

# BREWERY WHARF

# 2 BREWERY PLACE LEEDS



Offices To Let - 794 sq.m (8,551 sq.ft.) - 2 Brewery Place Leeds LS10 1NE

2 BREWERY PLACE

EXTERIOR

For information regarding the wider Brewery Wharf Site and Community please refer to the Brewery Wharf website for further details:

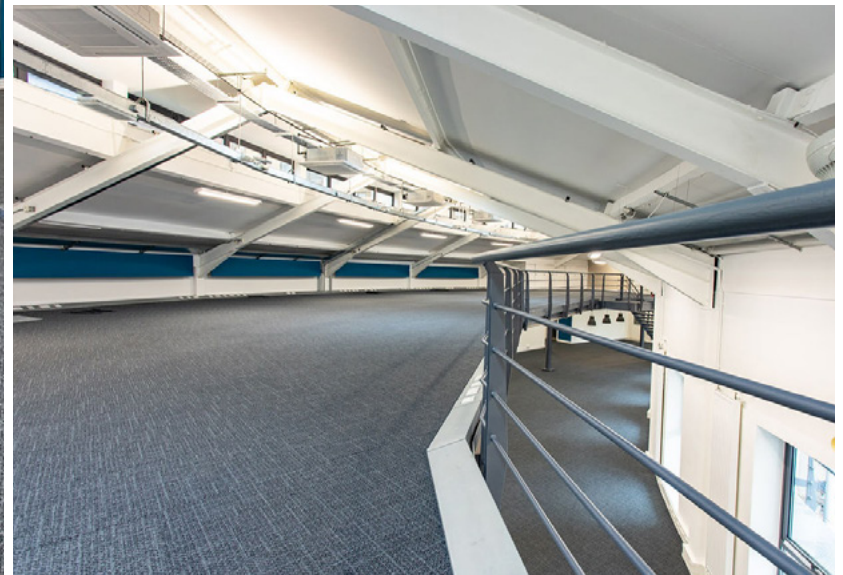
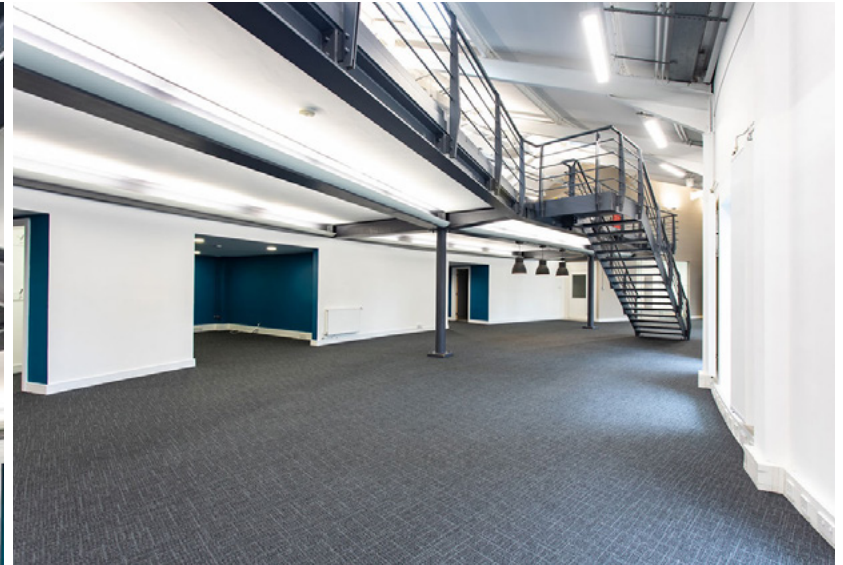
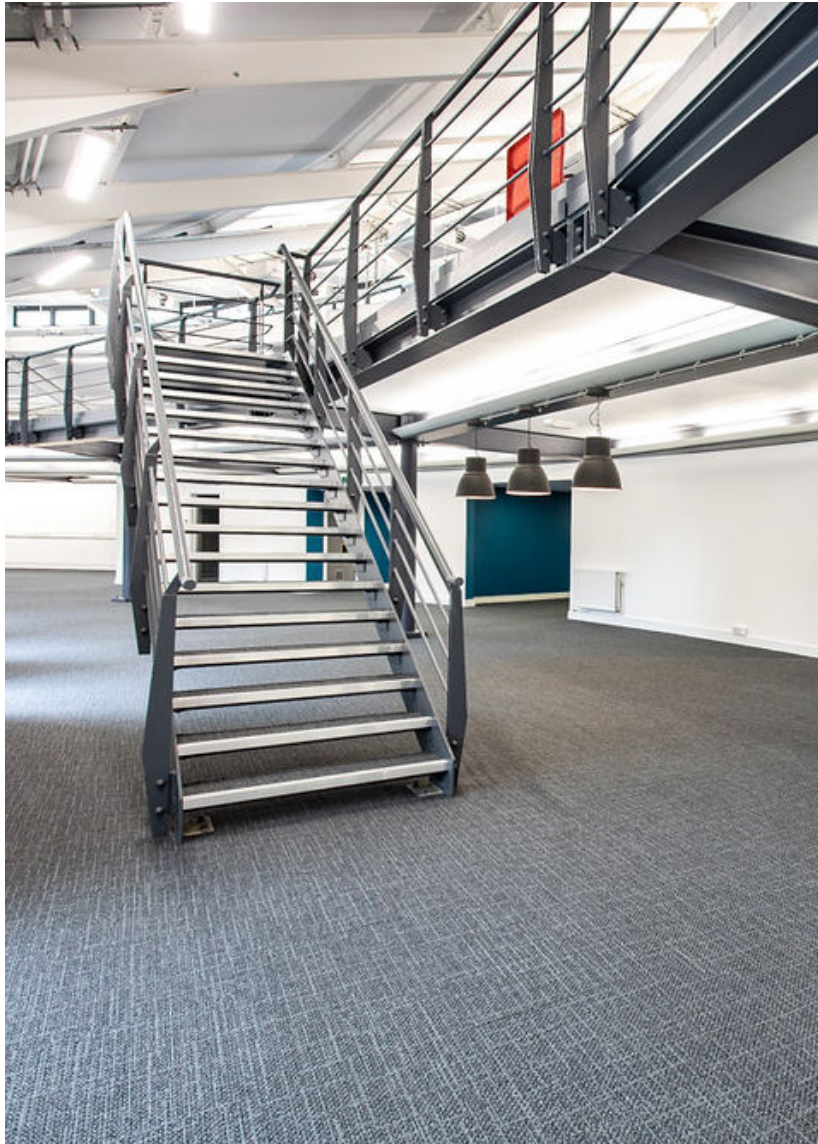
[brewerywharfleeds.com](http://brewerywharfleeds.com)



2 BREWERY PLACE

INTERIOR

Recently refurbished providing a unique and innovative working environment from which businesses can flourish.



2 BREWERY PLACE

SPECIFICATION & DETAILING

2 Brewery Place offers a unique and productive, self-contained working environment, served with an abundance of natural light.



FEATURE ENTRANCE  
WITH 8 PERSON  
PASSENGER LIFT



EXCELLENT  
NATURAL LIGHT



CONTEMPORARY DECOR  
AND FIXTURES &  
FITTINGS THROUGHOUT



ACCESS TO PRIVATE  
EXTERNAL BALCONY



EPC RATING: C



RIVERSIDE  
LOCATION



SECURE BIKE  
STORAGE



MANAGED EXTERNAL  
ENVIRONMENT



ESTABLISHED  
COMMUNITY



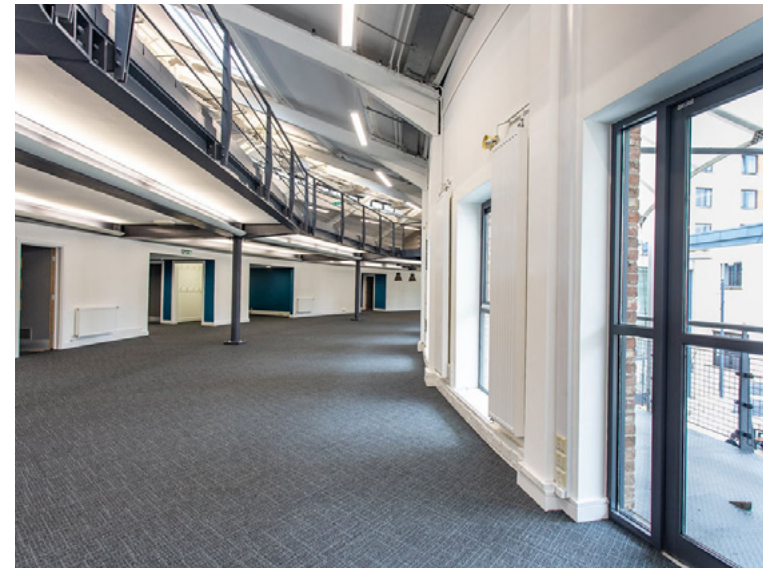
SECURE ON-SITE CAR  
PARKING (AVAILABLE  
SEPARATELY)



CONVENIENCE  
RETAIL



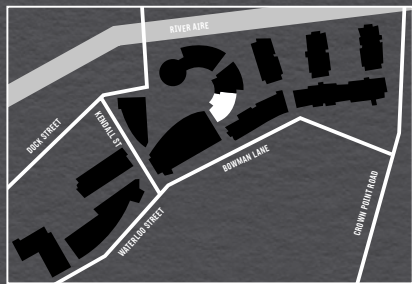
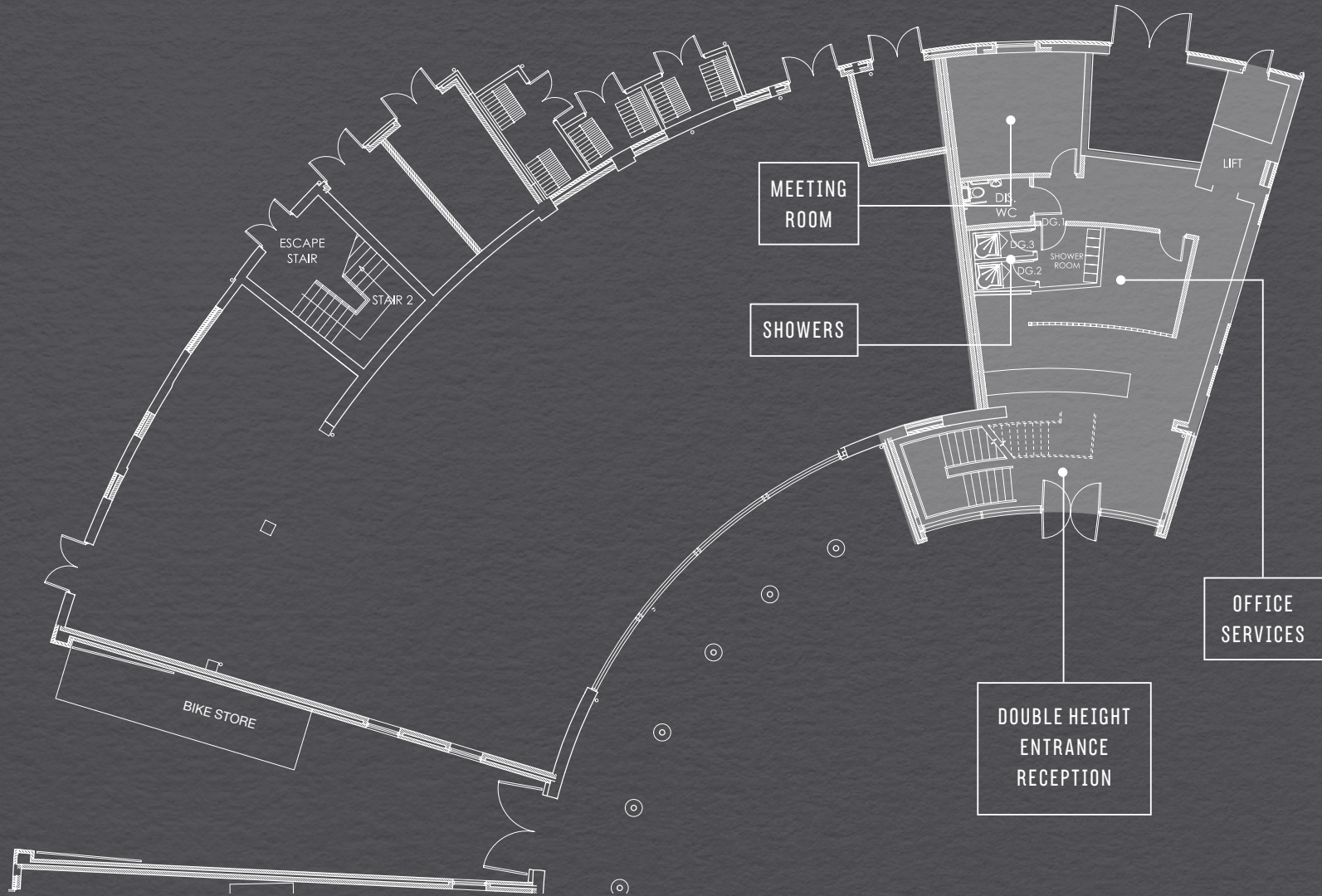
LOCAL FOOD AND DRINK  
AND AMENITIES



**2 BREWERY PLACE**

**FLOOR PLANS • GROUND FLOOR**

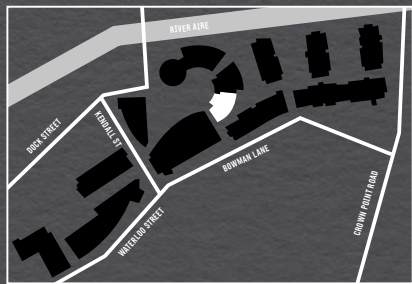
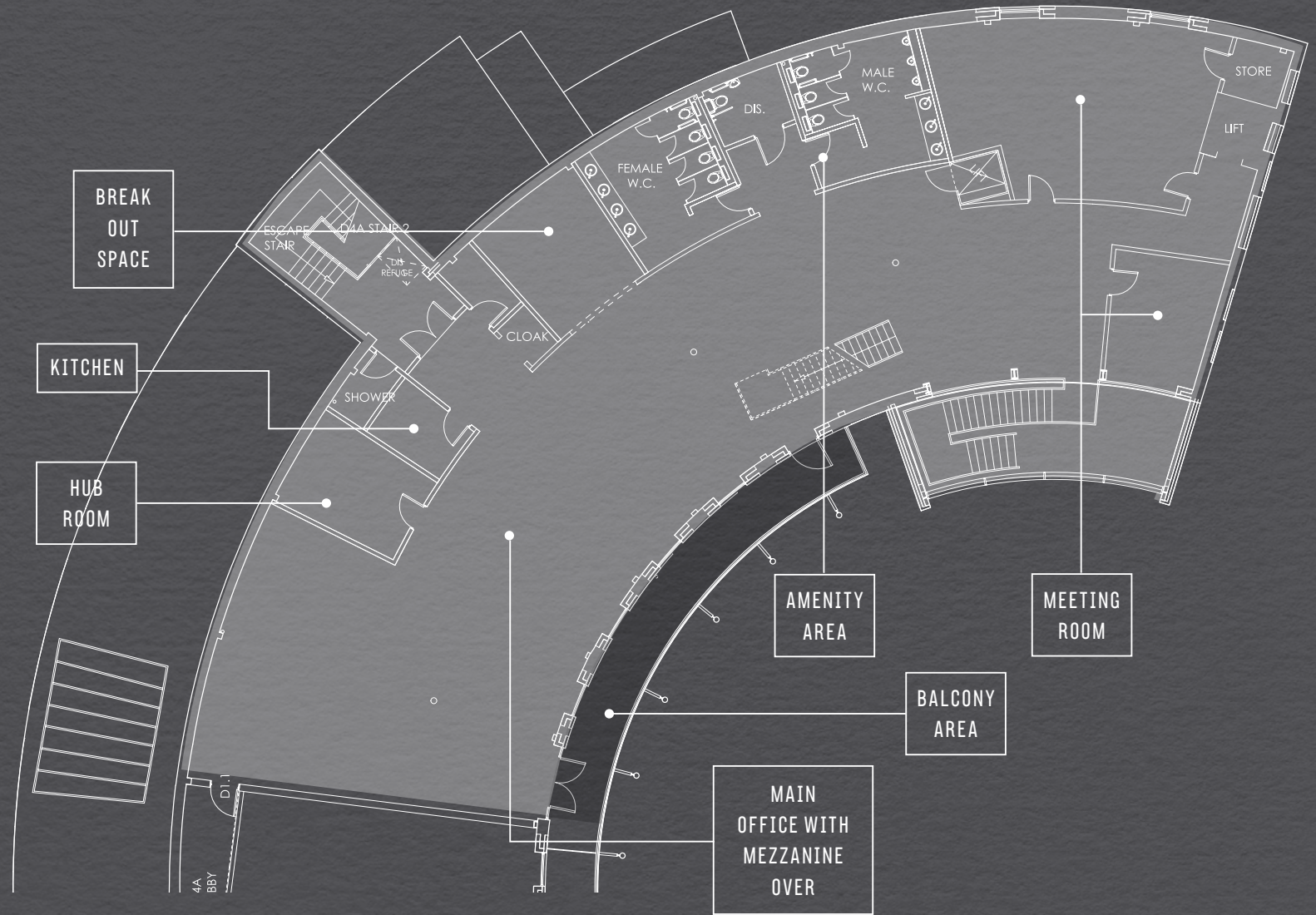
<b>GROUND FLOOR</b>	<b>84 SQ M</b>	<b>903 SQ FT</b>
<b>FIRST FLOOR</b>	<b>426 SQ M</b>	<b>4,590 SQ FT</b>
<b>MEZZANINE</b>	<b>284 SQ M</b>	<b>3,058 SQ FT</b>
<b>TOTAL</b>	<b>794 SQ M</b>	<b>8,551 SQ FT</b>



**2 BREWERY PLACE**

**FLOOR PLANS · FIRST FLOOR**

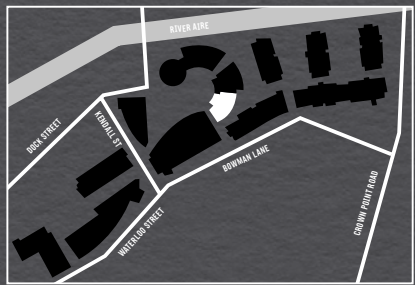
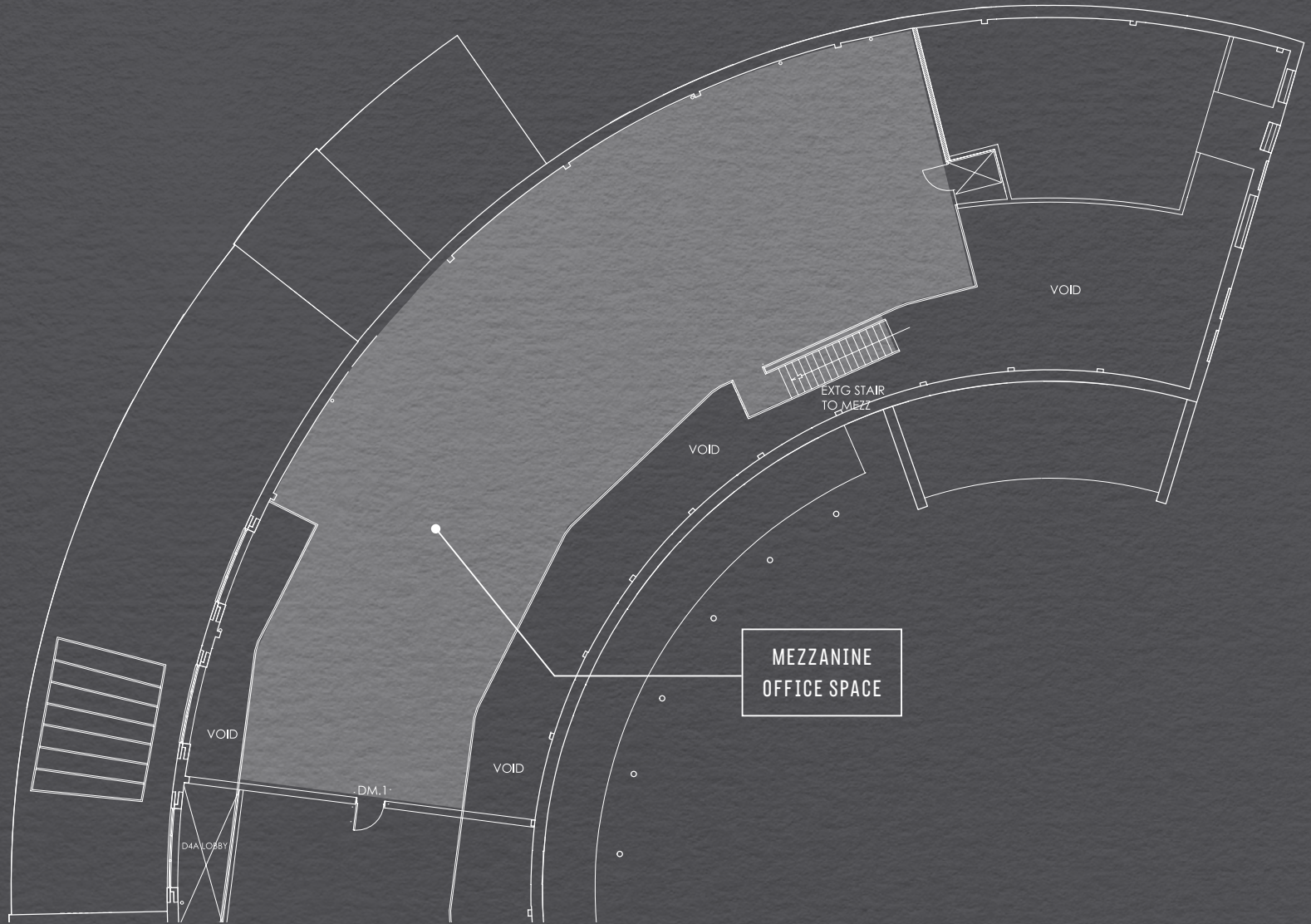
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2 BREWERY PLACE

FLOOR PLANS · MEZZANINE

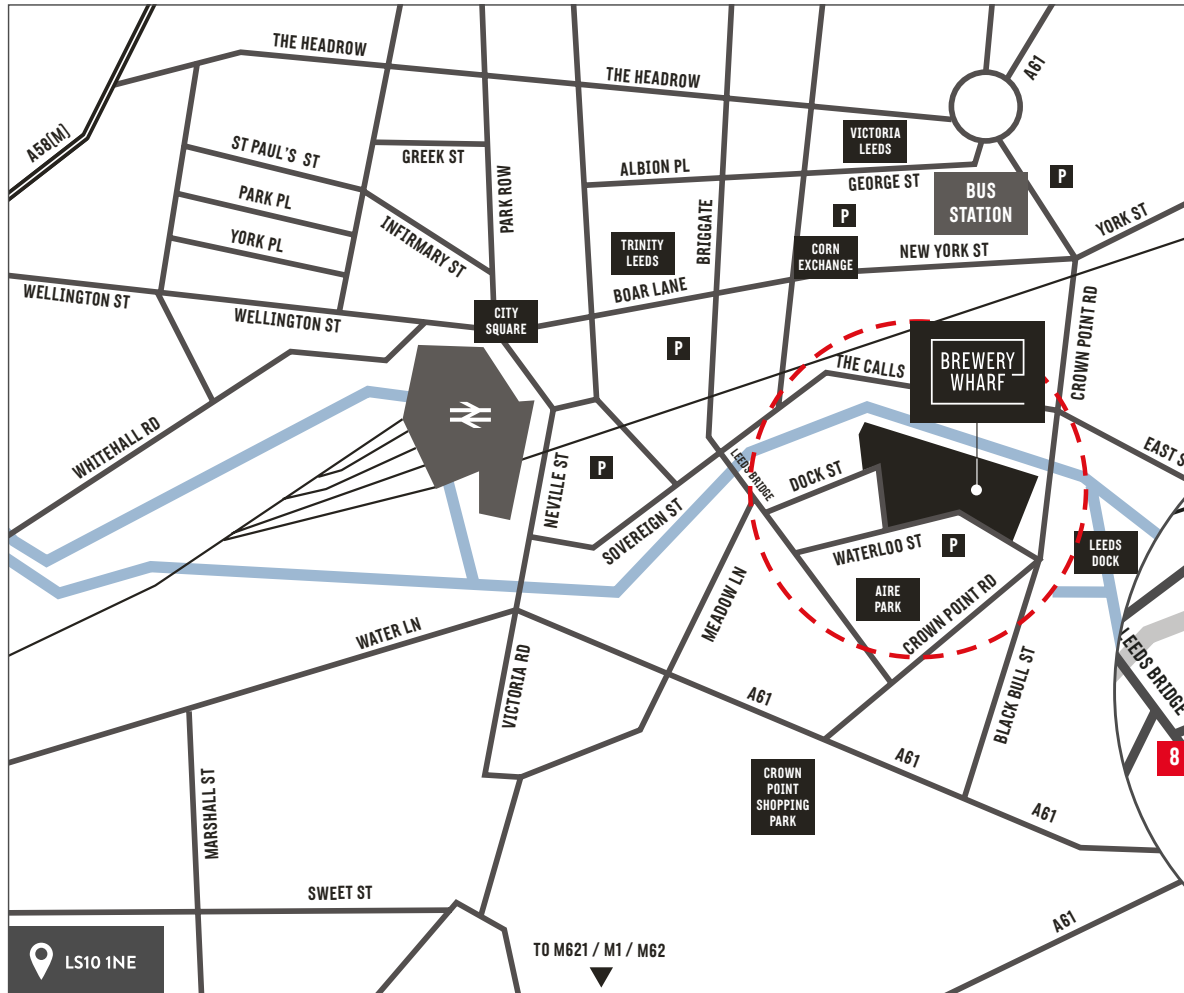
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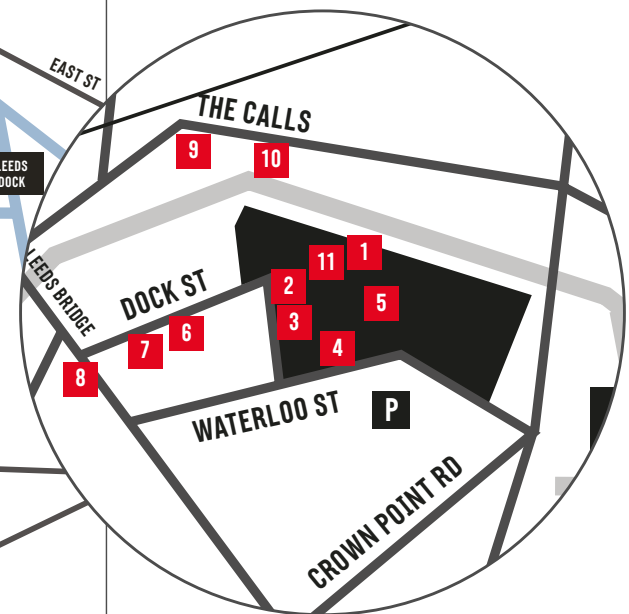
**2 BREWERY PLACE**

**LOCATION**

Brewery Place is located on the popular Brewery Wharf development on the banks of the River Aire located opposite The Calls, the area offers a mix of offices, bars, restaurants and hotels. Local amenities include Home restaurant, Leonardo Hotel, Café Yum Yum and a Sainsbury's local. Situated a short walk from both 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 Home





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## 2 BREWERY PLACE

## FURTHER INFORMATION & CONTACTS

### 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. The 2023 Rating List, Rateable Value is £121,000.

### 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.



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