

TO LET

# GRAPHICAL HOUSE

Iconic Creative Workspace.  
1st Floor Available - 2,119 sq ft.  
Last Floor Remaining!

 2 WHARF STREET, LEEDS, LS2 7EQ



# Creative workspace with original features and modern design in The Calls district



Indicative images showing ceiling and floor aesthetic





**First Floor 2,119 sq ft**  
**LAST FLOOR REMAINING!**

Graphical House comprises 7,154 sq ft of high quality, creative workspace arranged over four floors. The available suite is located on the first floor and benefits from existing fit-out in the form of high quality meeting rooms and a fitted kitchen.

**SPECIFICATION:**

- Air conditioning
- LED lighting
- High quality fitted kitchen facilities
- High quality fitted meeting rooms
- Unique external artwork created by Mr Penfold
- Exposed brickwork & original flooring
- Shower & WC Facilities
- Lift access
- Excellent natural light with triple aspect
- Panoramic views of The Calls



Indicative images showing ceiling and floor aesthetic

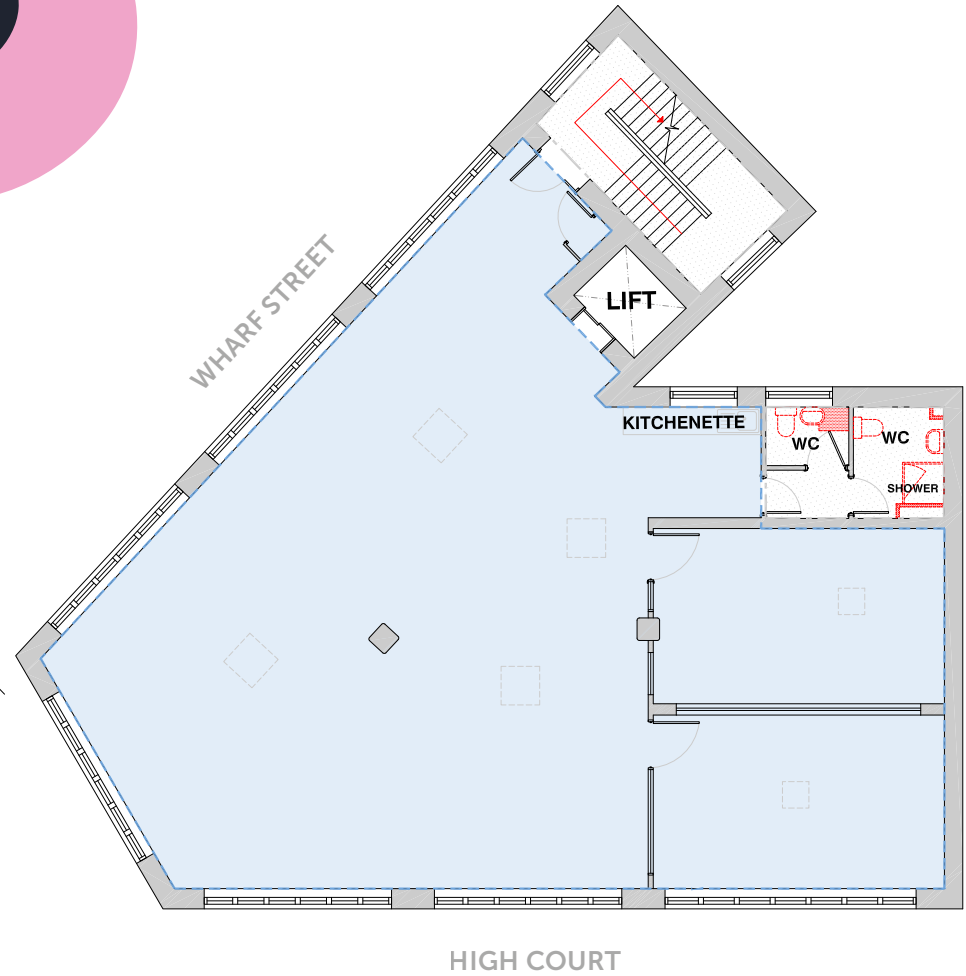
# Floorplans



## Ground Floor

1,215 sq ft  
(112.88 sq m)

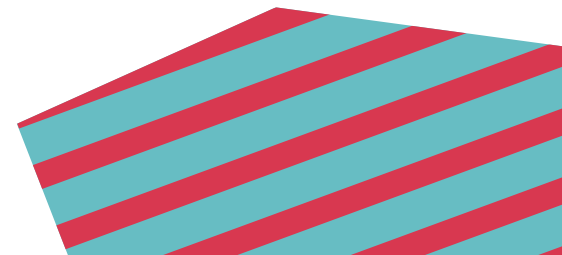
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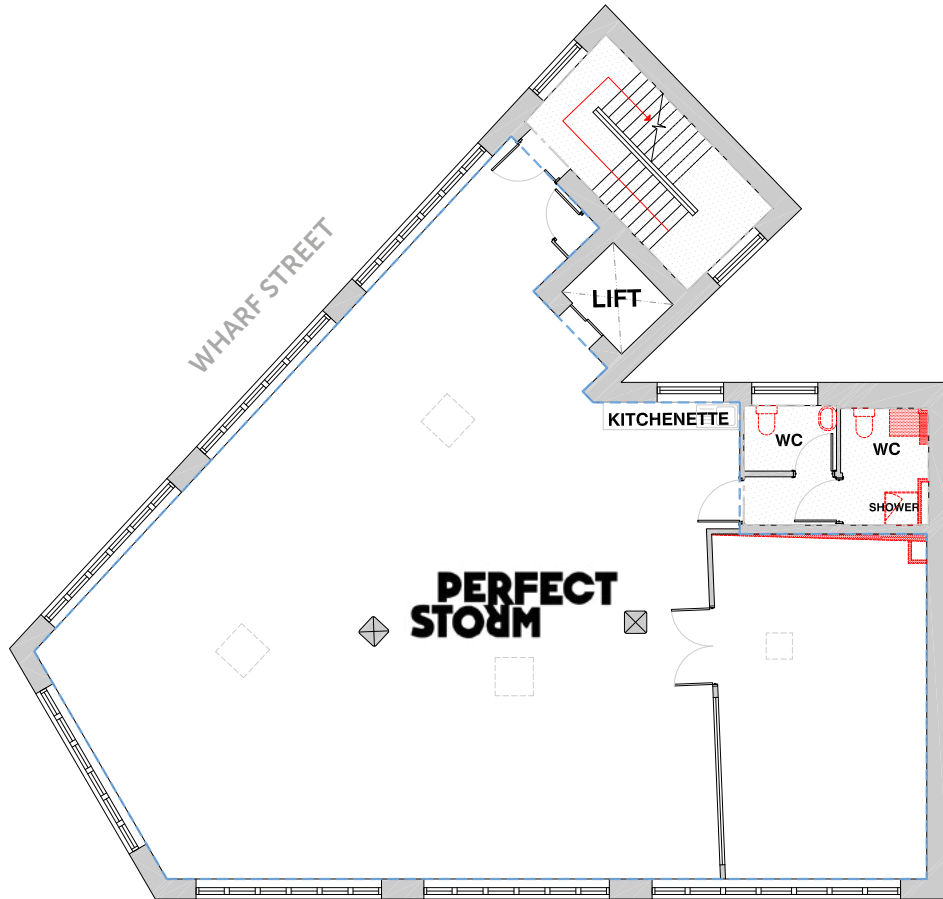
## First Floor

2,119 sq ft  
(196.86 sq m)

AVAILABLE



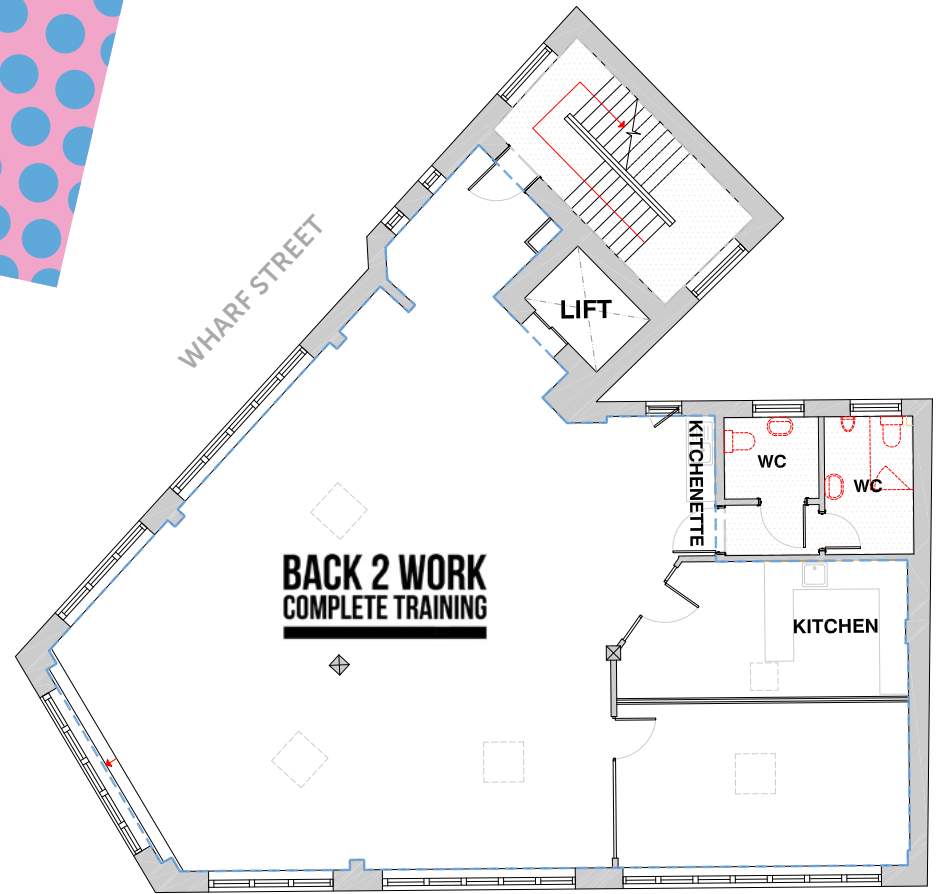
# Floorplans



## Second Floor

2,100 sq ft  
(195.10 sq m)

OCCUPIED



## Third Floor

1,720 sq ft  
(159.79 sq m)

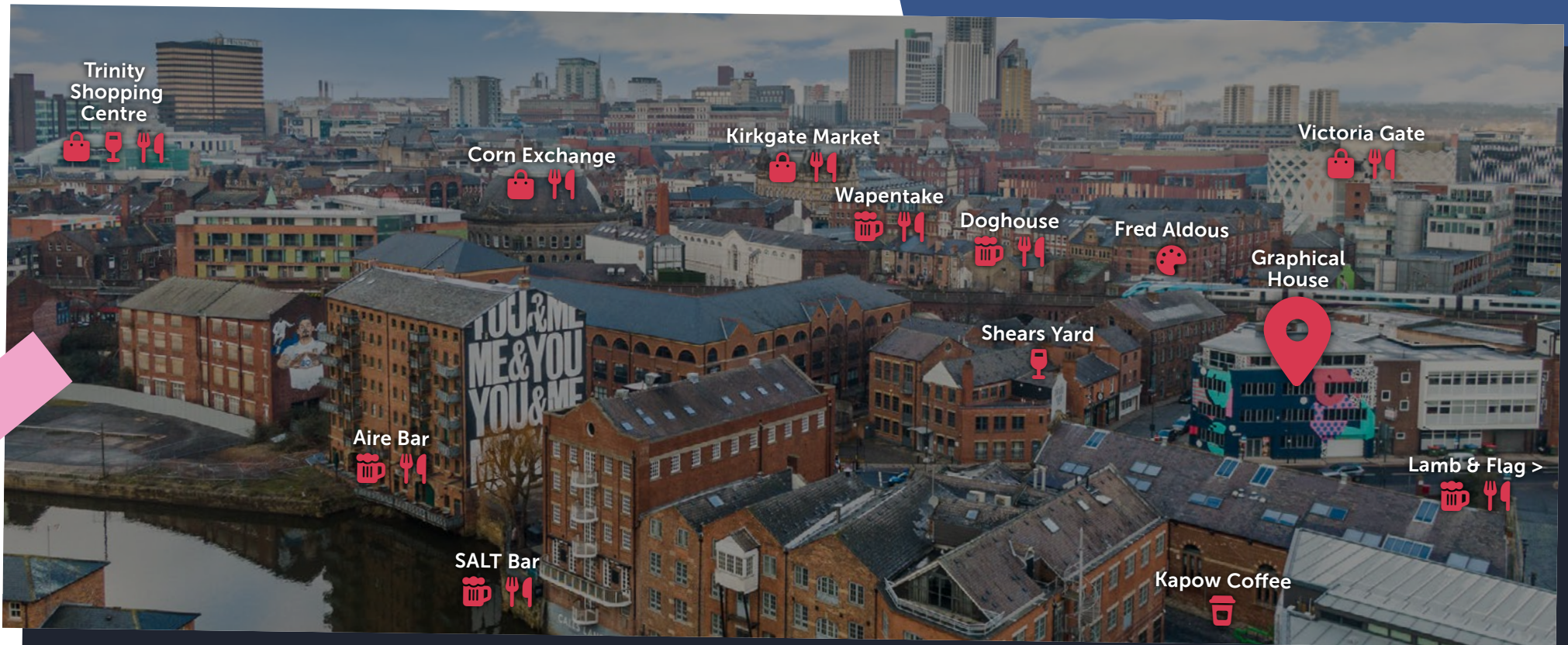
OCCUPIED



# Amenities

Graphical House is situated in the vibrant Calls area of Leeds, perfectly situated adjacent to the waterfront and just a stone's throw from Leeds shopping core.

The building is surrounded by thriving amenity including Kapow Coffee, SALT Bar, Aire Bar, Shears Yard and more!



# Transport Links



**Train Station**  
10 min walk



**Bus Station**  
3 min walk



**Corn Exchange Car Park**  
2 min walk



**Kirkgate Market Car Park**  
3 min walk



**Victoria Gate Car Park**  
4 min walk



**Leeds Dock Car Park**  
8 min walk





## Rates

Interested parties are advised to make their own enquiries with the local rating authority.

## Terms

The available accommodation is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed. Please contact either of the joint letting agents for details of the quoting rent.

## EPC

A full copy of the certificate is available upon request.

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# Interested? Get in touch

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