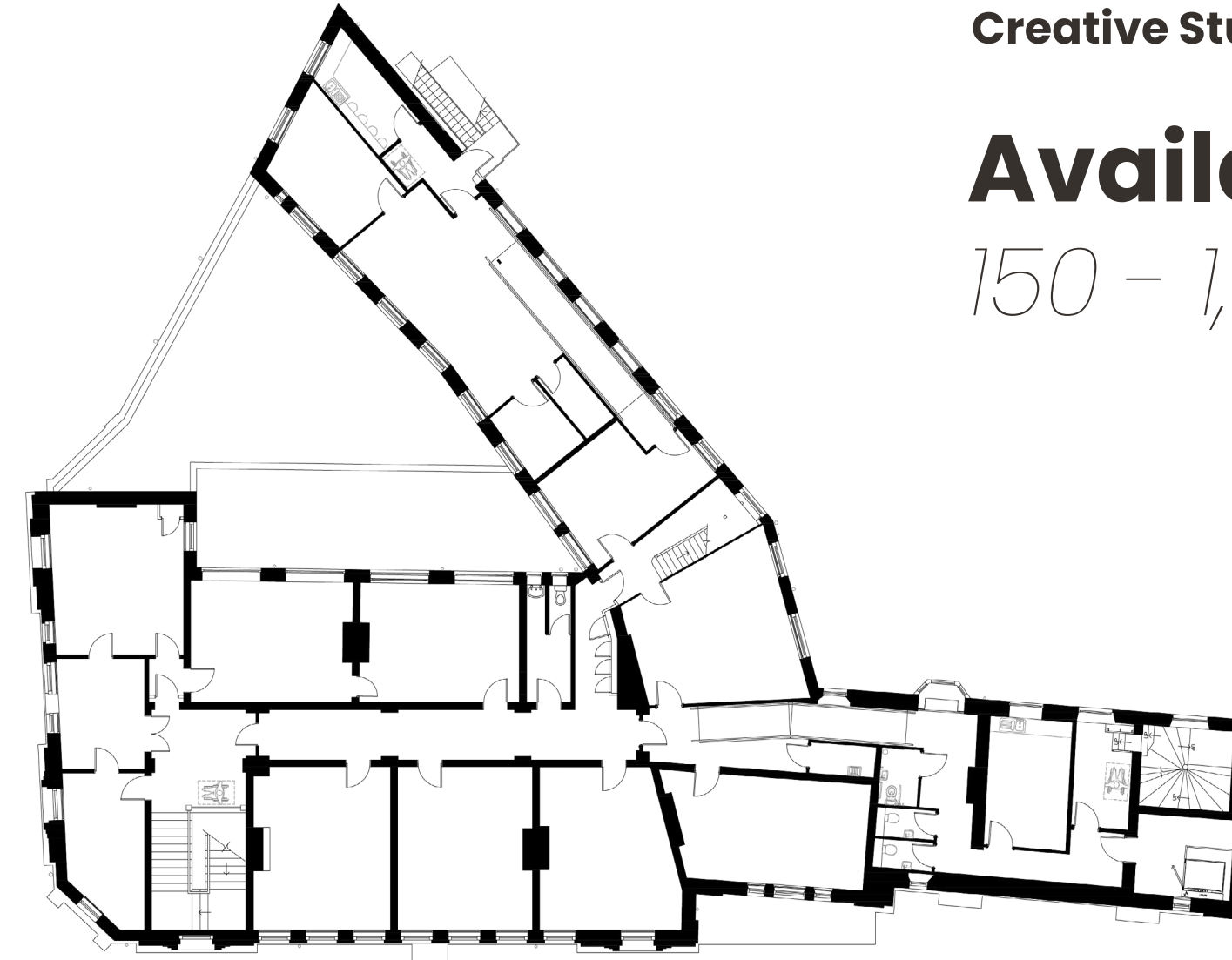


Natural ventilation

Creative Studios

## Availability

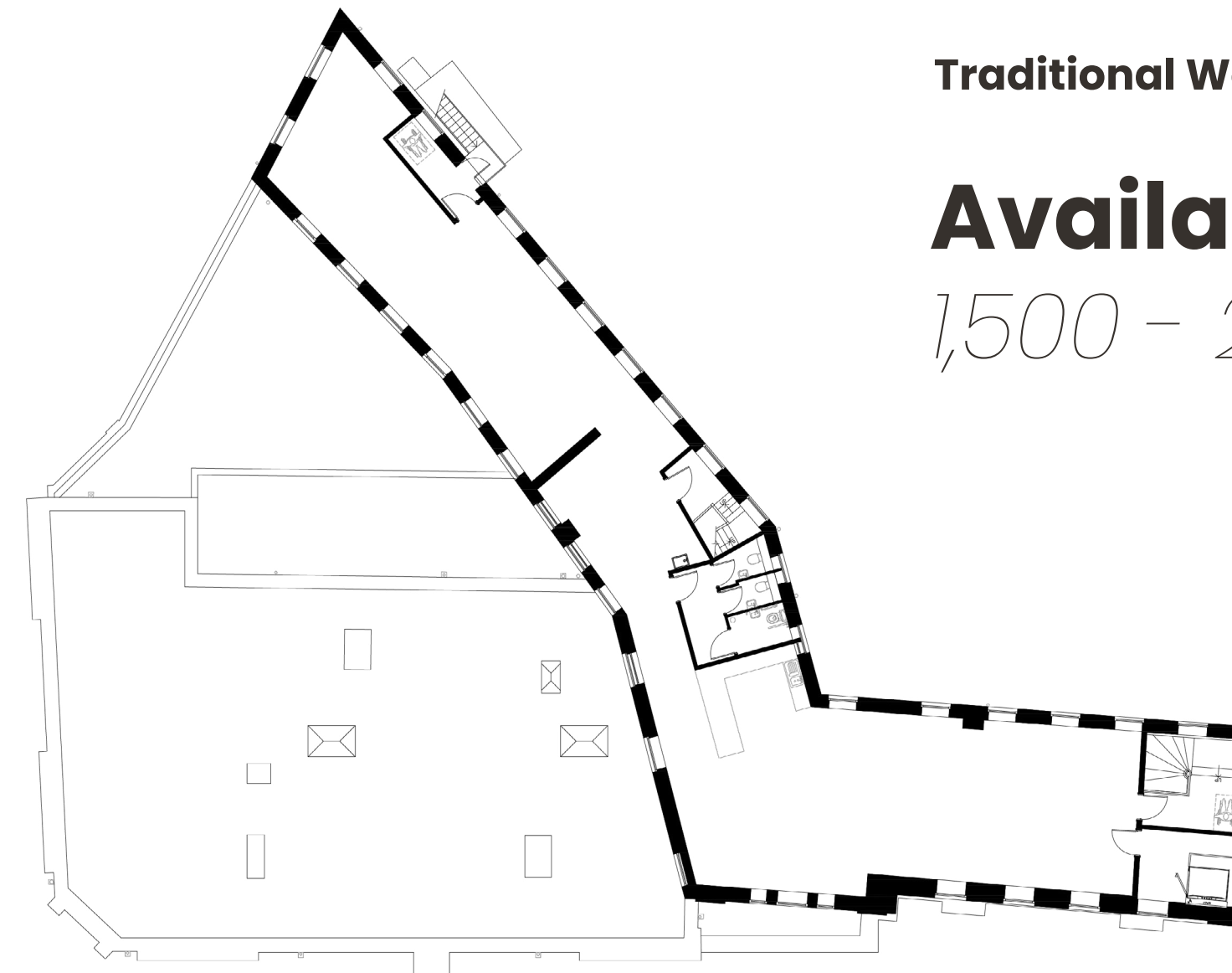
150 - 1,000 sq ft



Traditional Workspace

## Availability

1,500 - 2,693 sq ft



FIRST FLOOR

SECOND FLOOR





# LOCATION

Situated on the historic Mabgate, this expanding creative community is a leisurely 5 minute walk from Leeds Playhouse and the City's main bus station.



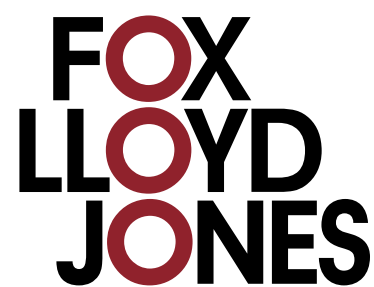
Hope Foundry

- 01 Victoria Gate
- 02 Leeds Playhouse
- 03 Bus Station
- 04 Leeds City College Mabgate Campus
- 05 SOYO residence
- 06 Hampton by Hilton
- 07 Sarto
- 08 Three's a Crowd
- 09 Sainsbury's (Soyo)
- 10 Leeds City College Quarry Hill Campus





# VIEWINGS AND FURTHER INFORMATION



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