



To Let - 5 Brewery Place

Brewery Wharf, Leeds LS10 1NE

Property Features

- Office suite measuring at 3,500sq. ft.
- Located on the popular Brewery Wharf development.
- Within a short walking distance of Leeds train station.
- Self-contained unit with private external seating area.
- Local amenities, bars and restaurants on site.
- Riverside views over the River Aire.

Location

Brewery Place is located on the popular Brewery Wharf development on the banks of the River Aire to the south of the city centre. Situated opposite The Calls, the location offers a mix of offices, bars, restaurants and hotels. Local amenities include Sainsbury's Local, Jurys Inn Hotel, 212 Bar and Azucar Bar.

Description

Brewery Wharf offers a waterside community which matches the urban chic of any prime European city. 5 Brewery Place offers a unique opportunity to take on a newly fitted out self-contained office suite within this fantastic development. The space can be specified to a tenants demand.

Service Charge

The lease will include a provision to pay towards a service charge for the communal and external areas of the building. Budgets can be provided upon request.

Terms

The unit is available on terms and rent to be agreed. Please contact the agent for more details.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



To Arrange a Viewing or for More Information:

Alex Jowett

0113 234 1444

ajowett@wsbproperty.co.uk

Duncan Senior

0113 234 1444

dsenior@wsbproperty.co.uk

MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to

