

TRADITIONAL OFFICE SPACE

COMBINED

WITH SERVICED OFFICE SPACE
TO SUIT YOUR NEEDS

WHERE

TRADITION

&

THE MODERN WORKING
ENVIRONMENT MEET





**Office space
available from
1,100 sq ft**



Pre-cabled SUPERFAST internet

- 1GB primary circuit with
- 100mb back up circuit



The Tannery is a true amalgamation of traditional office space and serviced offices to create flexible affordable workspaces.



EXTENSIVE ON SITE FREE PARKING

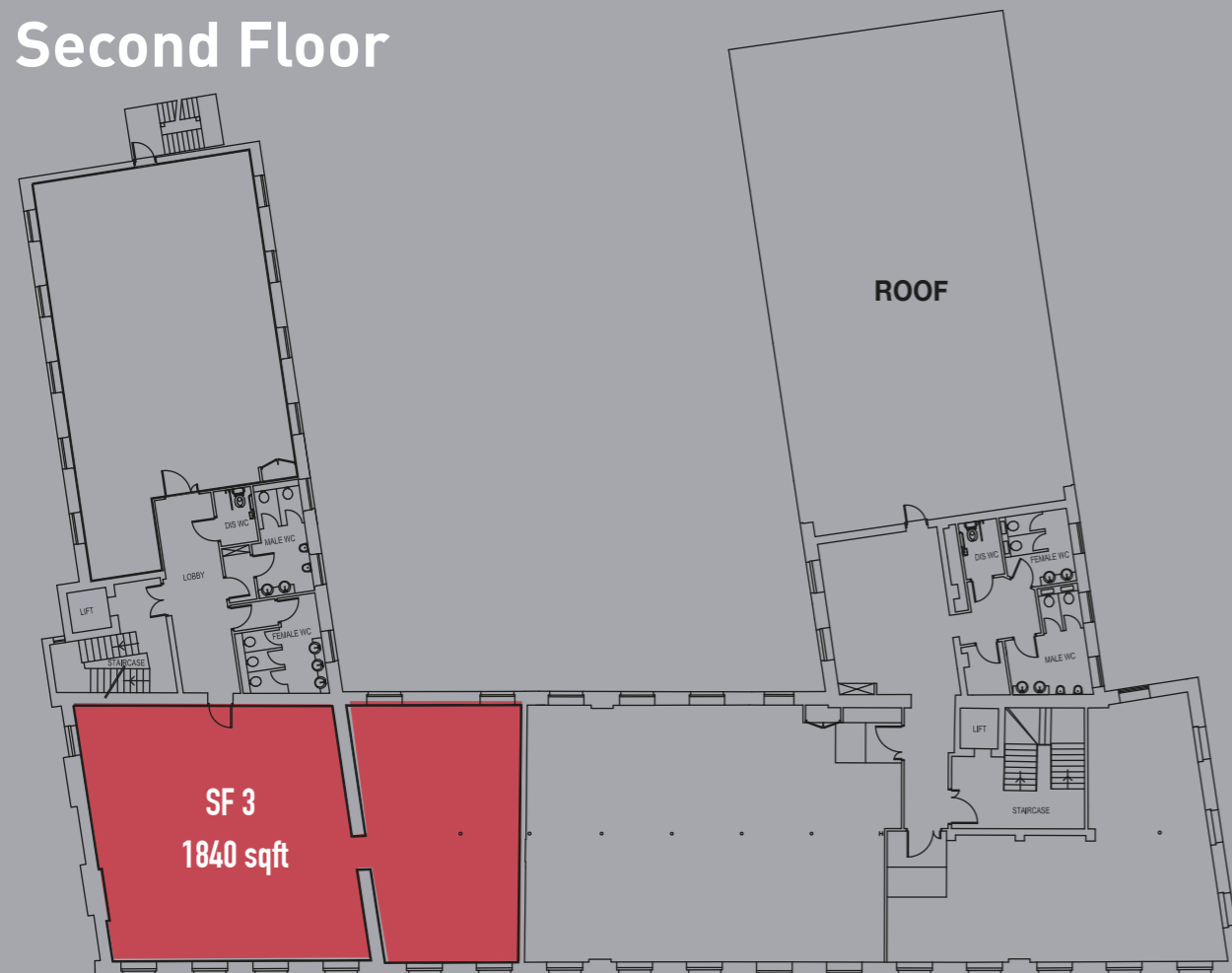
On site dedicated front of house team offering unrivalled service.



First Floor



Second Floor



Specification

AVAILABILITY

- SUITE FF3 - 1100 sq ft
- SUITE SF3 - 1840 sq ft

- > Stylish reception areas
- > Secure access system
- > 24 hour security CCTV
- > Lifts to all floors
- > Covered bicycle store
- > Onsite Shower
- > Multiple meeting rooms
- > Excellent natural light
- > Disabled access
- > Male & Female wc's on each floor

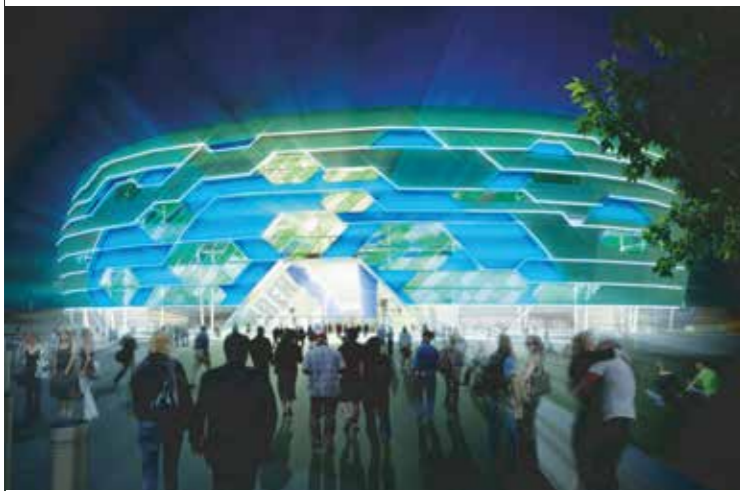




Leeds is a thriving business environment that sits alongside a burgeoning independent sector with a strong cultural and leisure influence. Leeds has excellent national and international connectivity and a world leading approach in emerging and high growth business sectors. It is where people come to succeed.



OUT & ABOUT



The Tannery is on the fringe of the city centre, just 1 mile from the train station and on a major arterial route into and out of the city. Opposite the ITV Studios, the independent Kirkstall Brewery with multiple amenities to hand.

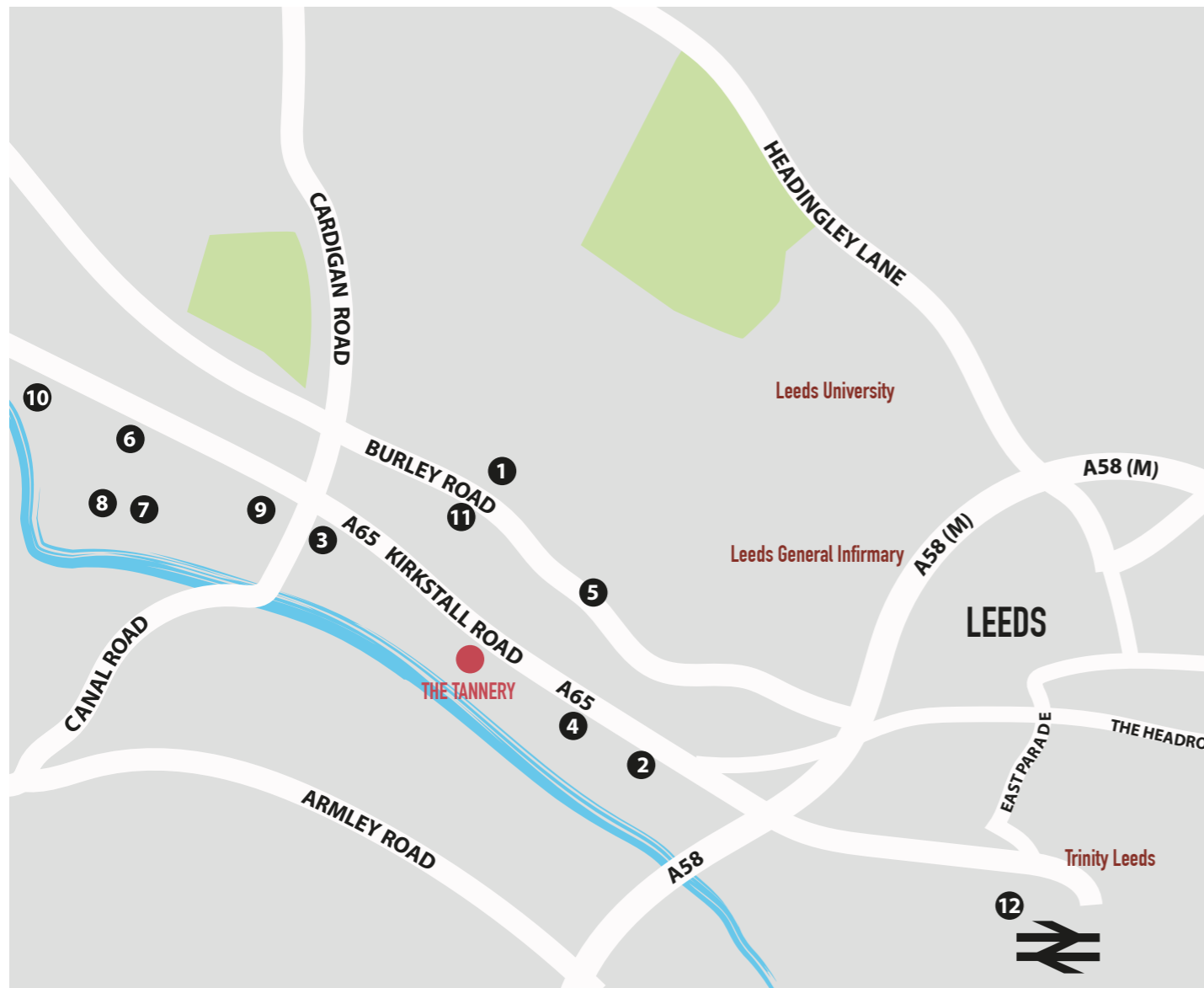




Perfectly Placed

LOCATION

The Tannery is prominently situated approximately 1 mile north west of Leeds city centre fronting the A65 Kirkstall Road. The Tannery benefits from excellent access to both the central shopping area of Leeds city centre as well as the motorway network via the A58 (M) Inner Ring Road which is within 1/2 a mile.



List of Amenities:

- 1> Tesco Express
- 2> TGI Friday
- 3> Fuel Station
- 4> Staples
- 5> Roomzzz
- 6> Five Guys
- 7> Cinema
- 8> Bowling
- 9> Gym
- 10> Aldi
- 11> Emmerdale Studio
- 12> Train Station



contact

Contact Denise
0113 237 2700



or the joint agents:



THE TANNERY

THE ULTIMATE BUSINESS CENTRE

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