

TO LET

CHARACTERFUL STUDIO OFFICES with PARKING

724 sq ft



- **Leeds South Bank Location**
 - **Character Building**
 - **Parking Available**

Green Sand Foundry, 99 Water Lane, Leeds, LS11 5QN

LOCATION

The Green Sand Foundry is prominently located on Water Lane, just off Globe Road, which provides easy access to the M621 and Leeds Inner Ring Road (A58). The property is also situated just a 5-minute walk from Leeds train station.

The property is situated within the heart of the Holbeck Urban Village, which has been extensively regenerated to provide an exciting business environment over the past few years, with office, residential, retail and leisure uses in the vicinity.

Nearby occupiers include The Midnight Bell, Out of the Woods and The Cross Keys. The Granary Wharf and Mustard Wharf developments are also situated nearby, which are home to a number of shops, bars, restaurants and other leisure facilities.

DESCRIPTION

Green Sand Foundry is a unique, Grade II listed, brick-built mill conversion, which has been refurbished in order to provide modern office/studio accommodation over 3 floors.

Offering high quality accommodation, the Green Sand Foundry provides a unique opportunity for a business to occupy a characterful, yet contemporary workspace.

Internally, Green Sand Foundry provides an impressive, shared reception area upon entry from the ground floor and high quality open-plan workspaces over the 1st and 2nd floors. The property also benefits from the following specification features: -

- Striking entrance reception
- Excellent natural light
- Full access raised timber floors
- Gas fired central heating
- Male and female W/C facilities
- On-site private car parking
- Front door security intercom

ACCOMMODATION

Green Sand Foundry provides a total net internal floor area of **724 sq ft.**

PARKING

Green Sand Foundry benefits from on-site private car parking. Please contact the letting agents for further information.

EPC

The property is due to be assessed for a new Energy Performance Certificate (EPC) rating.

RATES

The Green Sandy Foundry has been assessed for rating purposes as "Offices and Premises" and has a current rateable value of £64,500. The available accommodation will need to be reassessed separately upon occupation.

TERMS

Green Sand Foundry is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

The commencing rent is to be **£15,566 per annum**, exclusive of VAT.

VIEWING / FURTHER INFORMATION

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

CARTER TOWLER
0113 245 1447

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