

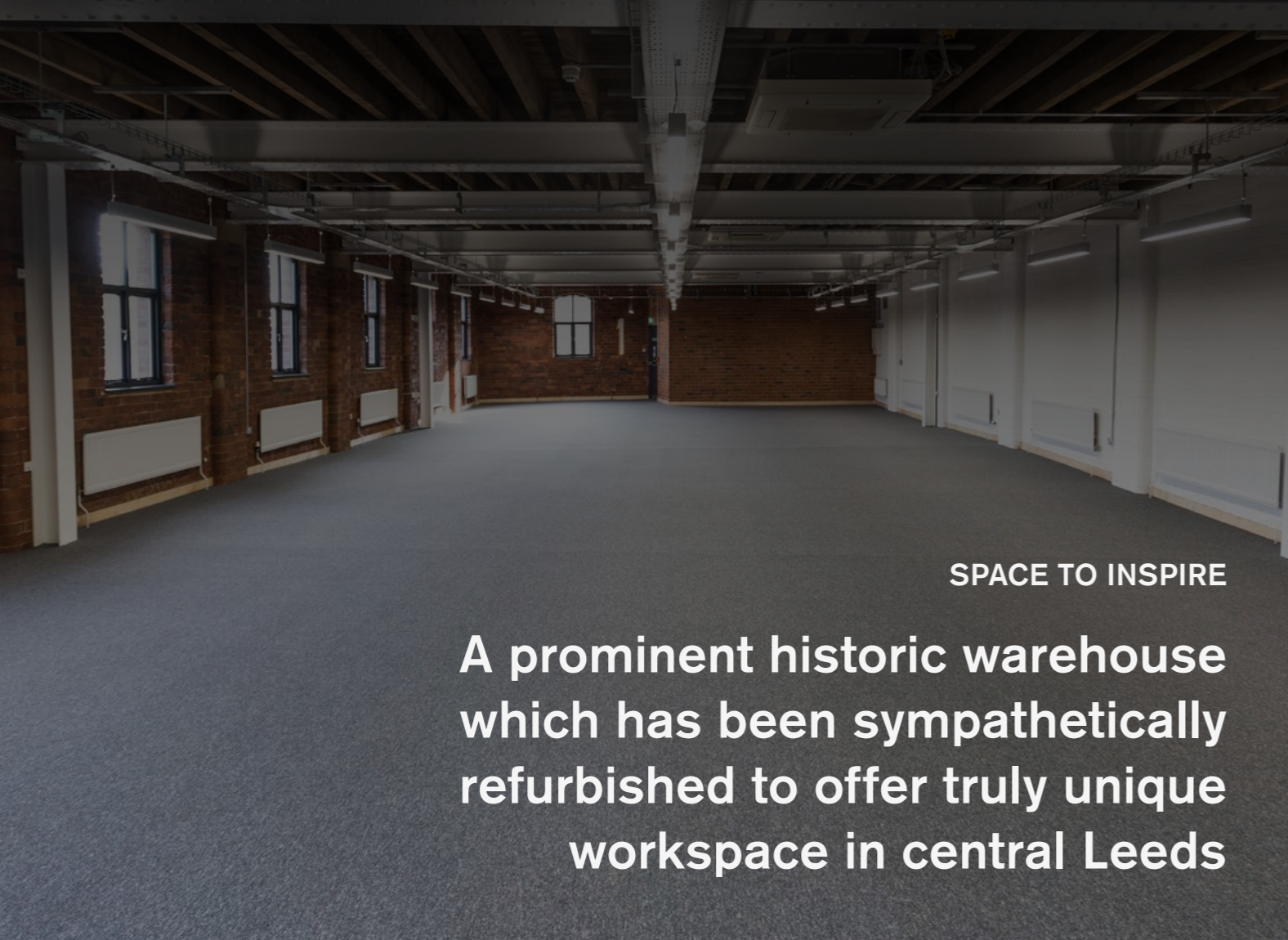
1 CANAL PLACE

LS12 2DU



TO LET

UNIQUE CHARACTER WORKSPACE BY THE WATER
3,257 SQ FT INCLUDING 2 DEDICATED MEETING ROOMS



SPACE TO INSPIRE

A prominent historic warehouse which has been sympathetically refurbished to offer truly unique workspace in central Leeds



Ability to accommodate c. 40 people



4 Demised Car Parking Spaces



Passenger Lift



Onsite Showers



Fibre Connectivity



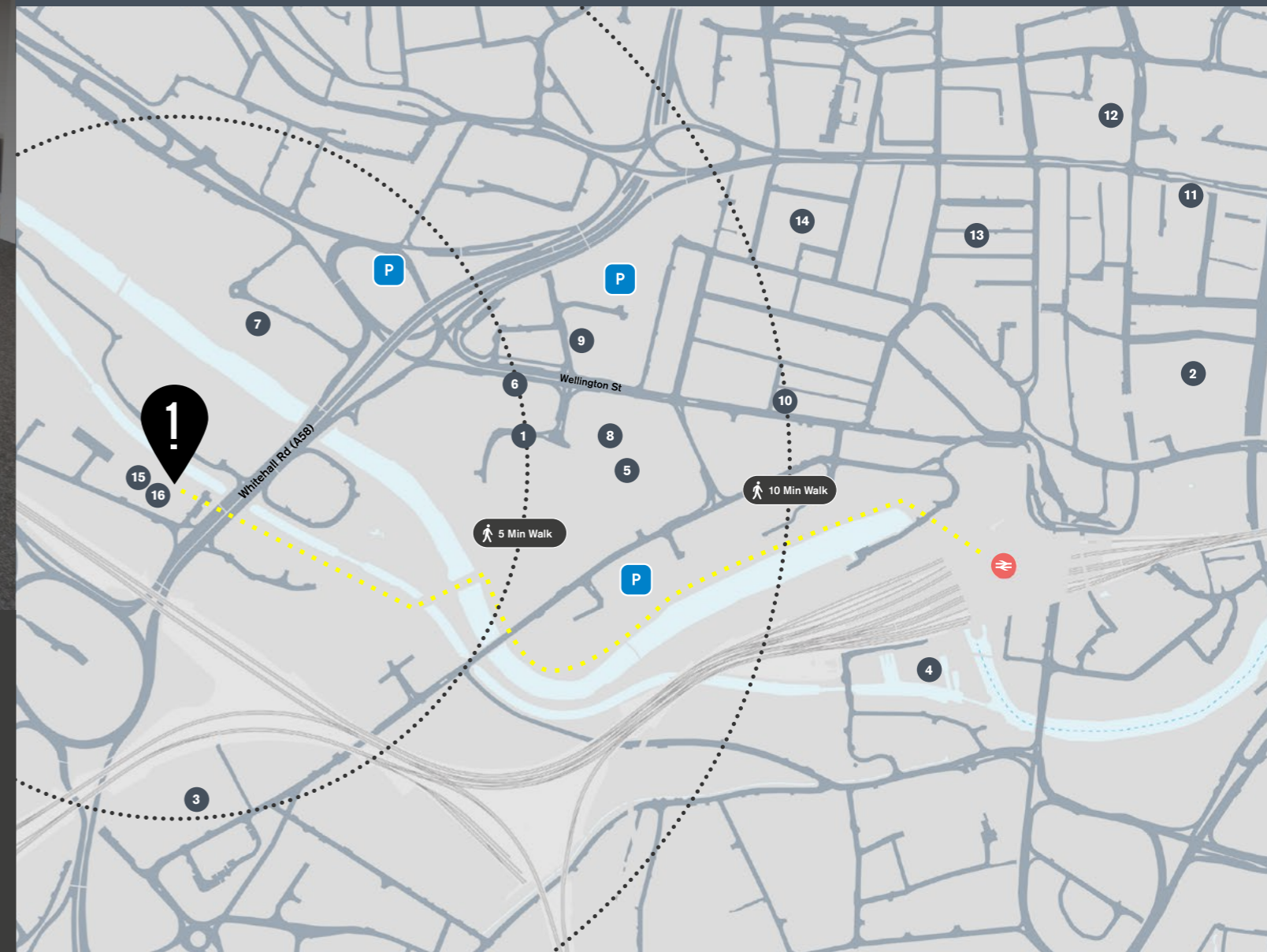
Air Conditioning



Direct access to scenic canal towpath

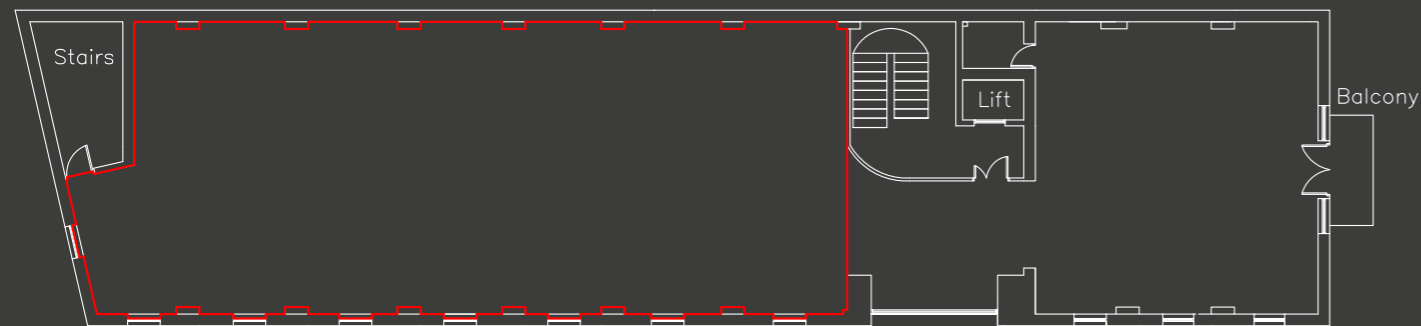


Pre-installed kitchen

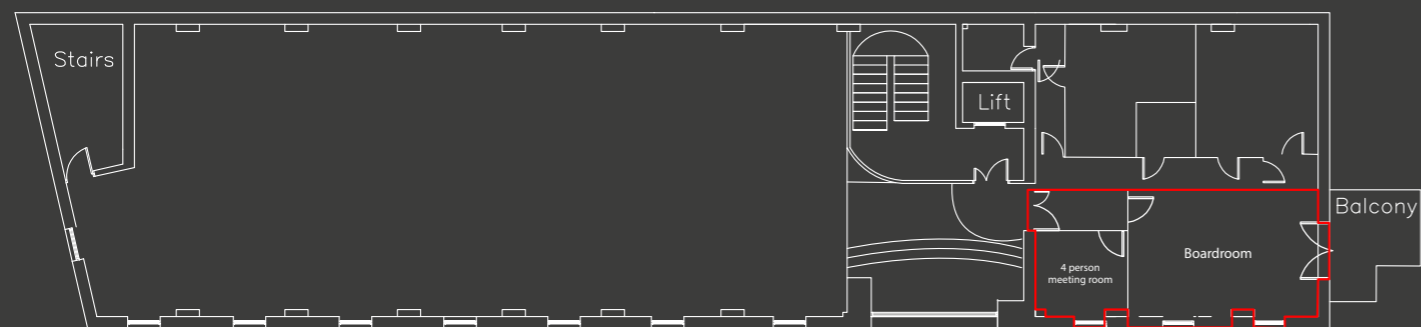


Floorplans

1st Floor - 2,780 sq ft open plan workspace



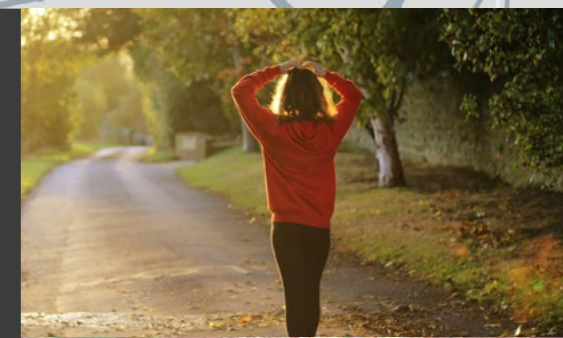
Mezzanine Level - 477 sq ft including 2x fitted meeting rooms



Leeds on your doorstep

1 Canal Place benefits from a wide range of amenity within a short distance and provides convenient access to both Leeds City Centre and the wider motorway network.

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Leeds Train Station
13 Mins (walk) 5 Mins (bike) 1 Wellington Place
6 Mins (walk) 2.5 Mins (bike) 2 Trinity Shopping Centre
13 Mins (walk) 5 Mins (bike) 3 Leeds Studios
6 Mins (walk) 4 Mins (bike) 4 Granary Wharf
12 Mins (walk) 5 Mins (bike) | <ul style="list-style-type: none"> 5 Good Luck Club
6 Mins (walk) 3 Mins (bike) 6 Crowne Plaza Hotel
5 Mins (walk) 2 Mins (bike) 7 Powerleague Football
5 Mins (walk) 3 Mins (bike) 8 Sociable Folk
6 Mins (walk) 3 Mins (bike) 9 Starbucks
6 Mins (walk) 3 Mins (bike) 10 TRIB3 Gym
10 Mins (walk) 5 Mins (bike) | <ul style="list-style-type: none"> 11 The Core
16 Mins (walk) 7 Mins (bike) 12 The Light
15 Mins (walk) 6 Mins (bike) 13 Greek Street
14 Mins (walk) 5 Mins (bike) 14 Park Square
12 Mins (walk) 4 Mins (bike) 15 Project House
1 Mins (walk) 1 Mins (bike) 16 Galleria Leeds
1 Mins (walk) 1 Mins (bike) |
|--|---|---|
- Canal Route



Make the move

An opportunity to occupy the final suite within this character building. The newly refurbished workspace provides a unique and creative environment for businesses and staff to thrive.

 ORIGINAL FEATURE STEEL BEAMS

 EXPOSED BRICK WALLS

 FEATURE STAIRCASE

 EPC RATING C-67

Terms

The accommodation is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Further details are available on request.

Rates

We advise that interested parties make their own enquiries with the local rating authority.

Car Parking

On-site car parking available.

Viewing

Strictly via the joint agents.

Contact



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