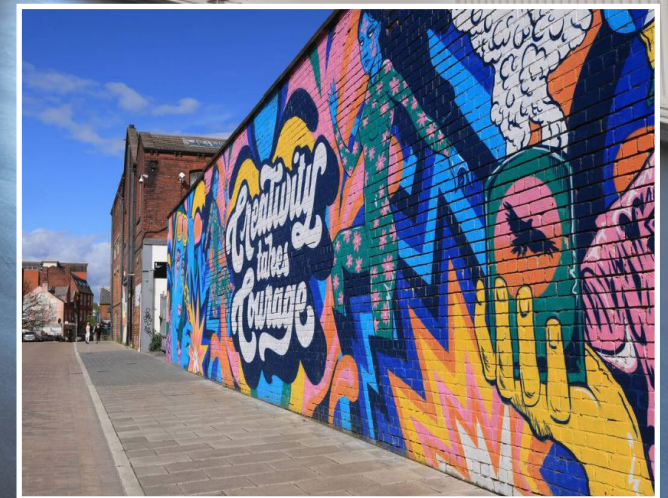




MABGATE, LEEDS LS9 7DZ

TO LET  
CHARACTER  
STUDIO OFFICES  
& CREATIVE WORKSPACE

165 sqft - 4,000 sq ft





MABGATE, LEEDS LS9 7DZ



## ACCOMMODATION

Mabgate Mills provides a range of studio offices and creative workspace ranging from 165 sq ft to 4,000 sq ft. Some spaces are entirely self-contained and others benefit from the use of shared access and facilities.

To find out what is currently available please see the attached availability schedule.

## INCUBATOR SPACE

Mabgate Mills provides a number of small incubator suites which are available for new and growing businesses providing an all inclusive rent to allow occupants to fix their costs on short flexible lease terms.

The rent includes service charge, utility bills and high speed internet. There is also a spacious shared kitchen and breakout area with shared toilets and showers. Please contact the letting agents for current availability.

## MABGATE MILLS

Mabgate Mills is a former textile mill which is now home to a range of occupiers. Many of the Mill's original features have been restored and retained in order to provide a creative and attractive working environment.

With high ceilings, original timber beams, exposed brick and huge windows, Mabgate Mills provides affordable studio space for a variety of uses in a Victorian red brick mill complex. Each studio provides light, airy accommodation suitable for young, growing businesses or established organisations.

A range of facilities are provided including heating, lighting, a lift servicing all floors (Mills 1 and 2 only), secure cycle storage, W/C facilities, showers and electric vehicle charging points.





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## THE WREN BAKERY

The Wren Bakery is a great on-site amenity at Mabgate Mills providing coffee, cakes light snacks and sandwiches to other occupiers at Mabgate Mills as well as the general public from 8am to 3pm every weekday.

It is a Social Enterprise using baking and coffee and sales skills as tools to give women, who have experienced disadvantages and abuse, future opportunities and training towards employment.

## HIGH QUALITY SPECIFICATION



On-site parking



LED lighting



Secure bike storage facilities



EV chargers



Café on site



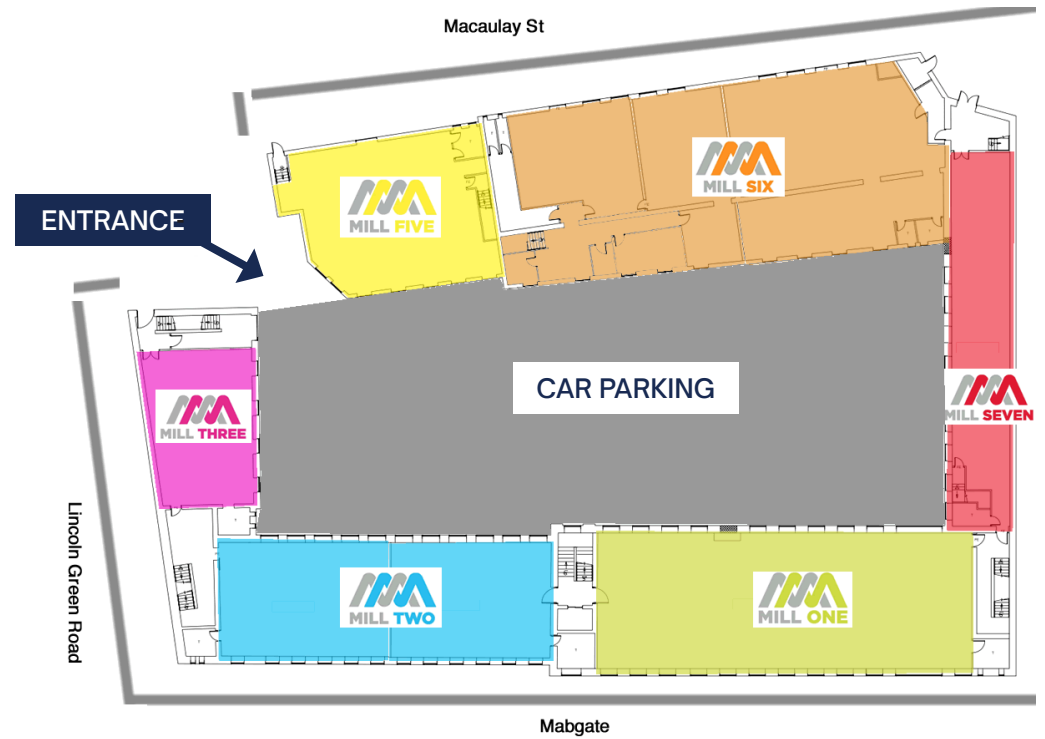
Great natural light



Shower facilities



Plug & play incubator suites



## TERMS

Each studio at Mabgate Mills is available by way of a new lease for a term to be agreed. Flexible lease arrangements may be available. Details of quoting rents are available on request.

## PARKING

Mabgate Mills benefits from some on-site controlled parking. For current availability contact the letting agents.

There is also a range of affordable off-site parking within a short walk of Mabgate Mills.

## EPC

All available spaces at Mabgate Mills have been assessed for energy performance certificate (EPC) purposes. For further information please contact the letting agents.

## RATES

For information on the current rating assessments for each available space please contact the agents.

Subject to satisfying the usual criteria an occupier may be able to benefit from Small Business Rate Relief.



## LOCATION

Mabgate Mills is located at the intersection of Mabgate and Skinner Lane on the north east fringe of Leeds city centre.

Leeds bus station, the Victoria Gate retail complex (John Lewis) and Leeds City College are all within a 10 minute walk. The new and impressive SOYO apartments are also situated within easy walking distance.

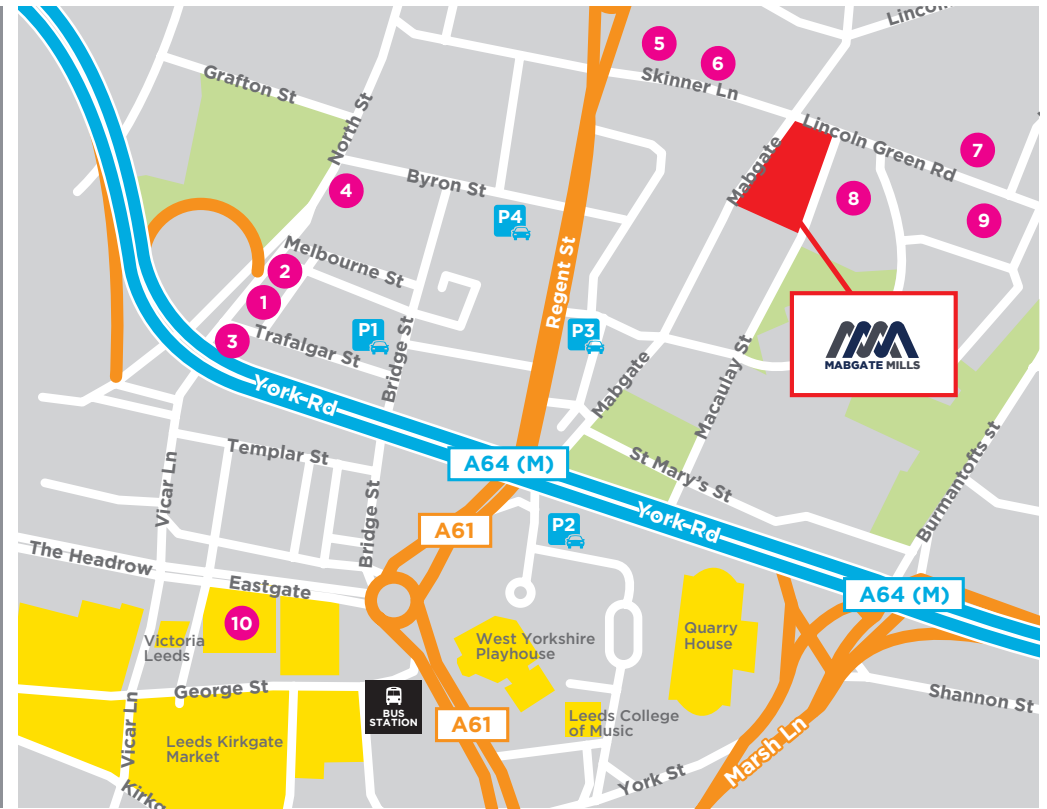
The Mabgate street has recently been regenerated and hugely improved by Leeds City Council and is now a pleasant, open, landscaped, block-paved route from Mabgate Mills to Leeds City Centre.

There are various retail and leisure amenities within a short easy walk of Mabgate Mills including an Aldi Supermarket, Pure Gym, Heron Foods, Well Pharmacy and several bars/cafes/restaurants.

## ACCESSIBILITY

Victoria Gate (John Lewis)	10 min walk
Leeds Bus Station	10 min walk
Nearest bar/pub	8 min walk
Nearest Supermarket	2 min walk
Nearest gym	2 min walk
Nearest café	On-site

Mabgate Mills is easily and quickly accessible from Leeds city centre by car, bus, cycle or foot.



## MAP KEY

- 1 The Swine that Dines
- 2 THREE'S A CROWD
- 3 BREWDOG
- 4 THE BRUNSWICK
- 5 ALDI
- 6 Pure Gym
- 7 Heron Foods
- 8 Cairo Lounge
- 9 Well Pharmacy
- 10 John Lewis

### On Site:



## VIEWING / FURTHER INFORMATION

For viewing arrangements or to obtain further information please contact either of the joint agents.

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