



# TO LET

# THE OLD BREWERY

THE OLD BREWERY  
HIGH COURT  
LEEDS LS2 7ES

TOP FLOOR 1300 SQ FT

## 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 is a superb location in the city for offices and accommodation, with a regenerated waterfront and an attractive mix of old and new buildings for work, living and leisure. 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 an attractive working environment away from the more corporate locations.

The building is popular with professionals in design, creative and digital industries alongside those in other disciplines who like the independent and friendly feel of our offices.

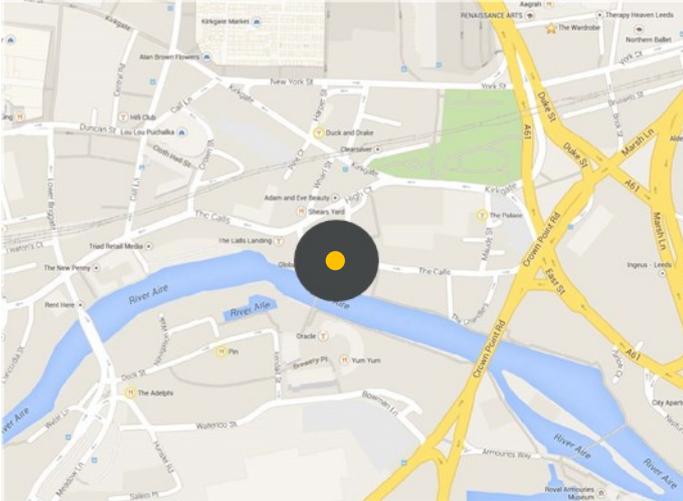
Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, and Leeds City train station is a 5 minute walk.

## 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.

The available office benefits from:

- Character architecture and original features
- Fibre broadband (separate contract/fee)
- Kitchen area within the office
- Open plan office with open wooden beams
- Two internal meeting rooms
- Front door entry intercom system
- Comfort cooling air conditioning
- Good connectivity from loop road system
- Secure external cycle storage
- Prominent position close to all the city's amenities
- Quality independent coffee shop across the street
- 24/7 secure access



## ACCOMMODATION

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The available office is on the second floor and has a net internal area of 1300sq ft

## PARKING

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Limited secure on-site parking is available by way of a separate licence arrangement. Secure off-site parking is also available on a pay & display basis.

## TERMS

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Lease:	Three year lease with break possible by negotiation
Rent:	Terms available on application.
Business Rates:	RV of property is £10750, please confirm actual payable with LCC, as transitional relief may apply
Service Charge:	Building service charge applies, details on application

## VIEWING AND FURTHER INFORMATION

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To arrange a viewing or for more information please contact our Property Manager, Amy Mapp: 0113 245 8182 / amy@ydg.co.uk

