



# THE OLD BREWERY

## PROPERTY DETAILS

THE OLD BREWERY  
HIGH COURT  
LEEDS LS2 7ES

### LOCATION

The Old Brewery is extremely well located with good visibility on the city loop road, right in the heart of the popular Calls area of Leeds.

The Calls area is a successfully regenerated city location with an attractive mix of buildings for work, living and leisure. A variety of independent bars, restaurants and cafes give life to the streets and help create a genuinely friendly and interesting neighbourhood.

Whilst only a few minutes' walk from the main retail and office core of the city centre, the waterfront location of the Calls sets it apart from other areas of the city, appealing to professionals who value a vibrant and attractive working environment.

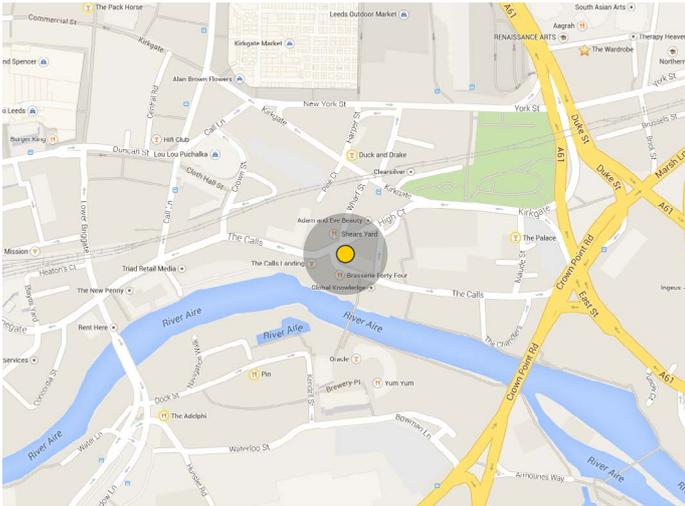
Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, and Leeds City train station is a 5 minute walk.

### DESCRIPTION

Originally a brewing and bottling warehouse, built in 1868, this attractive building has been refurbished to retain character features and structural elements and provide high quality studio office accommodation over 3 floors.

All offices benefit from:

- Prominent position close to all the city's amenities
- Good visibility from the road and easily found by car
- Perimeter trunking with 100mb broadband (charged separately)
- Character architecture and original features
- Dedicated kitchen facilities
- WC facilities shared in the building
- Front door entry intercom system



## ACCOMMODATION

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The Old Brewery offers a variety of individual offices ranging from 1100 to 4600 sq ft.

## PARKING

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The Old Brewery has its own private and secure car park. Further information on availability and pricing can be provided on request.

## TERMS

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Please contact for availability and terms.

## VIEWING AND FURTHER INFORMATION

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To arrange a viewing of for more information please contact our Property Manager, Amy.

Amy Mapp  
0113 2458182  
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