

TO LET

HIGH-QUALITY, CHARACTERFUL STUDIO OFFICE SPACE in AMENITY RICH BUILDING

2,750 sq ft (255 sq m)

AVAILABLE ON INCLUSIVE / FLEXIBLE TERMS



- FULLY FITTED & MODERN SPECIFICATION
- INVITING RECEPTION with CONCIERGE
- ON-SITE CAFÉ / BAR FOR USE OF ALL TENANTS
 - BOOKABLE MEETING SPACES

The Malthouse, Chadwick St, Leeds, LS10 1LJ

LOCATION

The Malthouse is situated in the popular mixed-use South Bank area on the southern fringe of Leeds City Centre. The South Bank area has undergone a huge transformation in recent years and is now home to digital agencies, 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, lively neighbourhood.

2 minutes' walk from Leeds Dock, 9 minutes' walk from the Crown Point Retail Park and only 15 minutes' walk from Leeds City Station, The Malthouse is easily and quickly accessible (by car, public transport or on foot) to a wide range of amenities.

Occupiers of The Malthouse benefit from being only a 3-minute drive from Junction 4 of the M621 motorway and yet are within easy walking distance of retail outlets, coffee shops, restaurants, a gym, and a hotel.

DESCRIPTION

The Malthouse comprises a substantial and attractive brick-built 18th century former maltings which has undergone a bespoke refurbishment and now provides high quality, modern yet unique office accommodation retaining the building's original features.

Specification features of the accommodation include: -

- **Fully fitted**
- Exposed original features & services
- Air conditioning
- Full access raised floors
- Energy efficient LED strip lighting
- Fully carpeted and decorated
- Welcome reception area with a concierge
- On-site café / bar for use of all tenants
- Bookable meeting room facilities
- Various breakout areas throughout the building
- Passenger lift access
- Shower facility
- Fitted kitchen facility

ACCOMMODATION

The available accommodation is situated on **part of the 2nd floor** and comprises a **net internal floor area of 2,750 sq ft.**

PARKING

There is specifically allocated on-site car parking available for the sole exclusive use of an occupier. Please contact either of the joint letting agents for further information.

RATES

We understand that the whole building has been assessed for business rates purposes. Please contact either of the joint letting agents for further information.

EPC

The property has been assessed as having an energy rating of 46 (Band B). A full copy of the EPC is available on request.

TERMS

The available accommodation is available on a flexible basis by way of a new full repairing and insuring sub-lease for a term to be negotiated and agreed.

The commencing rental rate is to be **£40 per sq ft** (equating to **£9,167 per calendar month**), which is to be **inclusive of the building service charge, building insurance, utilities, and existing furniture within the available suite.**

VIEWING

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

CARTER TOWLER
0113 245 1447

or

CBRE
0113 394 8800

James Jackson
jamesjackson@cartertowler.co.uk

Ellie McCollin
ellie.mccollin@cbre.com

Clem McDowell
clemmcdowell@cartertowler.co.uk

Clair McGowan
clair.mcgowan@cbre.com

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EXAMPLE LAYOUT PLAN

