
TO LET

High quality
character creative
workspace with
air conditioning
and parking

**Chadwick Street,
South Bank, Leeds**

2,070 -
17,175 sq ft

THE SMALL MILL







The Small Mill is one of the few buildings of original character in this area – **part of the original Tetley's brewery complex.**

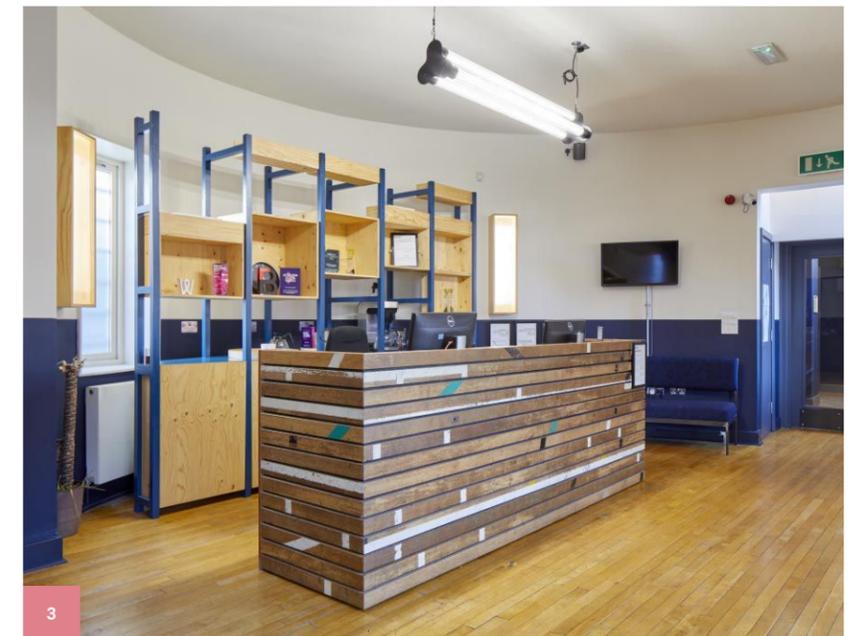
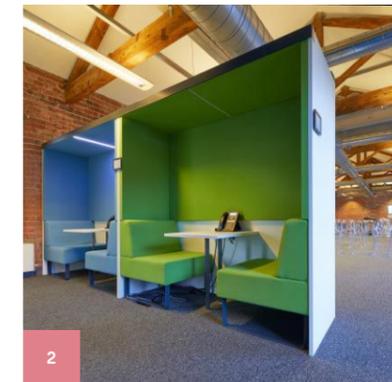
This award-winning conversion and extension of a 19th century grain warehouse delivers a mix of open plan desk space, meeting rooms and collaborative workspace on three floors.

Interior features include exposed engineering brick walls, original oak roof trusses and structural steel, lending a unique character. It will be particularly attractive to businesses in the creative digital sector looking for offices to set them apart and help recruit a skilled team.

A recent 3 storey extension to the north of the main building provides open plan Grade A office space and ample meeting rooms which can be occupied linked together with the main building or as self-contained premises.

Images:

1. Open plan office space
2. Breakout areas
3. Reception



Features of The Small Mill include:



Air conditioning



Lift access to all floors



Raised access flooring



Excellent natural light



Kitchen/breakout areas in both buildings



Roof terrace and external breakout space



Shower rooms & secure cycle storage



Generous range of zoom/meeting/board rooms



Dedicated server room with A/C



Secure job system for access 24/7



Opening windows on all elevations



Parking spaces available, leased or pay & display

Parking

Up to 55 secure parking spaces are available for exclusive use of the occupier by separate agreement. Details of the parking costs are available from the letting agents.

Rates

The Small Mill is currently assessed as having a rateable value of £188,000. If lettings of part of the building are agreed the building will be re-assessed for rating purposes.



1



2

Images:

- 1. Large floorplate office space
- 2. Meeting rooms

EPC

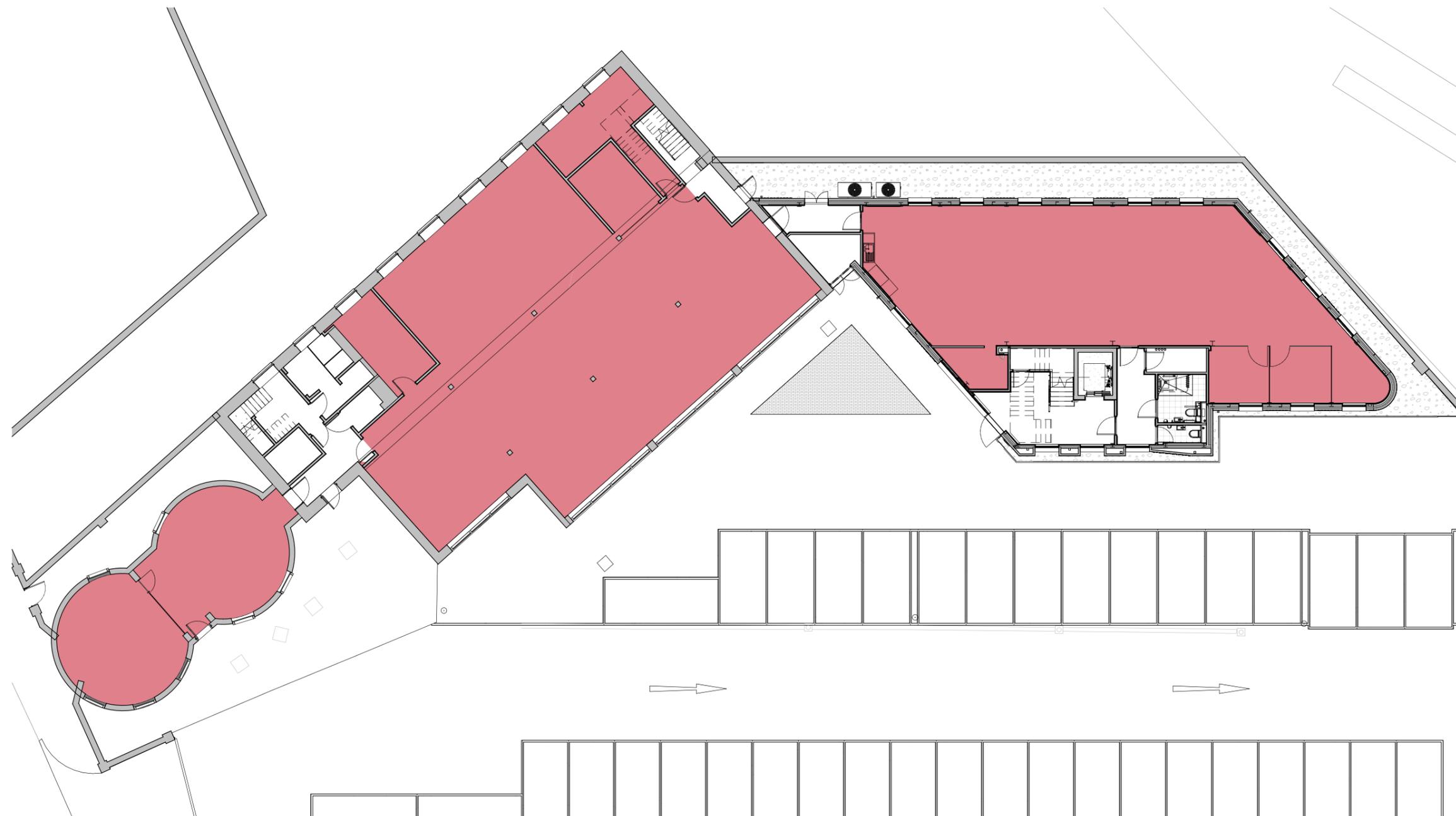
The Small Mill original building has an energy efficiency rating of D (82). The recent extension building has an energy efficiency rating of B (27) A full copy of the EPC is available on request.

Terms

The Small Mill is available to let either as a whole or in part by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Details of the quoting rent are available on request.

Accommodation
 The original building is available in its entirety as a single occupation.

Typical Floor Plan



The Small Mill provides the following net lettable areas:

Original Building	
Total	10,730 sq ft

New Building	
Ground Floor	2,070 sq ft
First Floor	2,230 sq ft
Second Floor	2,145 sq ft
Total	6,445 sq ft

The original building is available in its entirety as a single occupation.

The new building is available either as a whole or floor by floor.

Both buildings are available together providing a total of **17,175 sq ft**.

In the quickly transforming South Bank area of Leeds, the Small Mill sits right next to Leeds Dock, currently home to Sky Digital and a number of the city's top digital agencies.

- Leeds Dock**
(2 mins walk)
1. North Star Coffee
 2. Nova Bakehouse
 3. Primal Gym
 4. Tesco Express
 5. Pizza Express
 6. Holiday Inn Express

- Crown Point Retail Park**
(5 mins walk)
7. Marks & Spencer
 8. Subway
 9. Boots The Chemist
 10. Asda Living
 11. Superdrug
 12. Next

- 13. Aire Park**
(5 mins walk)

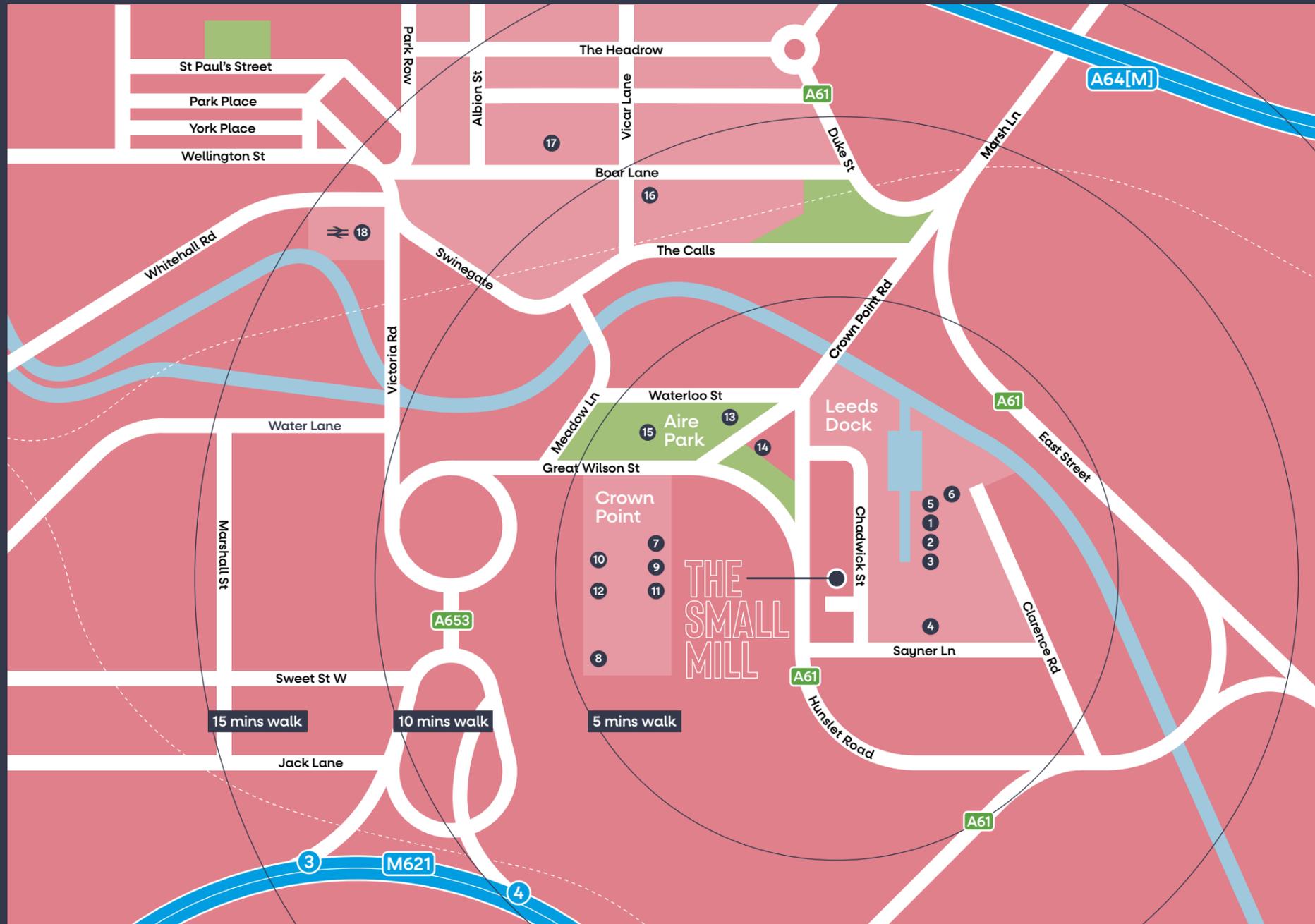
- 14. Sheaf St Café**
(5 mins walk)

- 15. The Tetley**
(5 mins walk)

- 16. The Corn Exchange**
(8 mins walk)

- 17. Trinity Shopping Centre**
(10 mins walk)

- 18. Leeds Train Station**
(15 mins walk)



The South Bank area has undergone a huge transformation in recent years and now features several colleges and the Climate Innovation District.

Soon to join them is the city's new 5 acre Aire Park and a high quality residential development by Guinness Homes. All this makes for a safe, walkable neighbourhood with lots of life on the streets.

North Star Coffee Shop and Nova Bakehouse are a couple of minutes' stroll away. Other amenities nearby include the waterfront towpath (4 minute walk) and Crown Point Retail Park (5 minute walk). From Leeds train station it is a 15 minute walk or a quick journey by river taxi via Leeds Dock.

By car, access from the motorways is quick and easy, and ample secure parking is available with the offices.

**Chadwick Street,
South Bank,
Leeds LS10 1LJ**

Viewing & further information

For any further information or to arrange a viewing please contact the sole letting agents:



Richard Fraser

richardfraser@cartertowler.co.uk

Clem McDowell

clemmcdowell@cartertowler.co.uk

YORKSHIRE
DESIGN
GROUP 

0113 245 8182

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