



# **the lock**

8 GEORGE MANN ROAD  
LEEDS LS10 1DJ

4,156 - 20,265 SQ FT  
REFURBISHED WATERSIDE OFFICES TO LET



# the building

Waterside working at The Lock; 20,265 sq ft of fully refurbished offices set within its own landscaped grounds with extensive private car parking provision.

Providing a rare opportunity for businesses to occupy a self-contained HQ office building. The Lock will have 71 parking spaces and offers flexibility to sub-divide and accommodate a range of requirements between 4,156 sq ft and 20,265 sq ft. The Lock has undergone an extensive refurbishment and enhancement program to deliver efficient Grade A office space.



Entrance.



Aerial view of The Lock.

## focusing on wellness



Outside terraces providing outdoor space and riverside views



A new breakout area providing a quiet space for staff



New secure covered cycle parking



Dedicated areas for BBQs



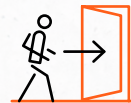
Opening windows to provide fresh air throughout the building



Fibre connectivity



EV charging points for electric cars



Impressive reception with informal meeting space



New 4 pipe fan coil air conditioning system



New carpets and new LED lighting



New WCs & showers on each floor



New lockers (with power for charging phones) on each floor





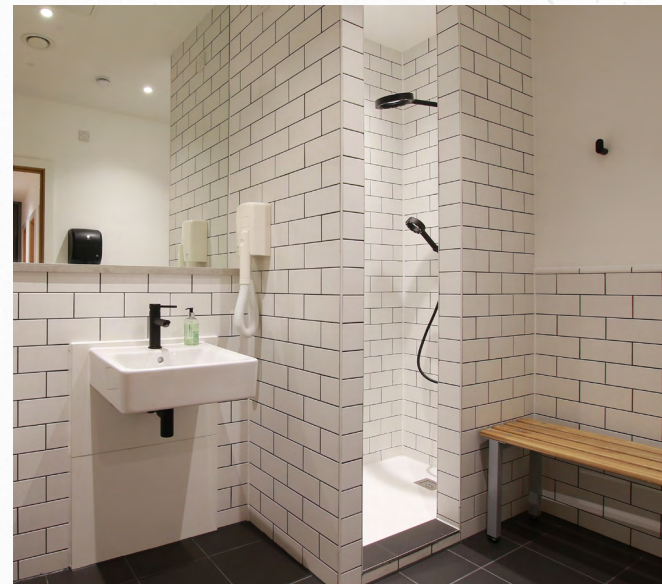
First floor breakout area.



Reception & breakout space.



Bespoke kitchenette.



Shower & changing facilities.





# the local area

- M621 Junction 6/7
- A639 Pontefract Road
- Elland Road Leeds Utd Stadium
- Quayside Business Park
- the lock
- Leeds Train Station
- Leeds City Centre
- River Aire





# the space

## the accommodation

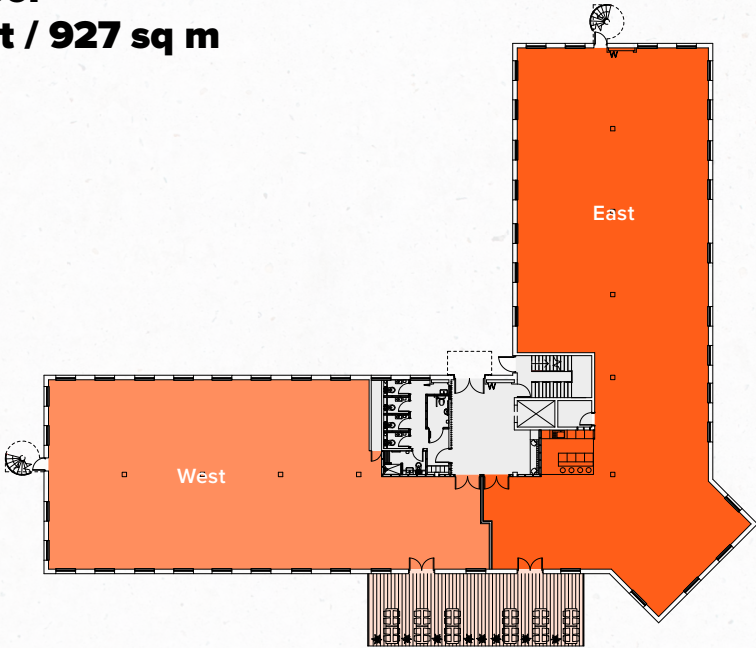
Floor	Split	Sq Ft	Sq M
First	East	5,928	550.7
	West	4,359	405.0
Total		10,287	955.7
Ground	East	5,822	540.9
	West	4,156	386.1
Total		9,978	927
Total		20,265	1,882.7

Full Measured Survey has been undertaken.

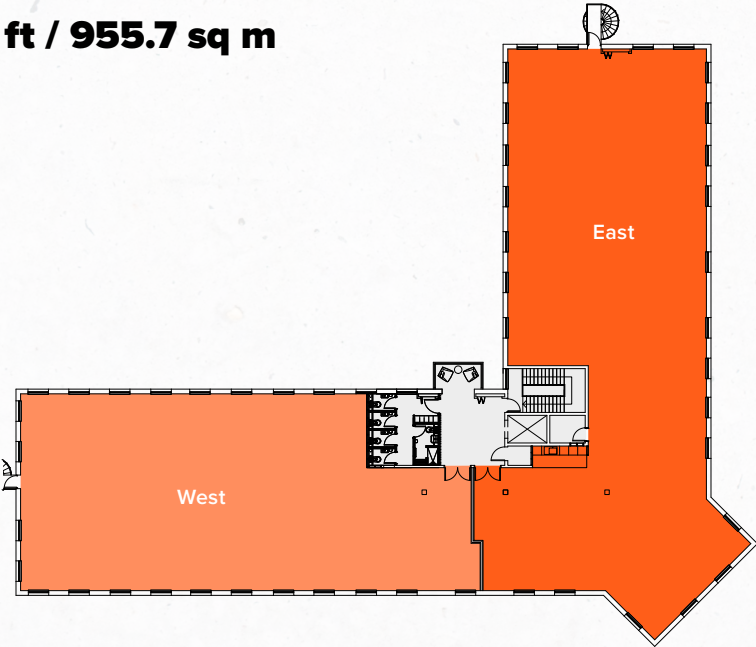


Office space.

ground floor  
9,978 sq ft / 927 sq m

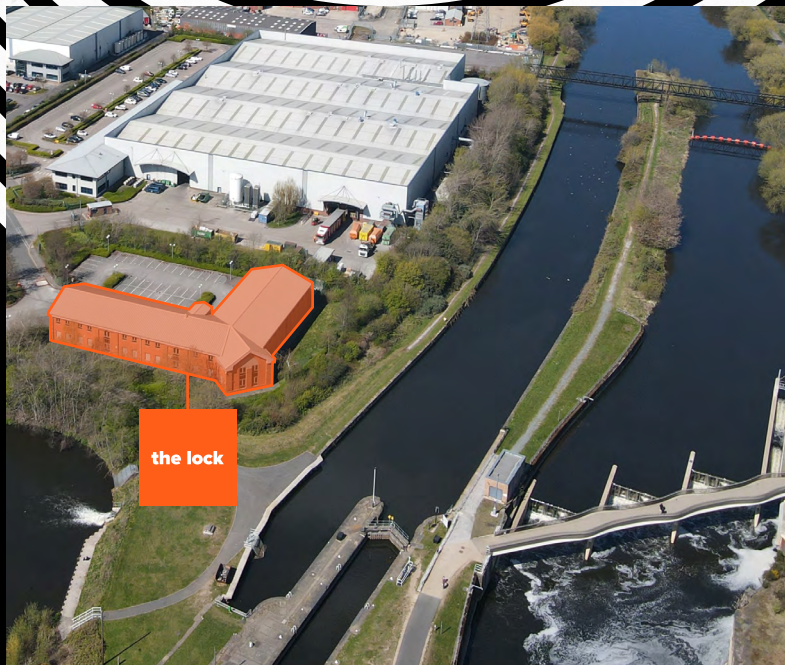


first floor  
10,287 sq ft / 955.7 sq m



N Plans not to scale. Indicative only.

- East Split
- West Split
- Core
- Terrace



## the position

The Lock is situated within Quayside Business Park off the A61, approximately 1 mile from Leeds City centre close to J7 of the M621 and J44 of the M1.

Ideally located for the city centre and the national motorway network, the building backs onto the Leeds Liverpool Canal and the River Aire giving it a picturesque riverside setting.

### car



M621 Junction 7  
4 mins

M1 Junction 44  
5 mins

### bus



by Flyer Bus

Leeds City Centre  
10 mins

Leeds Train Station  
10 mins

Leeds Bradford Airport  
28 mins

### rail



Leeds Station  
10 mins via bicycle

Huddersfield  
17 mins

York  
30 mins

Sheffield  
52 mins

Manchester  
55 mins

Journey times sourced from Google Maps.

## the contacts

### Viewings

Strictly through the agents.

Alex Hailey  
07917 168 676  
alex.hailey@cbre.com

Duncan Senior  
07888 730 366  
dsenior@wsbproperty.co.uk

### Terms

Upon application.

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**CBRE**

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