

2 Brewery Place



DYNAMIC URBAN OFFICE SPACE TO LET AT THE
HEART OF A VIBRANT WATERSIDE COMMUNITY

BRINGING *NEW*
DEPTHS TO
YOUR BUSINESS



2 BREWERY PLACE LEEDS LS10 1NE

Our Community

Brewery Wharf offers a vibrant waterside community which matches the urban chic of any prime European city.

2 Brewery Place is conveniently placed within Brewery Wharf, on the south bank of the River Aire. Offering unrivalled amenities, access to Leeds city centre and Leeds City Station.



A People Place

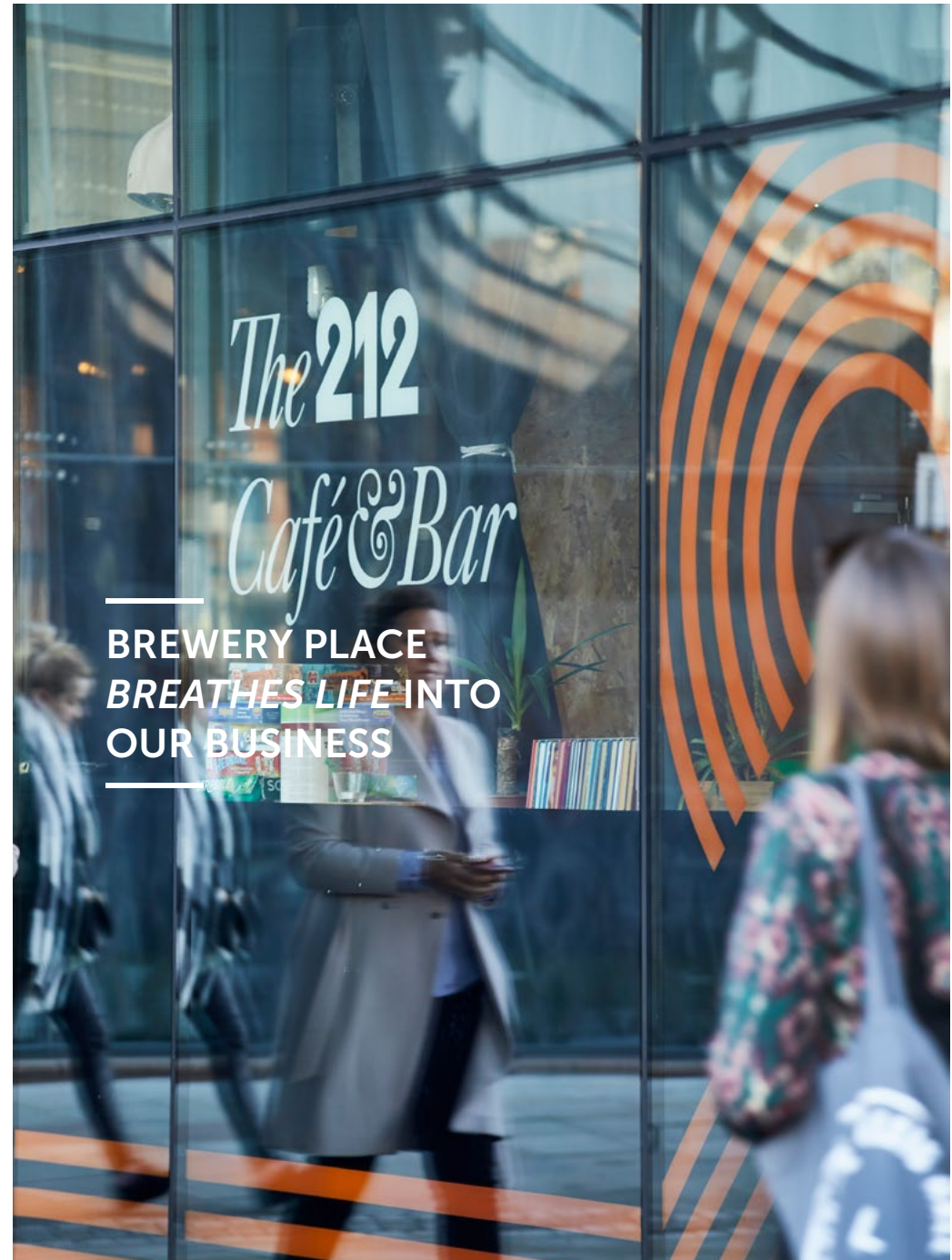
The dynamic central open space of Brewery Place, provides a focal point for everyone. For business, leisure and visitors alike, it is an inclusive and welcoming destination.

Night & Day



**An exciting and vibrant
waterside neighbourhood,
anytime of the day or night.**

Brewery Wharf is an established community with existing office occupiers including AHR Architects, Great Ideas Group, NHS Confederation, DS.Emotion, DLG Architects and Projex Building Solutions. The working environment is further supplemented with an extensive range of on site amenities including: Jury's Inn, Sainsbury's Local, Oracle Bar, 212 Bar and YUM YUM cafe/delicatessen.



**BREWERY PLACE
BREATHES LIFE INTO
OUR BUSINESS**

Riverside Location

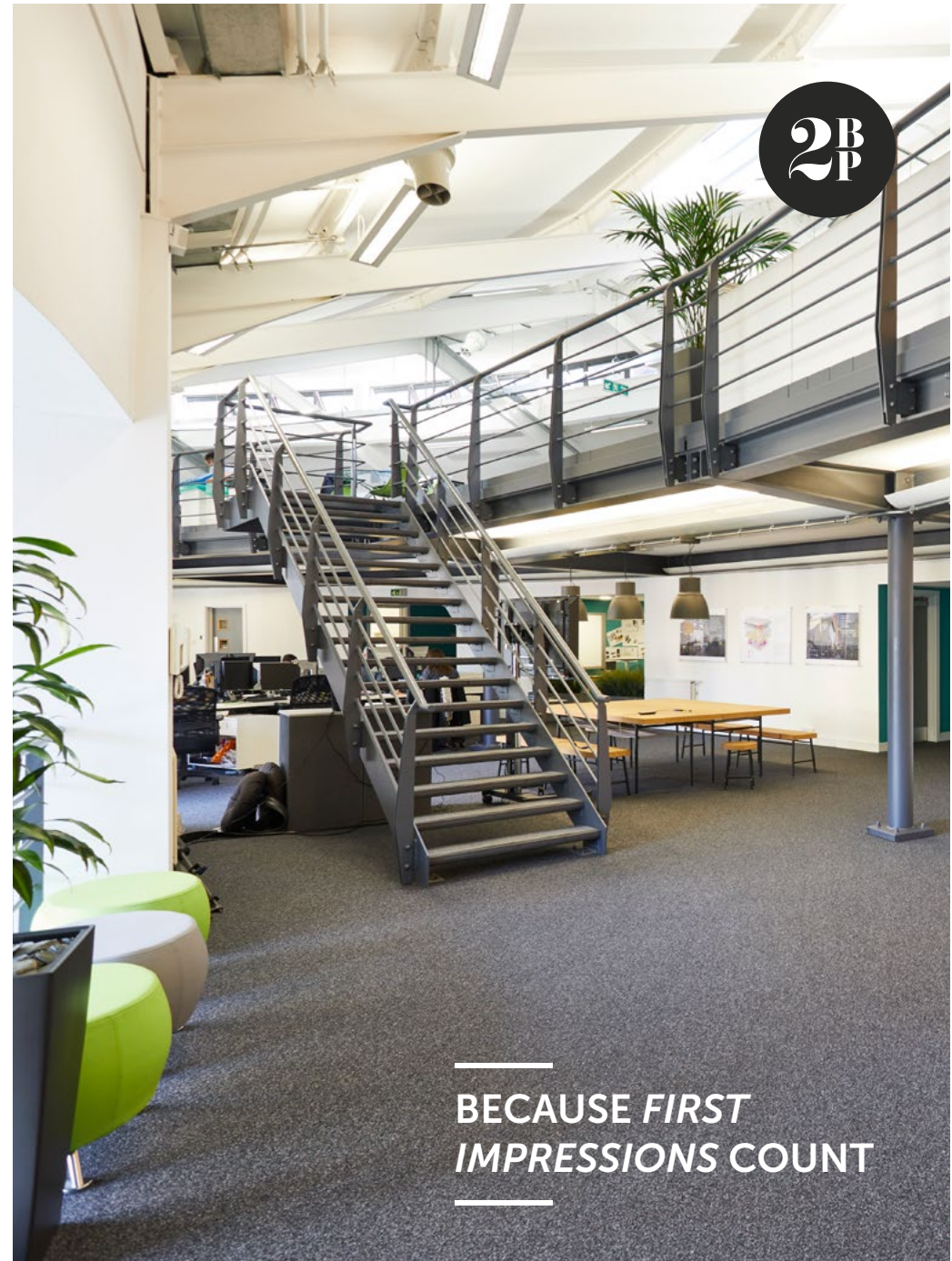
2 Brewery Place offers convenient access to Leeds city centre and Leeds City Station and with its secure on-site parking, the wider national motorway networks.

- 1. Brewery Wharf:**
Jury's Inn
Sainsbury's Local
Adelphi Pub
Yum Yum Deli
Oracle Bar
Bar 212
Ciao Bella
2. The Tetley
3. Crown Point Retail Park
4. AQL
5. River Aire
6. Leeds Train Station (10 mins walk)
7. Corn Exchange
8. Trinity Leeds
9. City Square
10. Victoria Quarter



Statement Office Space

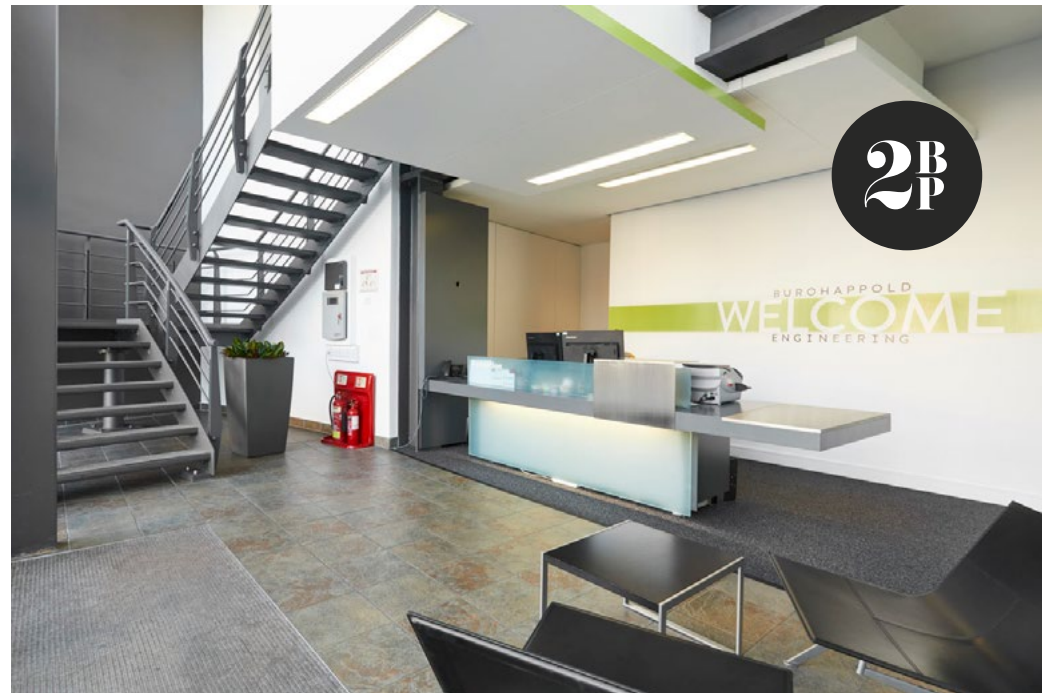
- Feature entrance with 8 person passenger lift
- Contemporary decor and fixtures & fittings throughout
- Excellent natural light
- Access to external balcony
- Secure on-site car parking
- EPC RATING: C (57)



BECAUSE *FIRST*
IMPRESSIONS COUNT

Productive Workspace

Unique office space served with an abundance of natural light.



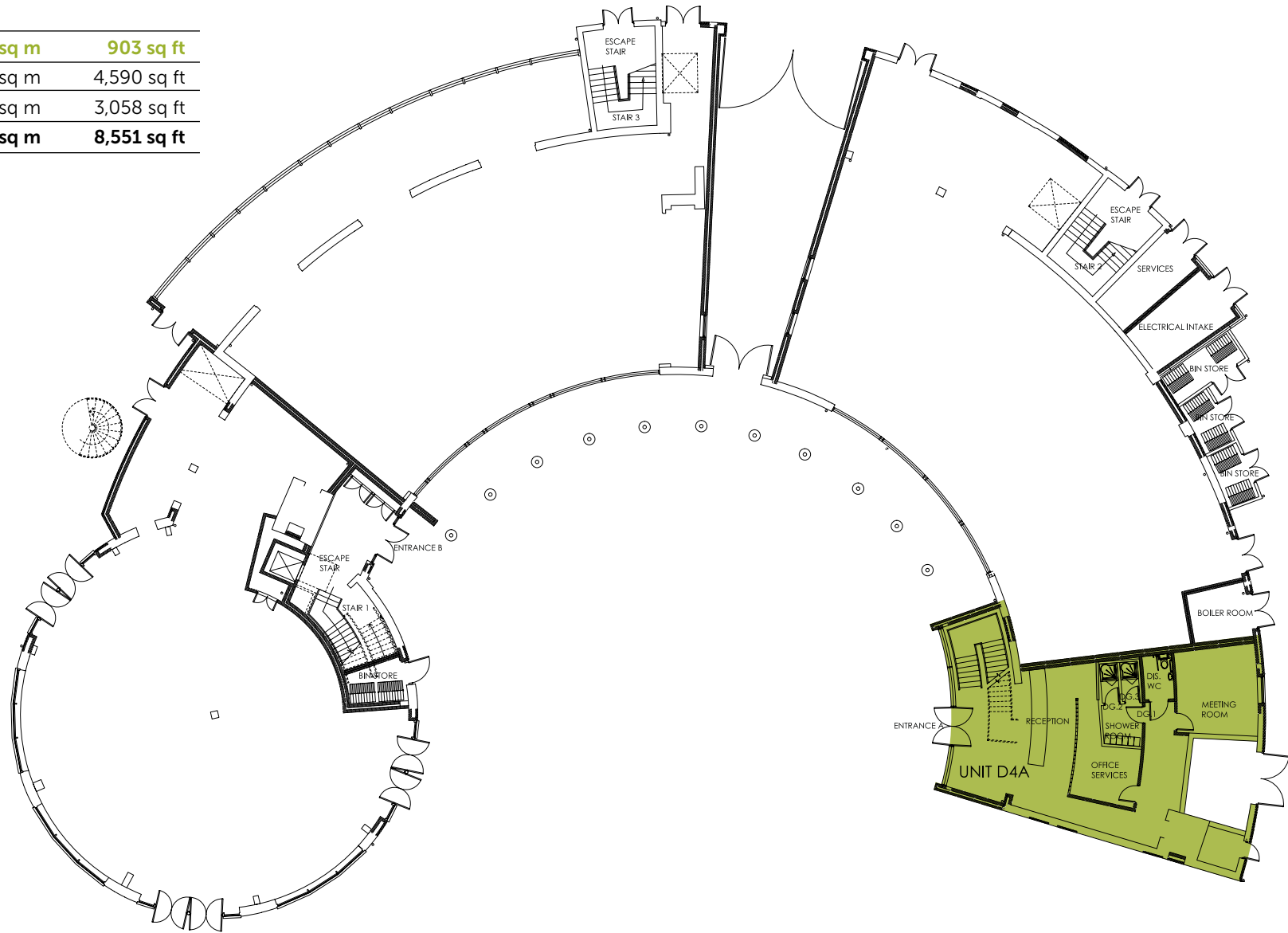
This former brewery site has been sympathetically transformed providing a unique and innovative working environment from which businesses can flourish.



GF



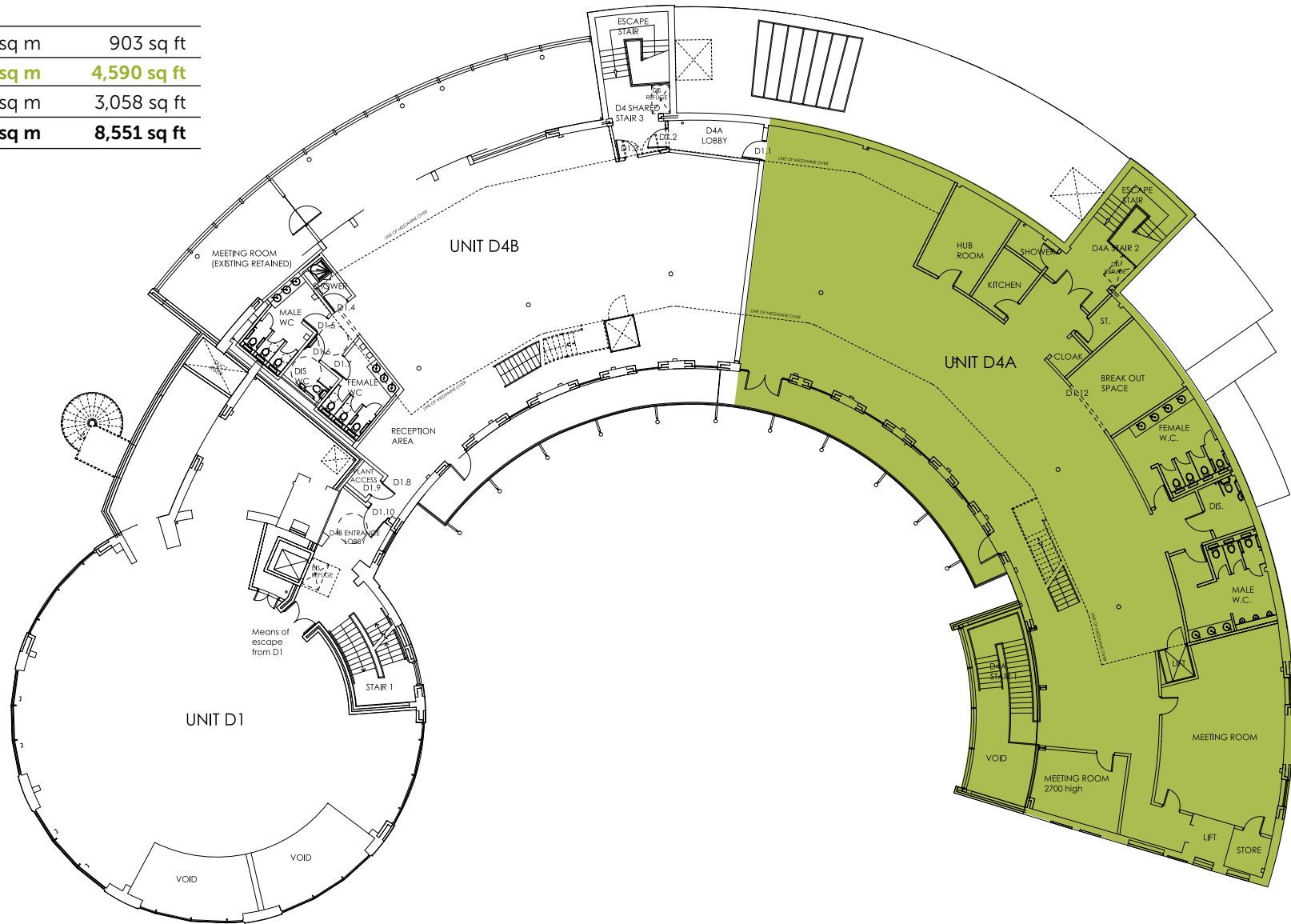
Ground Floor	84 sq m	903 sq ft
First Floor	426 sq m	4,590 sq ft
Mezzanine	284 sq m	3,058 sq ft
Total	794 sq m	8,551 sq ft



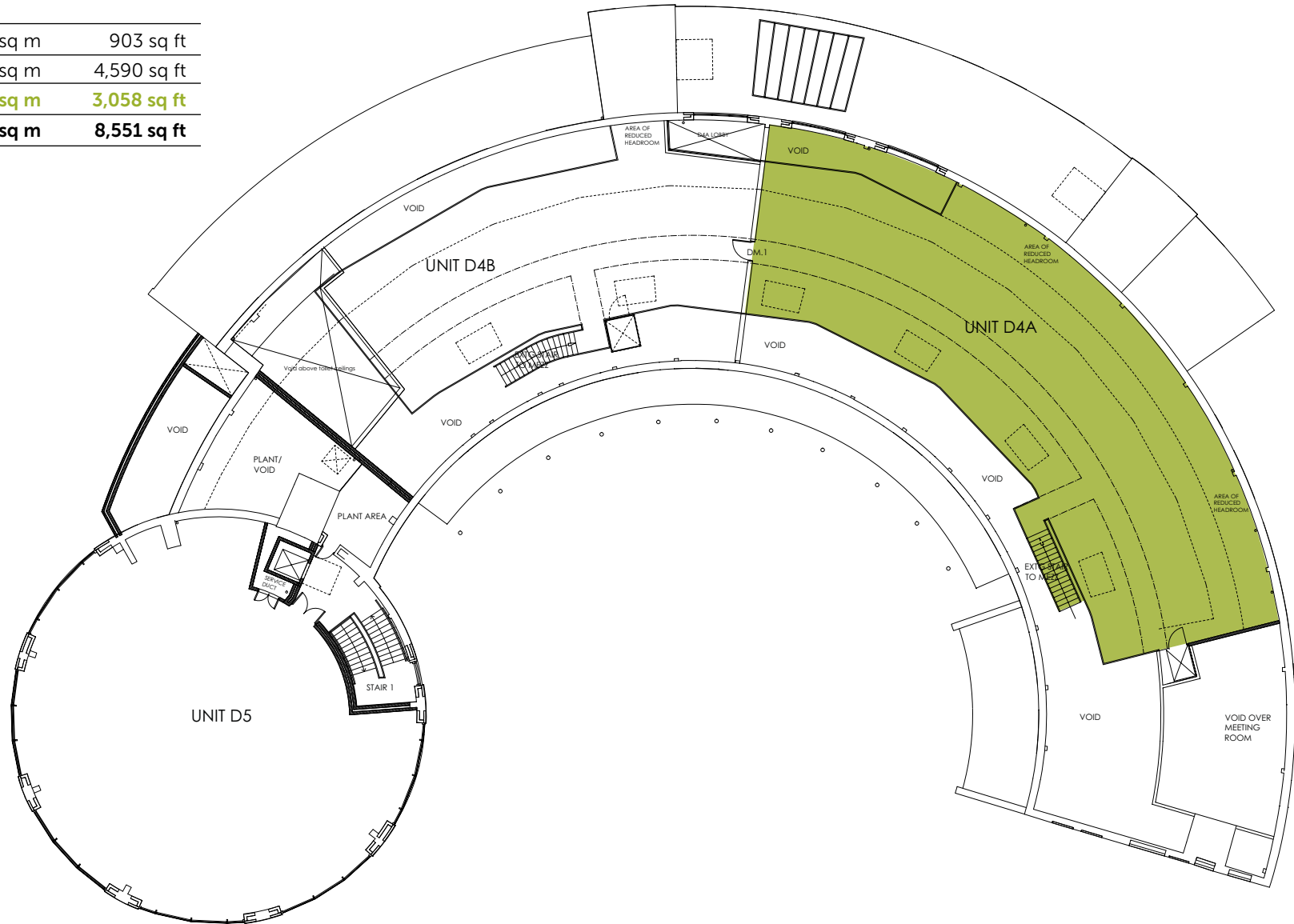
1F



Ground Floor	84 sq m	903 sq ft
First Floor	426 sq m	4,590 sq ft
Mezzanine	284 sq m	3,058 sq ft
Total	794 sq m	8,551 sq ft



Ground Floor	84 sq m	903 sq ft
First Floor	426 sq m	4,590 sq ft
Mezzanine	284 sq m	3,058 sq ft
Total	794 sq m	8,551 sq ft



Vibrant Public Realm

2 Brewery Place offers occupiers access to a bustling and vibrant public space located at the heart of Brewery Wharf.

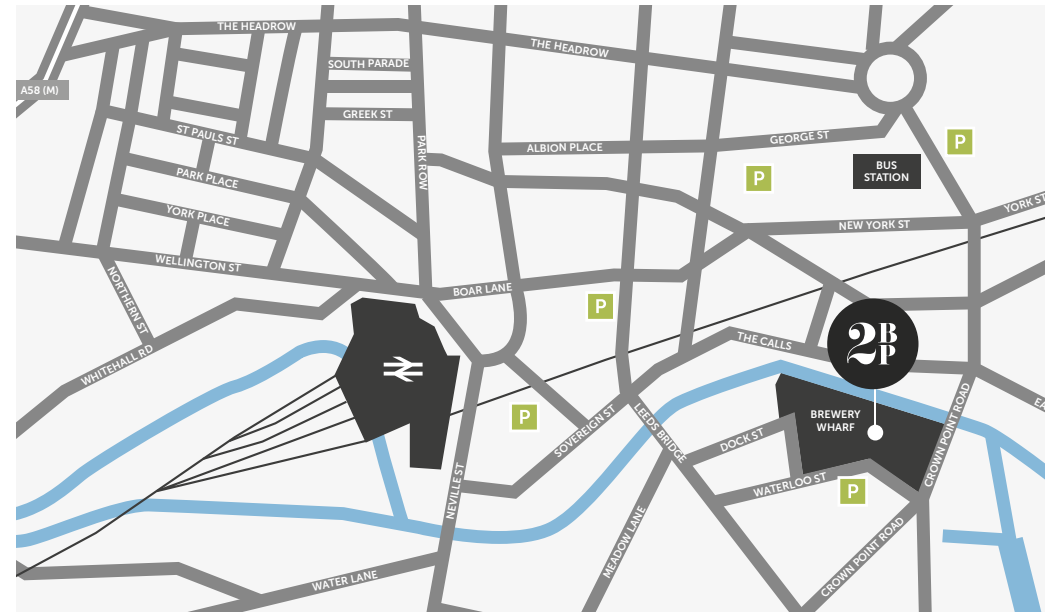
For further information contact:



Duncan Senior
dsenior@wsbproperty.co.uk
Robin Beagley
rbeagley@wsbproperty.co.uk



Ross Firth
ross.firth@cushwake.com
Harry Finney
harry.finney@cushwake.com



Misrepresentation Act: The agents for themselves and for the vendors or lessors of their property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. **Design and Production DS.Emotion April 2019**