



VICTORIA WHARF

FRESH OR FITTED

800 SQ FT (75 SQ M) / 825 SQ FT (77 SQ M)

TO LET
GRADE A OFFICE SUITES
WHATEVER YOUR REQUIREMENT





INTRODUCING VICTORIA WHARF

Victoria Wharf is a nineteenth century building with a lot of character, perfectly located by the River Aire which has undergone a comprehensive refurbishment to provide something for everyone.

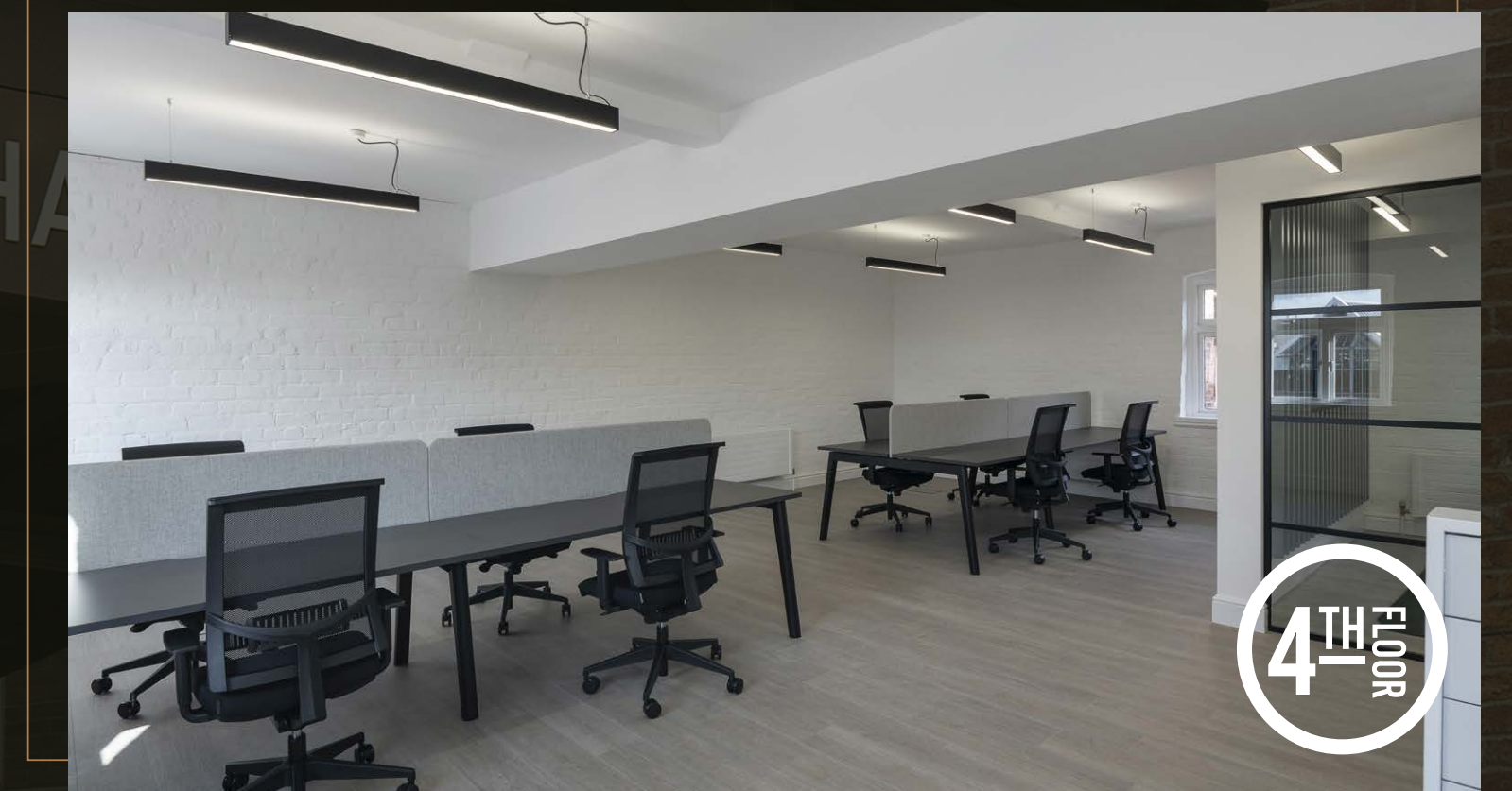
There are two office suites available to let, a first floor suite extending across 800 sq ft and a second fourth floor, fully fitted suite comprising 825 sq ft.



FRESH MAKE YOUR MARK

SPECIFICATION

- Contemporary entrance and reception area
- Stylish male and female WCs
- Shower facilities
- Communal kitchen facility
- 13 person passenger lift
- Perimeter trunking and floor boxes
- Gas fired central heating
- Double glazed windows
- LG7 compliant lighting
- On site car parking



FITTED PLUG & PLAY



SHOWER FACILITIES



13 PERSON PASSENGER LIFT



GAS FIRED CENTRAL HEATING



LG7 COMPLIANT LIGHTING



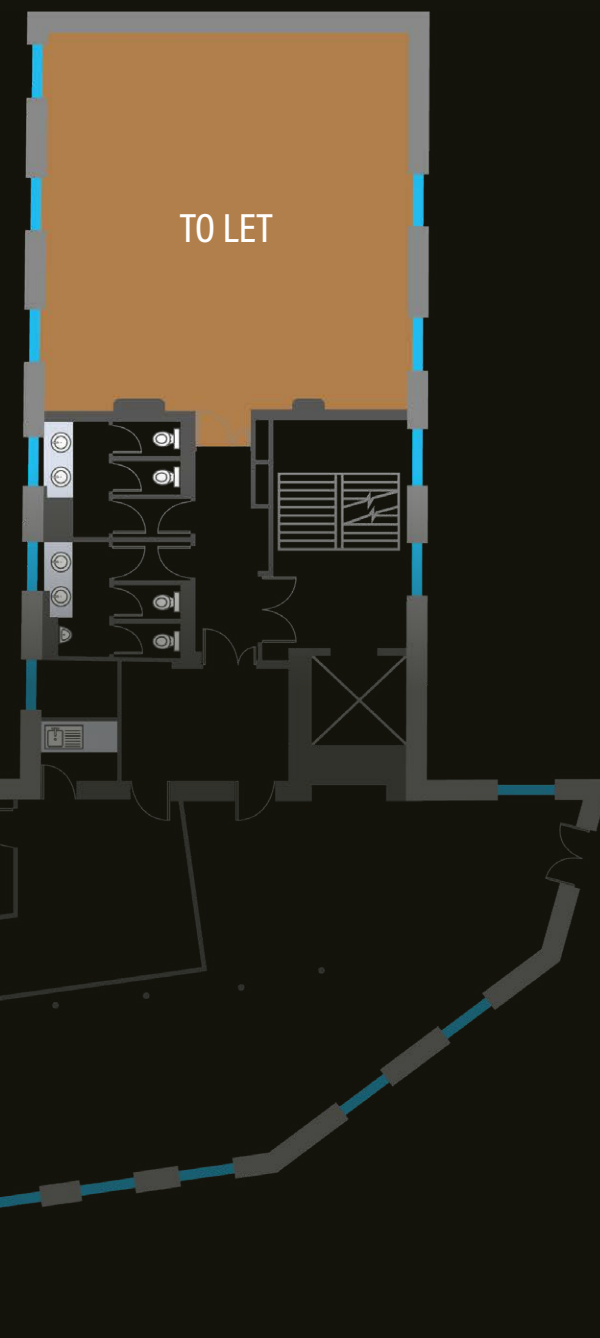
ON-SITE PARKING

FRESH 1ST FLOOR

**MAKE A FRESH START...
AN EMPTY SUITE READY FOR
YOU TO MAKE YOUR MARK.**

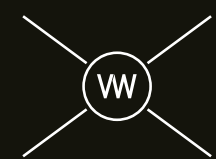
This excellent first floor suite is ready for you to move in straight away. The space would suit those seeking a contemporary space with freedom to make their own mark.

800 SQ FT (75 SQ M)



OPEN PLAN WORKING ENVIRONMENT READY FOR YOU TO MAKE THE MOST OF

**TAKE
AS
IS**



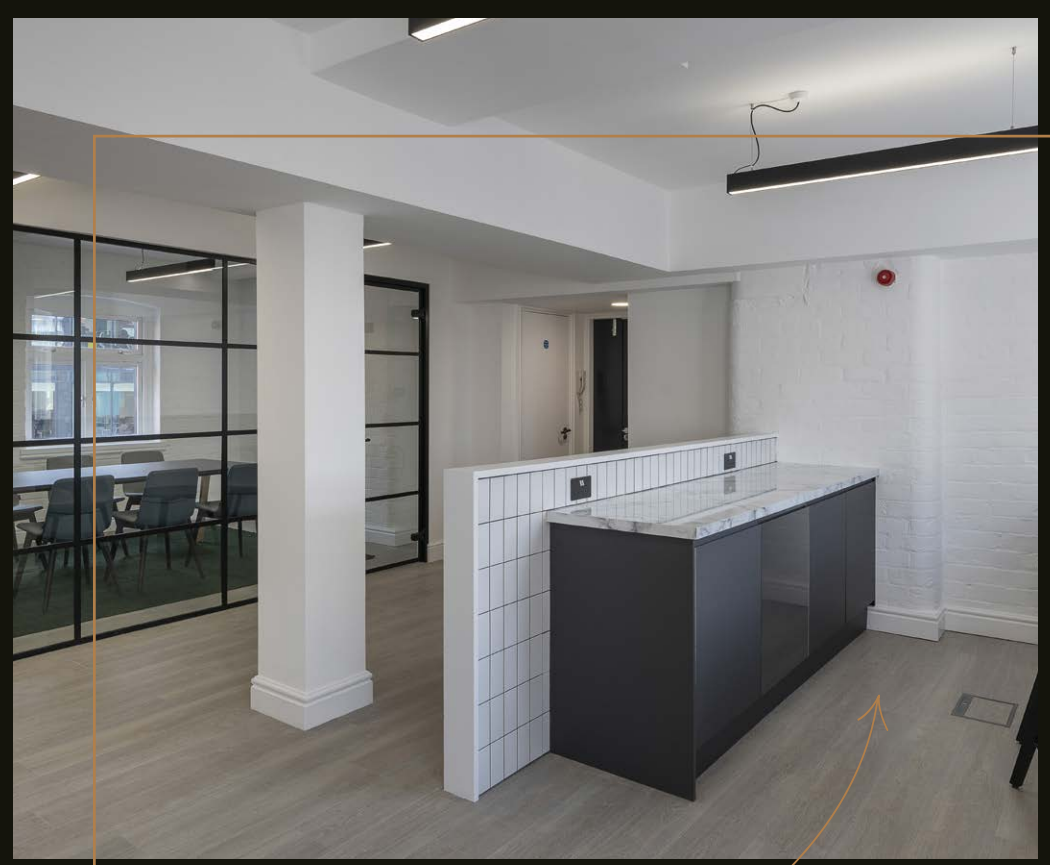
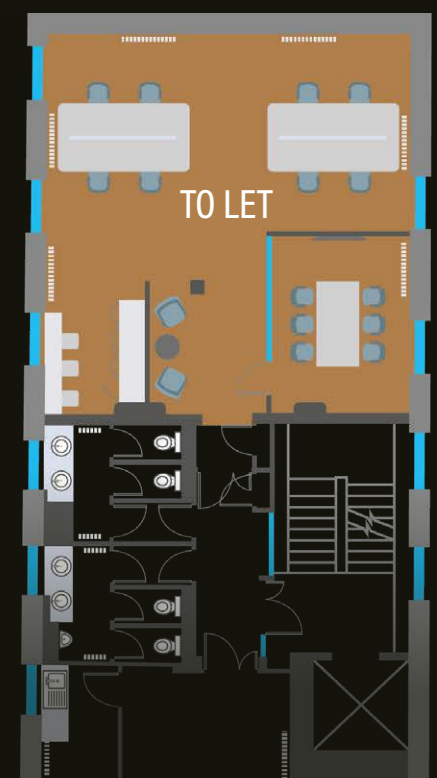
FRESH OR FITTED AT VICTORIA WHARF

FITTED 4TH FLOOR

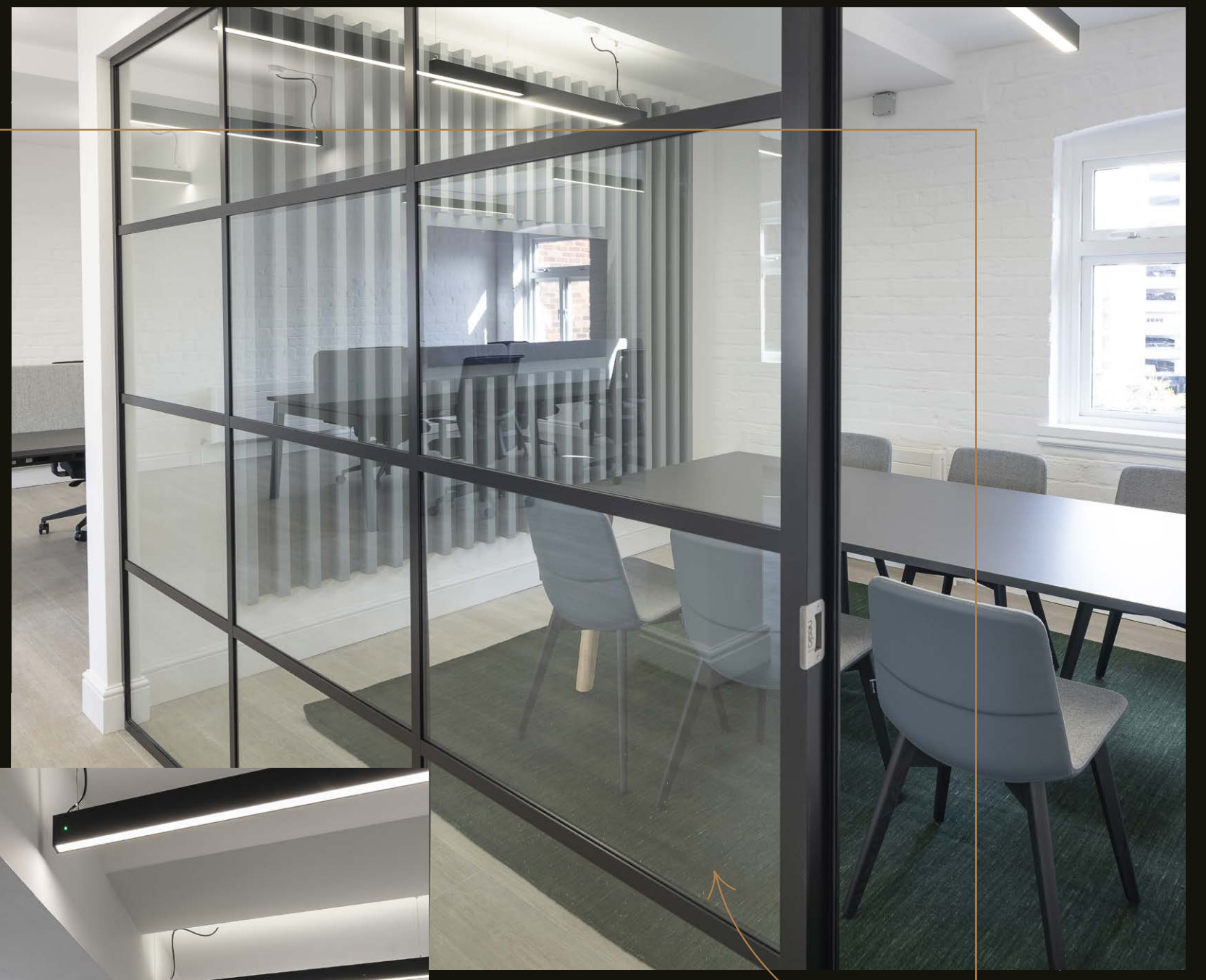
**FITTED AND READY TO GO...
FULLY FITTED SUITE READY
FOR YOU TO PLUG-AND-PLAY.**

Up on the second floor, awaits the amazing suite that has everything you need to get started, perfect for a busy team to get underway. The tenant will benefit immediately from high quality fixtures and fittings. Comfy chairs, cool desks and smart storage are all ready for you to use right away.

825 SQ FT (77 SQ M)



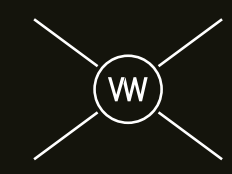
RELAXING WORKING ENVIRONMENT
WITH BREAK-OUT EATING AREA



SPACE FOR 6 IN THIS
FULLY EQUIPPED
MEDIA/MEETING ROOM



**FULL
FIT
OUT**



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RIVERSIDE LOCATION

A central location in the centre of Leeds means business opportunities, shopping, entertainment and nightlife are all first class. With eateries such as Raymond Blanc's Brasserie Blanc on the ground floor, Bibi's Italian a short walk away and a number of artisan style cafés in the vicinity, leisure venues are in plentiful array. Trinity Leeds and the main retail core is less than a five minute walk, and Leeds Railway Station is just around the corner.

Furthermore, directly outside is a new public realm on Sovereign Street, a perfect place for your staff to sit and relax during their lunch hour.



- 1 BRASSERIE BLANC
- 2 CAFFE NERO
- 3 CO-OP
- 4 BIBI'S
- 5 MALMAISON HOTEL
- 6 FAZENDA
- 7 WATERLANE BOATHOUSE
- 8 DOUBLE TREE BY HILTON
- 9 THARAVADU
- 10 THE BREWERY TAP
- 11 CHAOPHRAYA
- 12 ARCHIE'S BAR & KITCHEN
- 13 LITTLE BAO BOY
- 14 NORTH BREWING CO.
- 15 RUDY'S NEAPOLITAN PIZZA



LS1 4BA



FRESH OR FITTED AT VICTORIA WHARF

TERMS

The suites are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Further information available on request.

EPC

This property's current energy rating is B38.

TERMS

For further information and to arrange a viewing, please contact sole letting agents.

ALL ENQUIRIES

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TOWLER**

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