



the lock

8 GEORGE MANN ROAD
LEEDS LS10 1DJ

4,327 - 20,775 SQ FT
REFURBISHED WATERSIDE OFFICES TO LET

the building

Waterside working at The Lock; 20,775 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 69 parking spaces and will offer flexibility to sub-divide and accommodate a range of requirements between 4,327 sq ft and 20,775 sq ft.

The Lock is undergoing an extensive refurbishment and enhancement program to deliver efficient Grade A office space.



Terrace area CGI.



Entrance CGI.

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



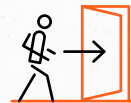
Opening windows to provide fresh air throughout the building



Fibre connectivity



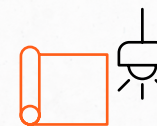
EV charging points for electric cars



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



Reception area CGI.

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

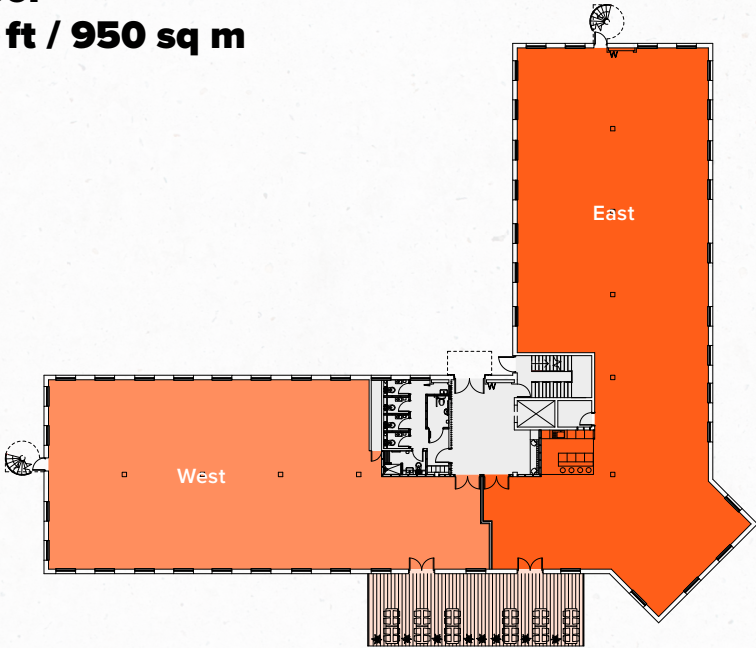
the accommodation

Floor	Split	Sq Ft	Sq M
First	East	6,017	559
	West	4,521	420
Total		10,549	980
Ground	East	5,888	547
	West	4,327	402
Total		10,226	950
Total		20,775	1,930

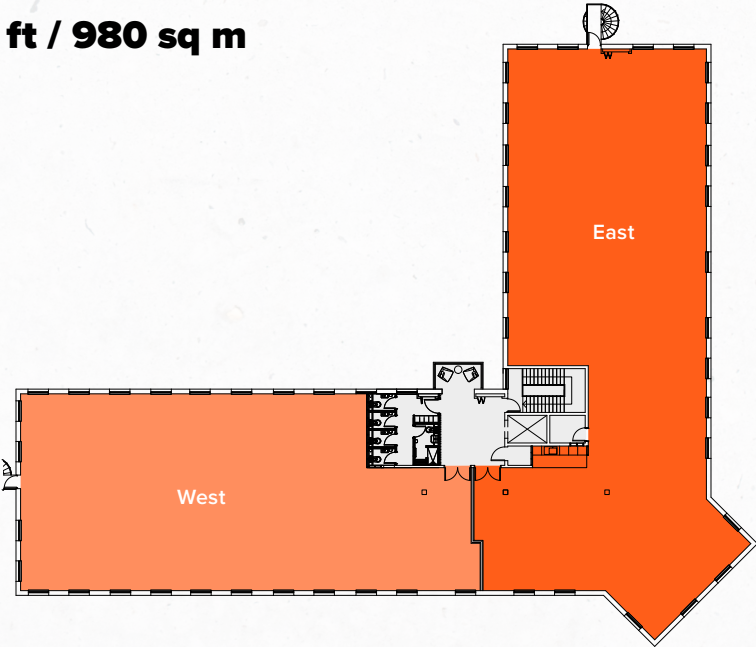


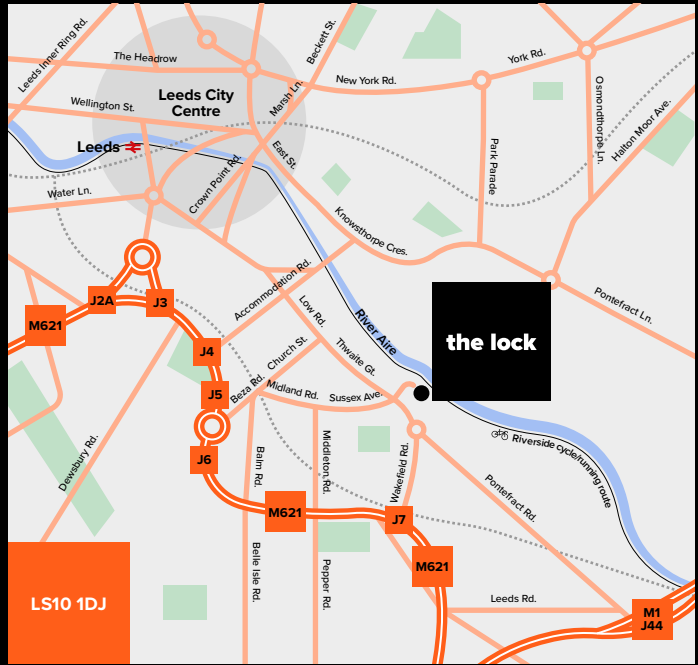
First floor space.

ground floor
10,226 sq ft / 950 sq m



first floor
10,549 sq ft / 980 sq m





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

Sheffield
52 mins

York
30 mins

Manchester
55 mins

Journey times sourced from Google Maps.

the contacts

Viewings

Strictly through the agents.

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Terms

Upon application.

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CBRE PROPERTY CONSULTANTS **wsb**

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