



# TO LET - 5 BREWERY PLACE

Brewery Wharf, Leeds, LS10 1NE

## Property Features

- Unique office suite to be created of 2,508 sq ft
- Located within the popular Brewery Wharf development
- Less than 10 mins walk to Leeds train station
- Self-contained unit with private external seating area
- Local amenities on-site include bar, restaurants and Sainsbury's
- Set within an attractive, fully managed riverside location

## 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, and 212 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

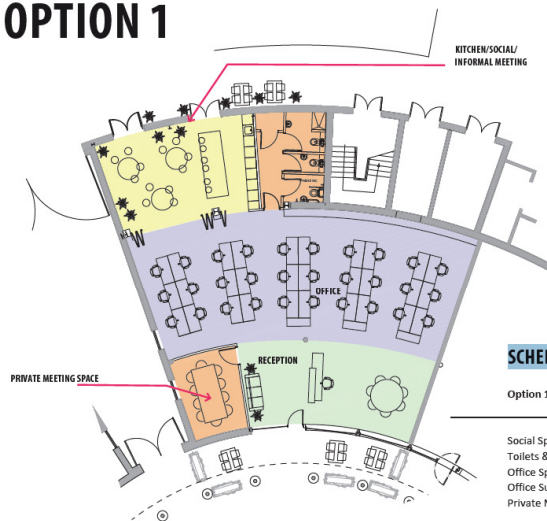
The unit is available on terms and rent to be agreed. Please contact the agent for more details.

## Legal Costs

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



## OPTION 1



### DESIGN PRINCIPAL

- MAXIMISE SOCIAL /OFFICE SPACE
- OCCUPANCY FOR 30 PERSONS AT DESKS + RECEPTIONIST
- FEATURE DISPLAY KITCHEN
- INFORMAL MEETING SPACE
- EXTERNAL AMENITY SPACE
- PRIVATE MEETING SPACE

### SCHEDULE OF ACCOMMODATION

Option 1	sqm	sqft	Potential NIA/GIA* occupants	
Social Space/Kitchen	44.8	482	5	
Toilets & cleaners store	18.9	203	0	
Office Space	125.1	1347	17	
Office Support Space	46.6	502	6	
Private Meeting Space	15.5	167	2	
GIA	252	2713		
Lettable space	233	2508	92.5%	31
Circulation + core	18.9	203	7.5%	

To arrange a viewing or for more Information:

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