

# Joseph's Well LEEDS



Inspiring business space

[www.josephswell.com](http://www.josephswell.com)

# Well presented

One of the finest office buildings in Leeds. Built in the 19th Century, Joseph's Well has been refurbished to the highest standards and provides contemporary, flexible office accommodation in a peaceful, well-maintained environment. Welcome to one of the most inspiring office buildings in the city.



Joseph's Well has undergone a transformation and offers high quality office accommodation within an exceptional building. Flexible office suites are available from 150 sq.ft. to 15,000 sq.ft. on a single floor. Together with onsite parking for over 300 cars plus additional visitor parking Joseph's Well is a truly unique environment.



Well serviced



Joseph's Well benefits from a very accessible location, a few minutes walk from a range of café bars, sandwich shops, restaurants, gym and other amenities off Great George Street and Millennium Square. The main retail area and Leeds City train station are within a ten minute walk of Joseph's Well.



Well being

The sheer scale and the modern ambience created by the refurbishment makes Joseph's Well a stunning place to work.

We pride ourselves in offering a committed customer service via our dedicated on site staff including building manager, maintenance team, commissionaire/ concierge and car park attendants.

# Well worth it



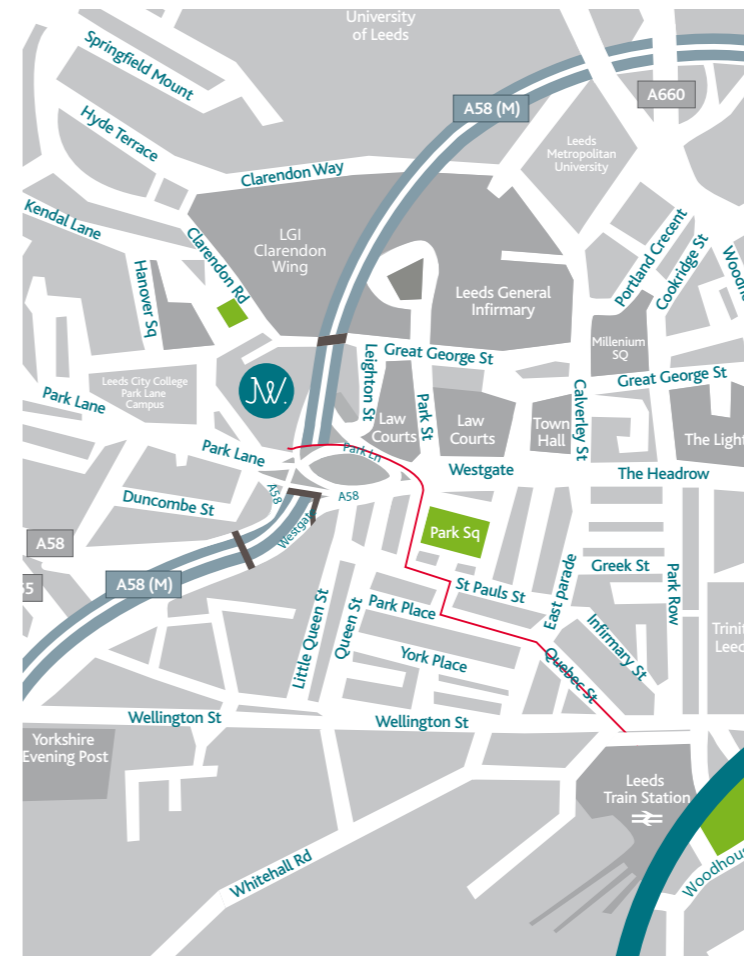
With rents inclusive of service charge, Joseph's Well provides the reassurance of fixed outgoings and offers the best value office accommodation in the city.

Services include:

- Well maintained building and environment
- Heating throughout
- Manned reception and on-site staff
- Meeting room with AV available for hire
- Over 300 on site car parking spaces available
- Short stay free visitor parking
- Flexibility to accommodate expansion

Suites have been refurbished to provide office space of the highest quality benefiting from:

- Excellent natural light
- New suspended ceilings
- New lighting
- Quality carpets
- Raised floors to larger suites
- Comfort cooling to larger suites



Sat Nav: Hanover Lane LS3 1AB  
 — Pedestrian route to station  
 - - - Vehicular access from the Inner Ring Road  
 ■ Footbridge  
 ■ Parking for Joseph's Well



## Well connected

Joseph's Well is prominently located adjacent to the Leeds Inner Ring Road providing immediate access to Leeds City Centre and to the motorway network. Leeds City Station is within a 10 minute walk. A truly convenient location.

EPC: The building has been assessed and a copy of the energy performance certificate is available upon request.

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For further information contact:

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