



VICTORIA FOUNDRY

HOLBECK URBAN VILLAGE · LEEDS

TO LET

SELF CONTAINED, HIGH QUALITY CHARACTERFUL OFFICES

MARSHALL STREET, LEEDS, LS11 9EH



LOCATION

Victoria Foundry is located within The Round Foundry which is situated on the south side of Leeds city centre. The location benefits from excellent provision of public transport and easy access to the road network whilst being within short walking distance of the retail core.

Victoria Foundry is within 5 minutes walk from Leeds Railway Station, which provides excellent national connectivity with services to London within 2 hours. Manchester, Liverpool, Sheffield, Hull and Newcastle are all within 1.5 hours. The property is accessed off Victoria Road / Neville Street, the principle route into Leeds from the south and the M621 Motorway located under a mile away.

Victoria Foundry is located in the heart of one of the largest regeneration initiatives in Europe, with the potential to create 35,000 new jobs and to double the size of Leeds city centre.

HOTELS

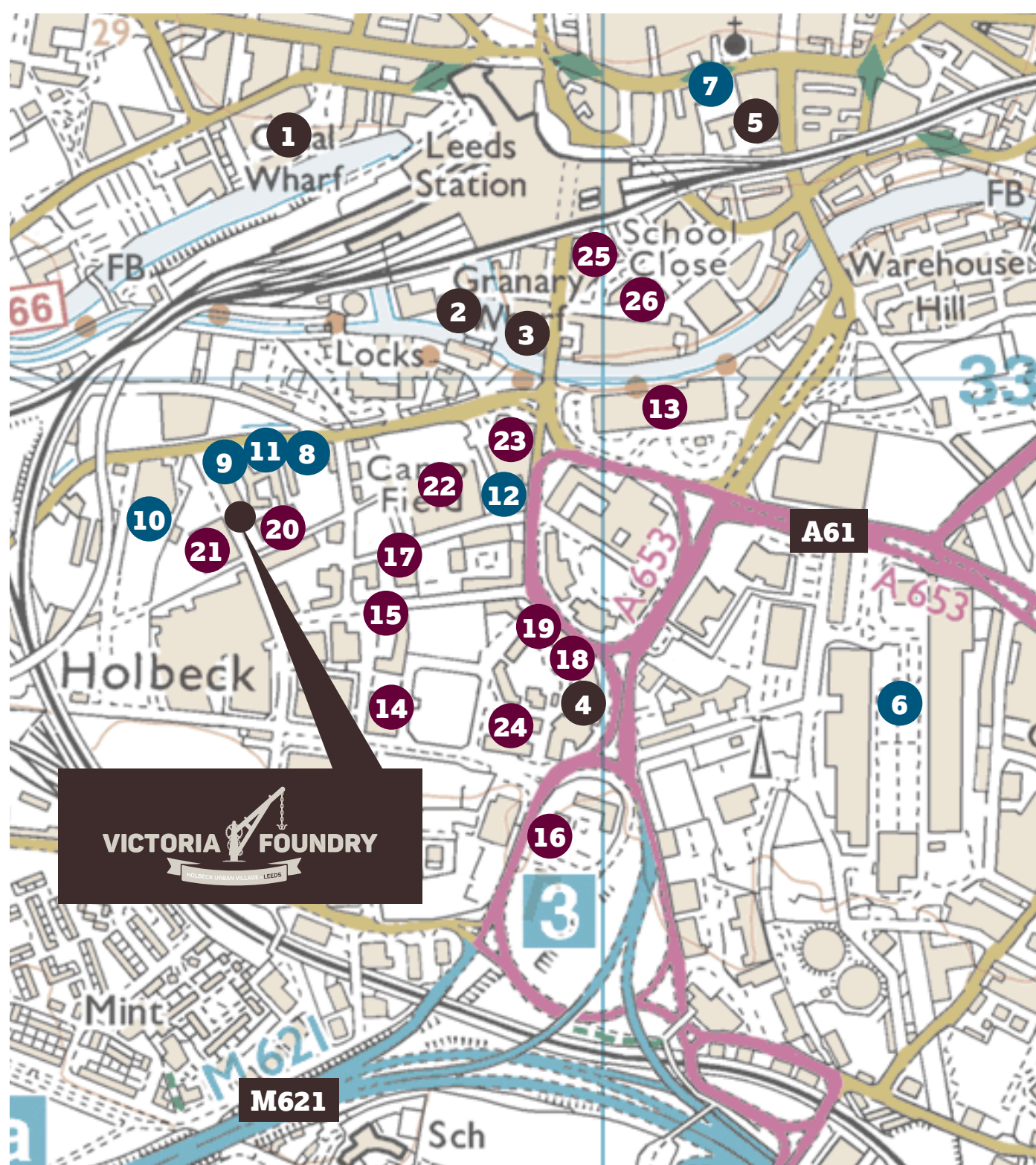
- 1 Novotel
- 2 DoubleTree by Hilton
- 3 Hilton
- 4 Clayton
- 5 Marriot

AMENITIES

- 6 Crown Point Retail
- 7 Trinity
- 8 Cross Keys Public House
- 9 Out of the Woods Café
- 10 Northern Monk Refectory
- 11 Midnight Bell
- 12 Tesco Express/Philpotts/Starbucks

OCCUPIERS

- 13 Asda
- 14 Dart Group (Jet2.com)
- 15 SDA Architects
- 16 Hitachi Capital
- 17 Enact Legal
- 18 Jacobs
- 19 AECOM
- 20 Round Foundry Media Centre
- 21 Mediacom
- 22 Lloyds Bank
- 23 Eversheds
- 24 The Secretary of State
- 25 BT
- 26 KPMG



Central Square

Whitehall Quay

Princes Exchange

Railway Station

Granary Wharf

Whitehall Riverside

Tower Works

Mustard Wharf

Bridgewater Place

South Bank
(Globe Point & Globe Square
approx 171,804 sq ft)



Marshall's Mill



DESCRIPTION

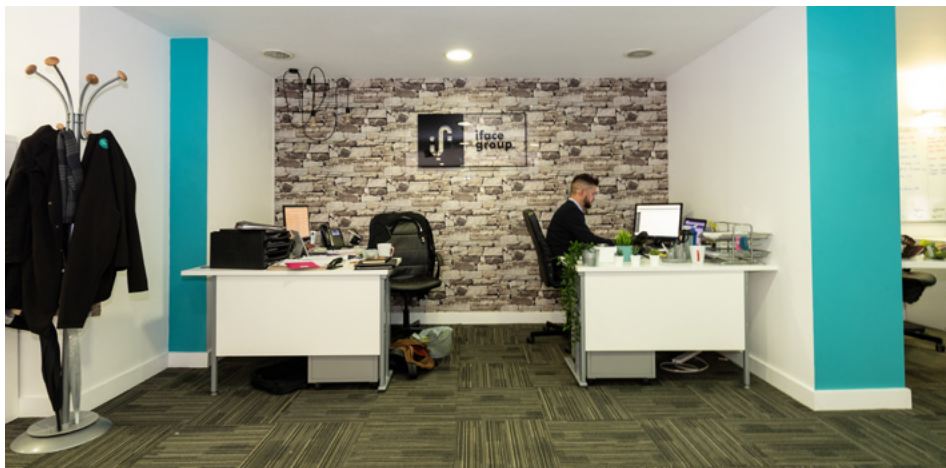
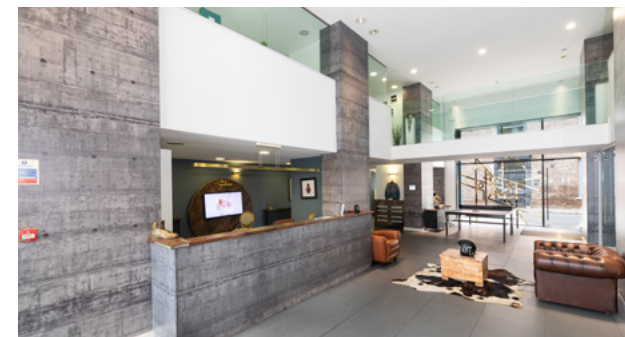
The property provides contemporary self-contained office accommodation of a high standard within a converted foundry, retaining many of its original features. The accommodation is arranged on ground and first floor with integral mezzanine levels on both floors and providing a ground floor reception area with client facing meeting rooms, and open plan office accommodation on the upper floors with the benefit of existing informal meeting areas / private offices.

The specification includes raised floors, air conditioning, lift access and male and female w/c's on each floor.

ACCOMMODATION

We have undertaken a joint measured survey in line with the current RICS guidelines the International Property Measurement Standards, IPMS3, which are as follows:

	IPMS3	
	Sq. m.	Sq. ft.
Ground	199.63	2,149
Mezzanine	159.43	1,716
First floor	223.07	2,401
Mezzanine	52.6	566
Second Floor	25.43	274
Total	660.16	7,106



BUSINESS RATES

In accordance with the Valuation Office, the property is assessed as Offices and Premises and has a Rateable Value of £105,000.

PLANNING

The property currently benefits from B1 (offices) use.

TERMS

Available by way of new full repairing and insuring lease for a term of years to be agreed.

RENT

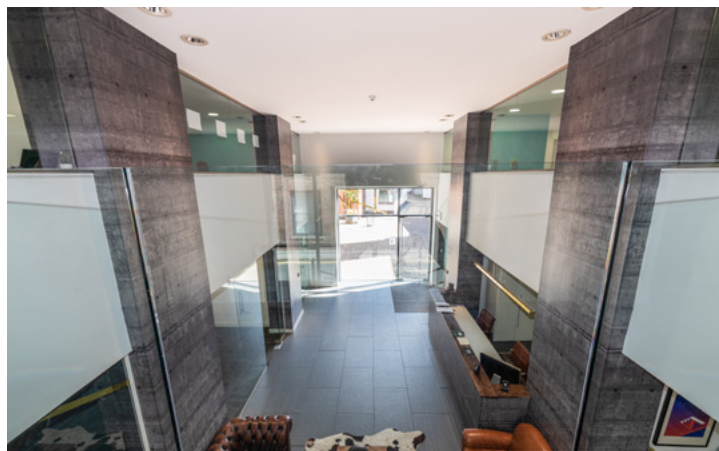
Quoting rent available on application.

LEGAL COSTS

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

EPC

EPC certificate available upon request.



VIEWINGS

For viewings or further information please contact joint agents Bowcliffe or Fox Lloyd Jones:

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