



THE GRANARY

WATER LANE, LEEDS

PERFECTLY POSITIONED SINCE 1776

250 years of history. 19,129 sq ft of workspace.

ENTER



THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

DISCOVER THE GRANARY'S UNIQUE CANAL-SIDE WAREHOUSE, WITH CUTTING-EDGE OFFICE SPACE IN THE HISTORIC HEART OF LEEDS

+ READ MORE





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FLOOR PLANS

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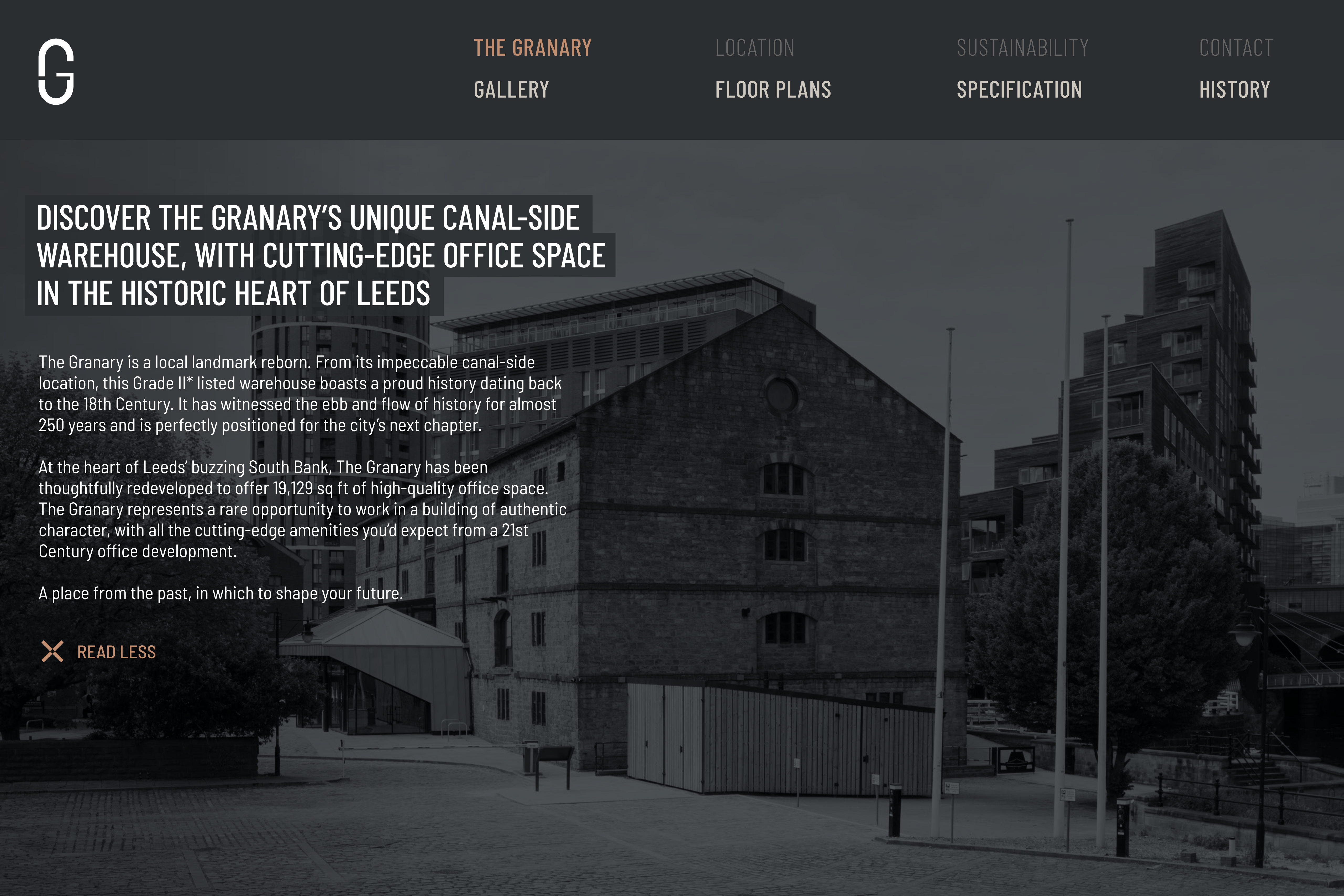
DISCOVER THE GRANARY'S UNIQUE CANAL-SIDE WAREHOUSE, WITH CUTTING-EDGE OFFICE SPACE IN THE HISTORIC HEART OF LEEDS

The Granary is a local landmark reborn. From its impeccable canal-side location, this Grade II* listed warehouse boasts a proud history dating back to the 18th Century. It has witnessed the ebb and flow of history for almost 250 years and is perfectly positioned for the city's next chapter.

At the heart of Leeds' buzzing South Bank, The Granary has been thoughtfully redeveloped to offer 19,129 sq ft of high-quality office space. The Granary represents a rare opportunity to work in a building of authentic character, with all the cutting-edge amenities you'd expect from a 21st Century office development.

A place from the past, in which to shape your future.

 [READ LESS](#)





THE GRANARY
GALLERY

LOCATION
FLOOR PLANS

SUSTAINABILITY
SPECIFICATION

CONTACT
HISTORY

RECEPTION





G
FLOOR 3
FLOOR 2
FLOOR 1
FLOOR 0





THE GRANARY
GALLERY

LOCATION
FLOOR PLANS

SUSTAINABILITY
SPECIFICATION

CONTACT
HISTORY

RECEPTION







THE GRANARY

GALLERY

LOCATION

FLOOR PLANS

SUSTAINABILITY

SPECIFICATION

CONTACT

HISTORY

RECEPTION



FLOOR 3

FLOOR 2



G

FLOOR 3

FLOOR 2



THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

1ST FLOOR LOBBY







THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

1ST FLOOR LOBBY







THE GRANARY

LOCATION

SUSTAINABILITY

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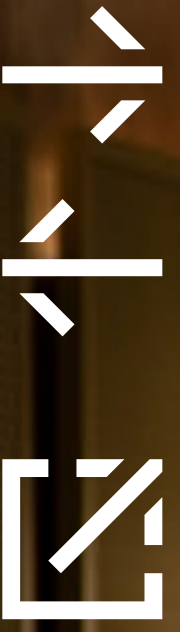
GALLERY

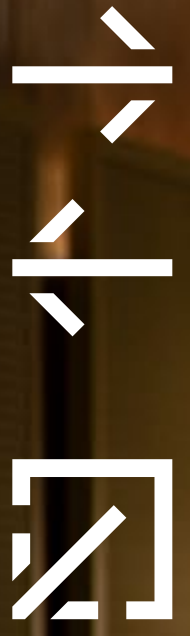
FLOOR PLANS

SPECIFICATION

HISTORY

LOBBY DETAIL







THE GRANARY

GALLERY

LOCATION

FLOOR PLANS

SUSTAINABILITY

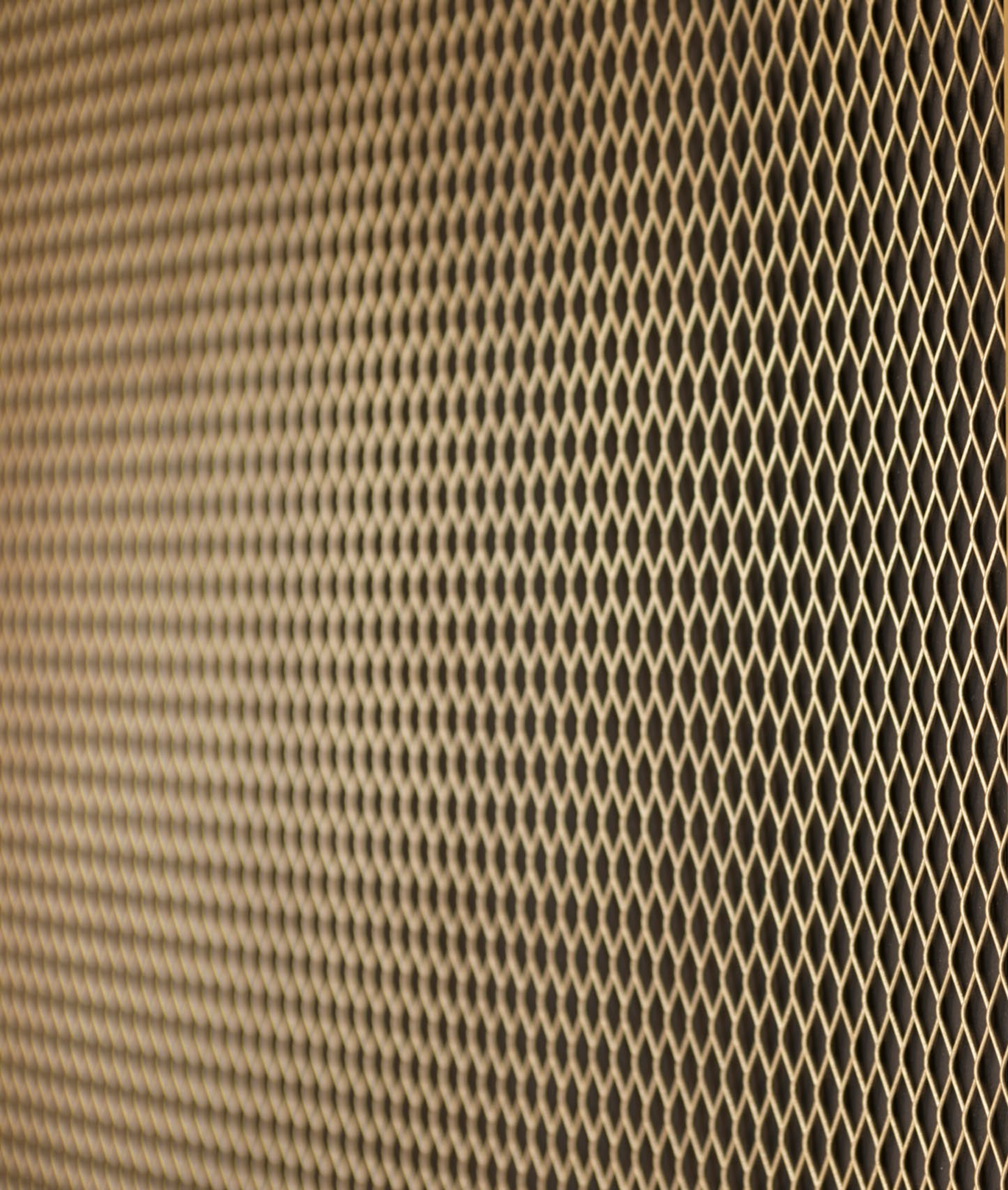
SPECIFICATION

CONTACT

HISTORY

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THE GRANARY
GALLERY

LOCATION
FLOOR PLANS

SUSTAINABILITY
SPECIFICATION

CONTACT
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LIFTS





#13
1000
10004 - AUSSEIT



3

2

1

G





THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

3RD FLOOR LOBBY







THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

3RD FLOOR OFFICE

1,900 - 19,000 sq ft available
across the whole building.







THE GRANARY

GALLERY

LOCATION

FLOOR PLANS

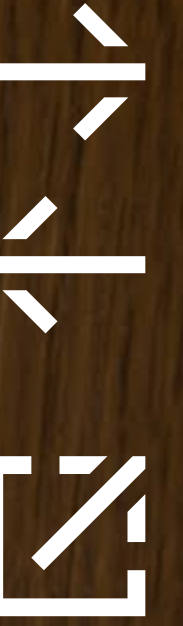
SUSTAINABILITY

SPECIFICATION

CONTACT

HISTORY

WC'S



WC



WC





THE GRANARY
GALLERY

LOCATION

FLOOR PLANS

SUSTAINABILITY

SPECIFICATION

CONTACT

HISTORY

WC'S







THE GRANARY
GALLERY

LOCATION
FLOOR PLANS

SUSTAINABILITY
SPECIFICATION

CONTACT
HISTORY

THE BUILDING







THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

FRONT ENTRANCE







THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

FRONT ENTRANCE





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THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

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FRONT ENTRANCE







THE GRANARY
GALLERY

LOCATION
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SUSTAINABILITY
SPECIFICATION

CONTACT
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CYCLE STORAGE







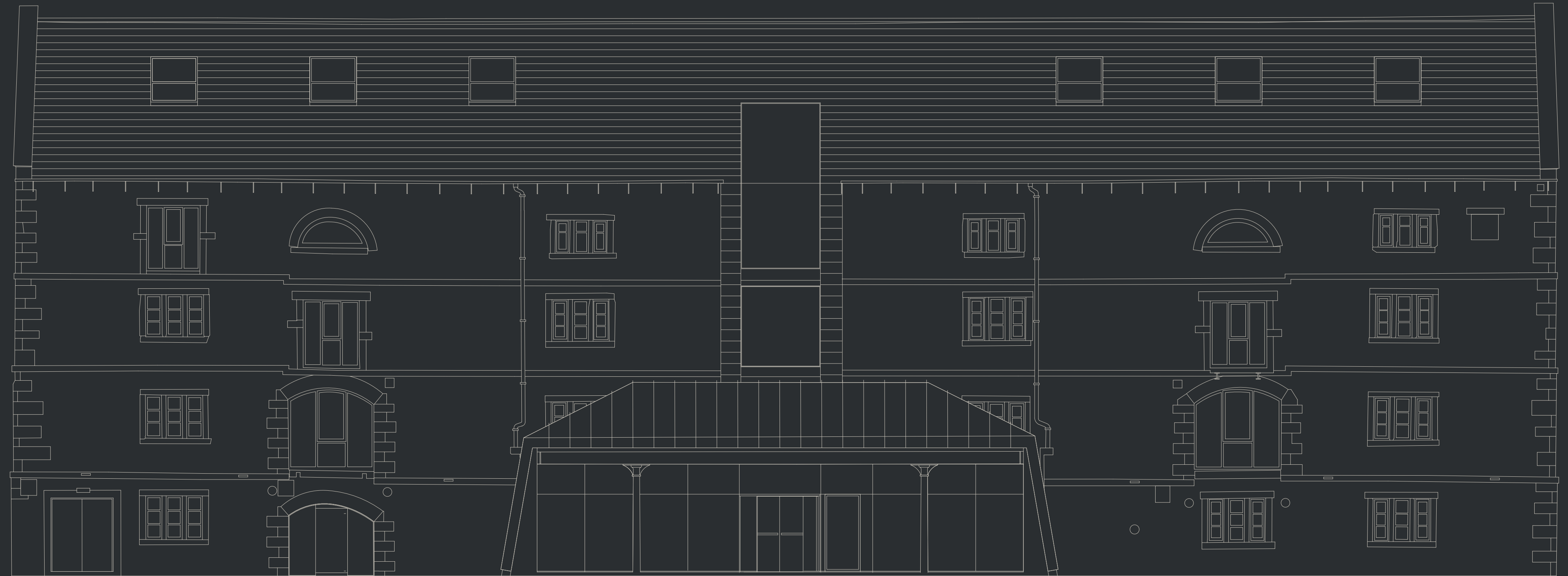
THE GRANARY
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LOCATION
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THREE
TWO
ONE
GROUND



TOTAL NIA: 19,129 SQ FT



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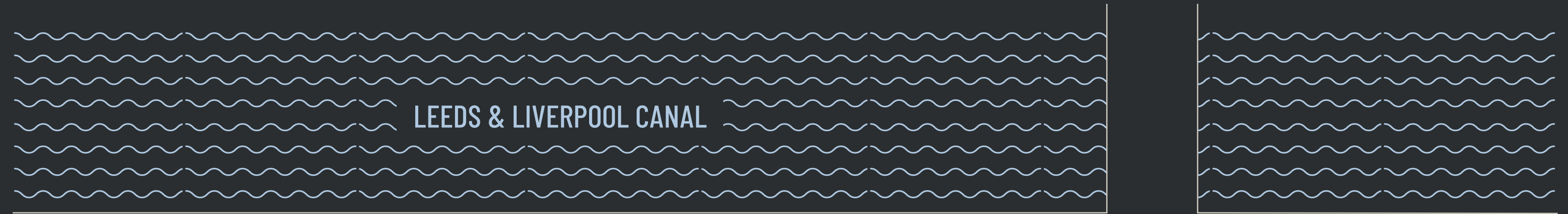
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SPECIFICATION

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APPROX SQ FT NIA FOR EACH FLOOR

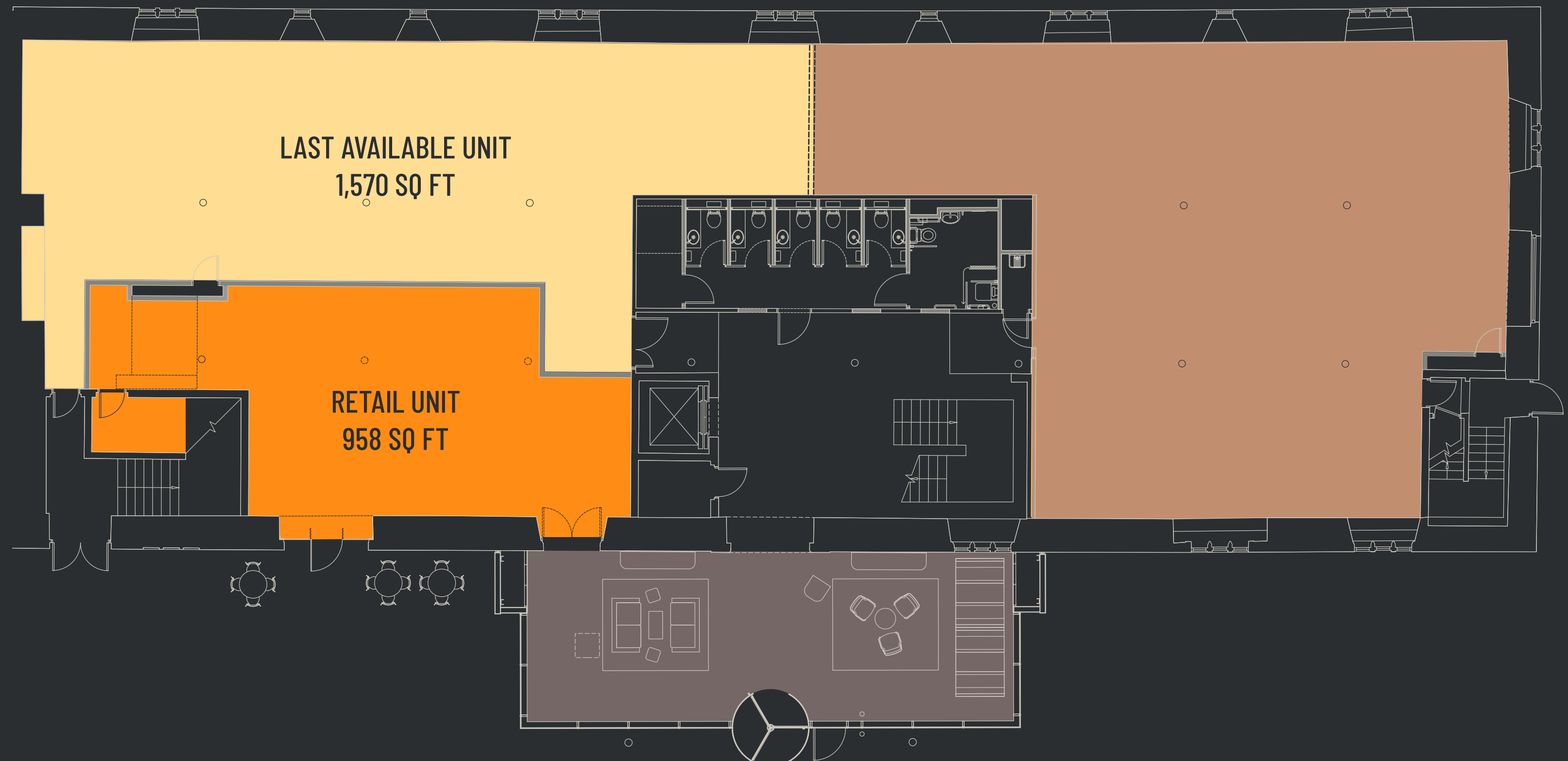
THREE 4,779

TWO 4,792

ONE 4,694

GROUND 3,906

TOTAL: 18,171



- LAST AVAILABLE UNIT
- LEASED OFFICE SPACE
- RETAIL UNIT
- RECEPTION / BUSINESS LOUNGE



THE GRANARY

LOCATION

SUSTAINABILITY

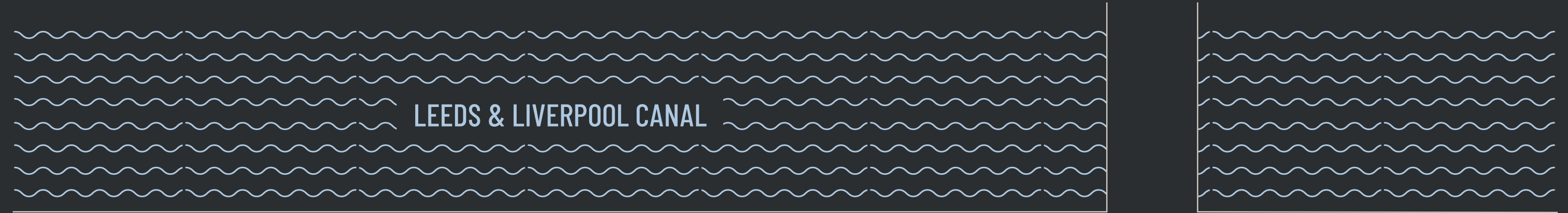
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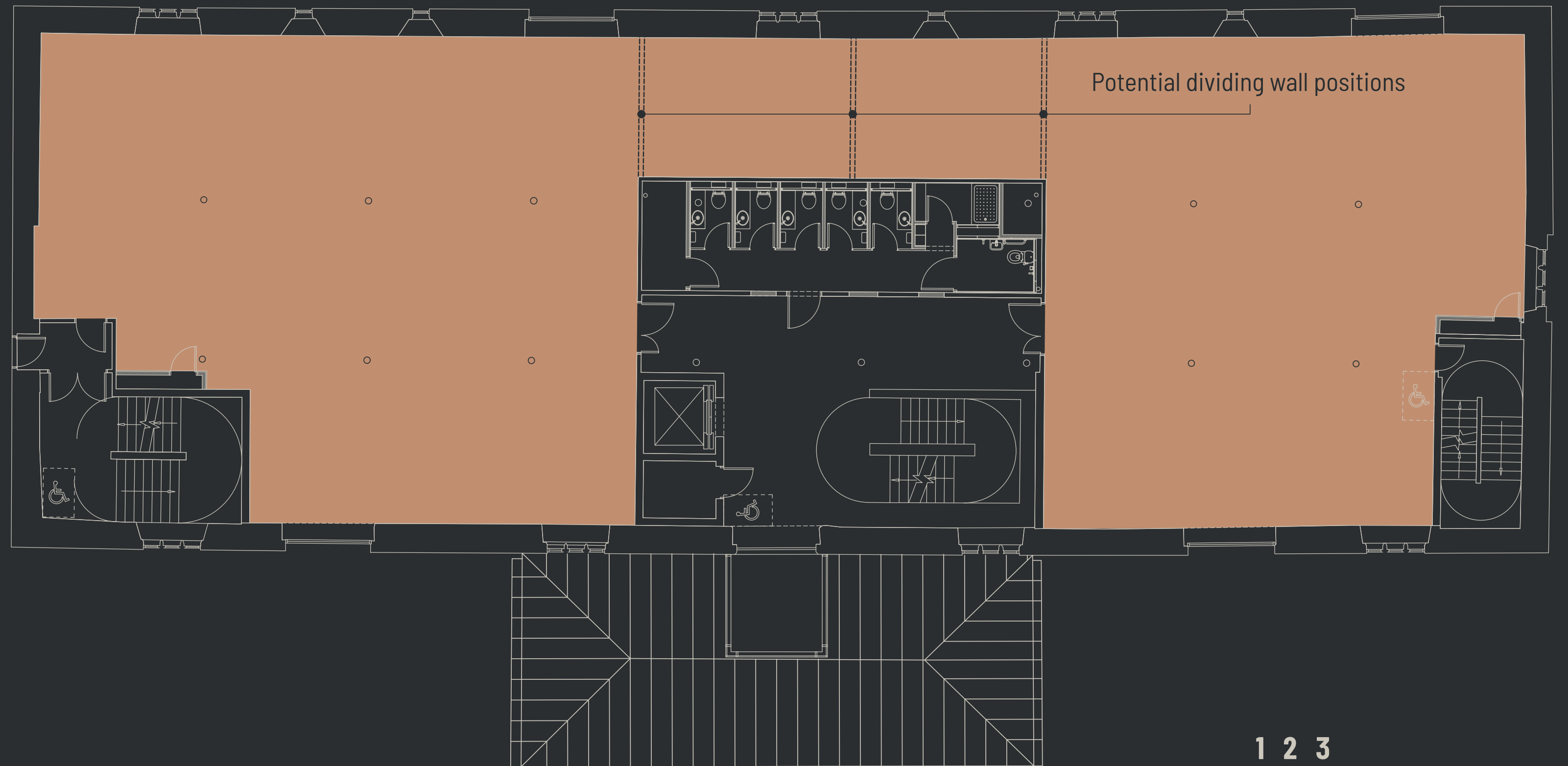
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● LEASED OFFICE SPACE

1 2 3
CLICK ON THE PLAN TO VIEW
AVAILABLE FLOOR SPLITS



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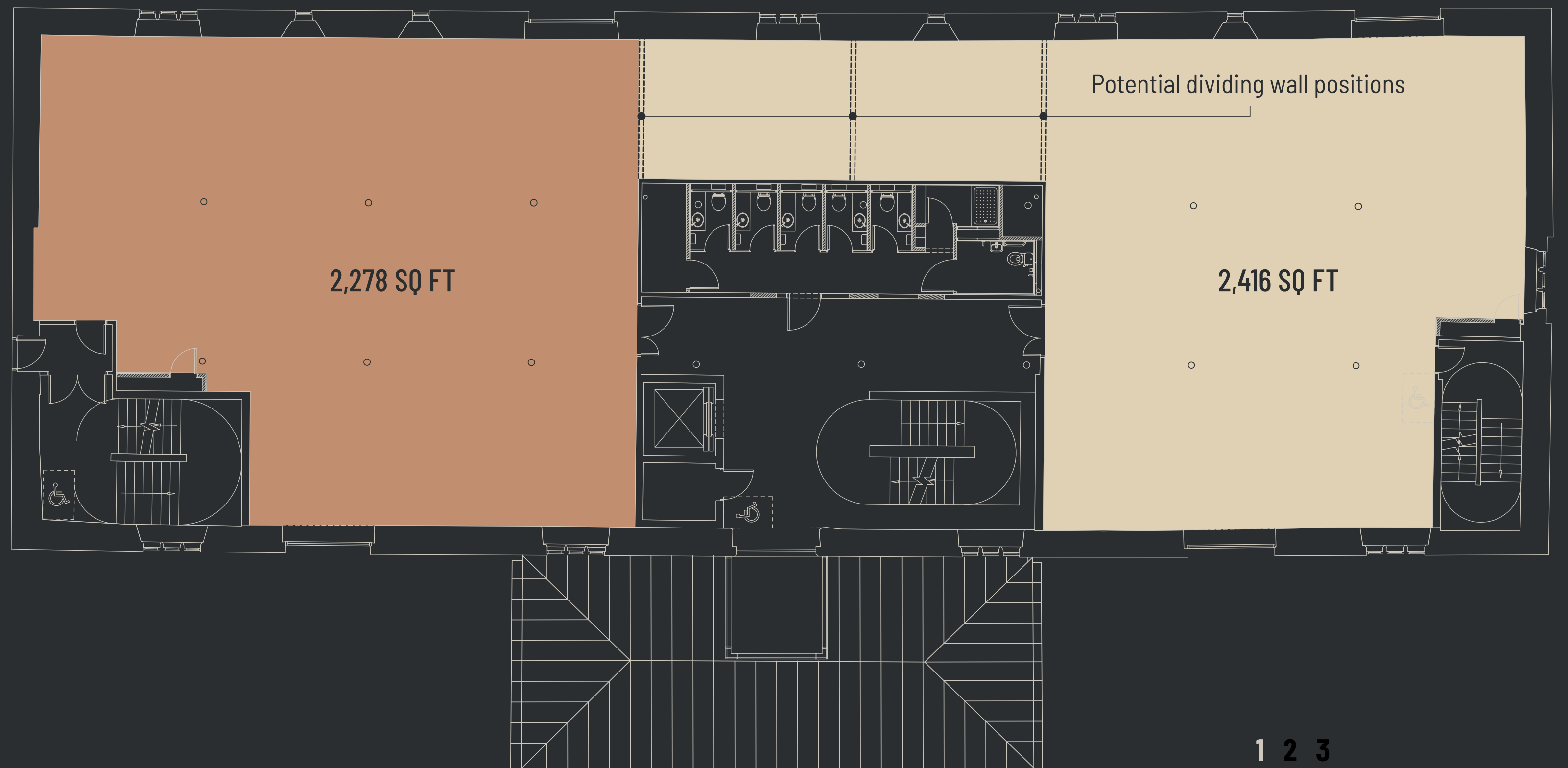
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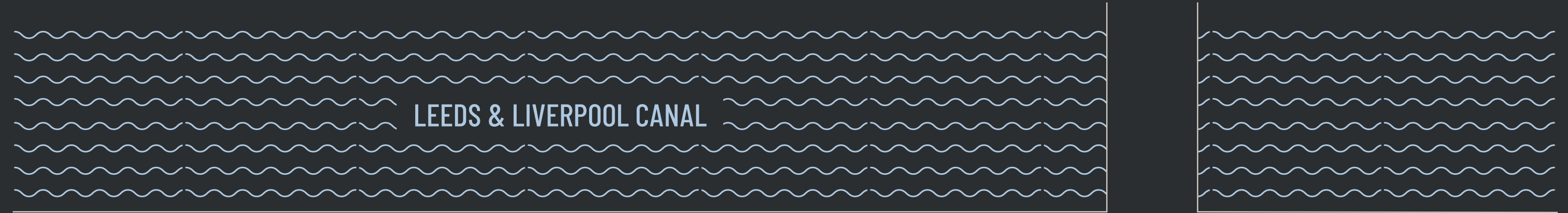
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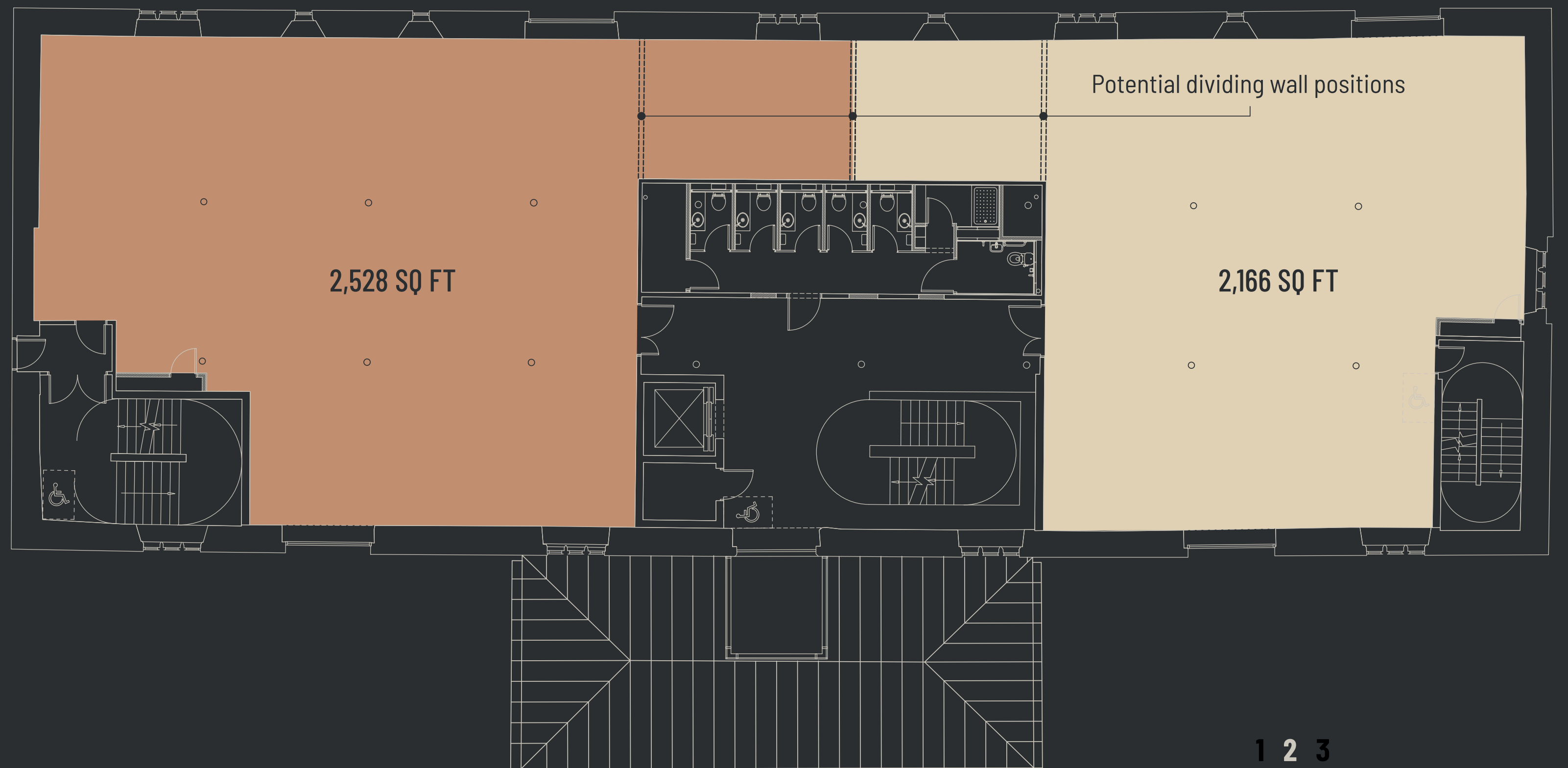
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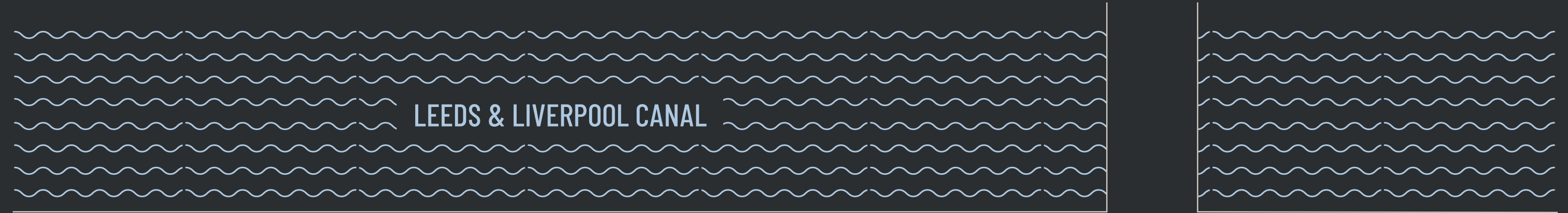
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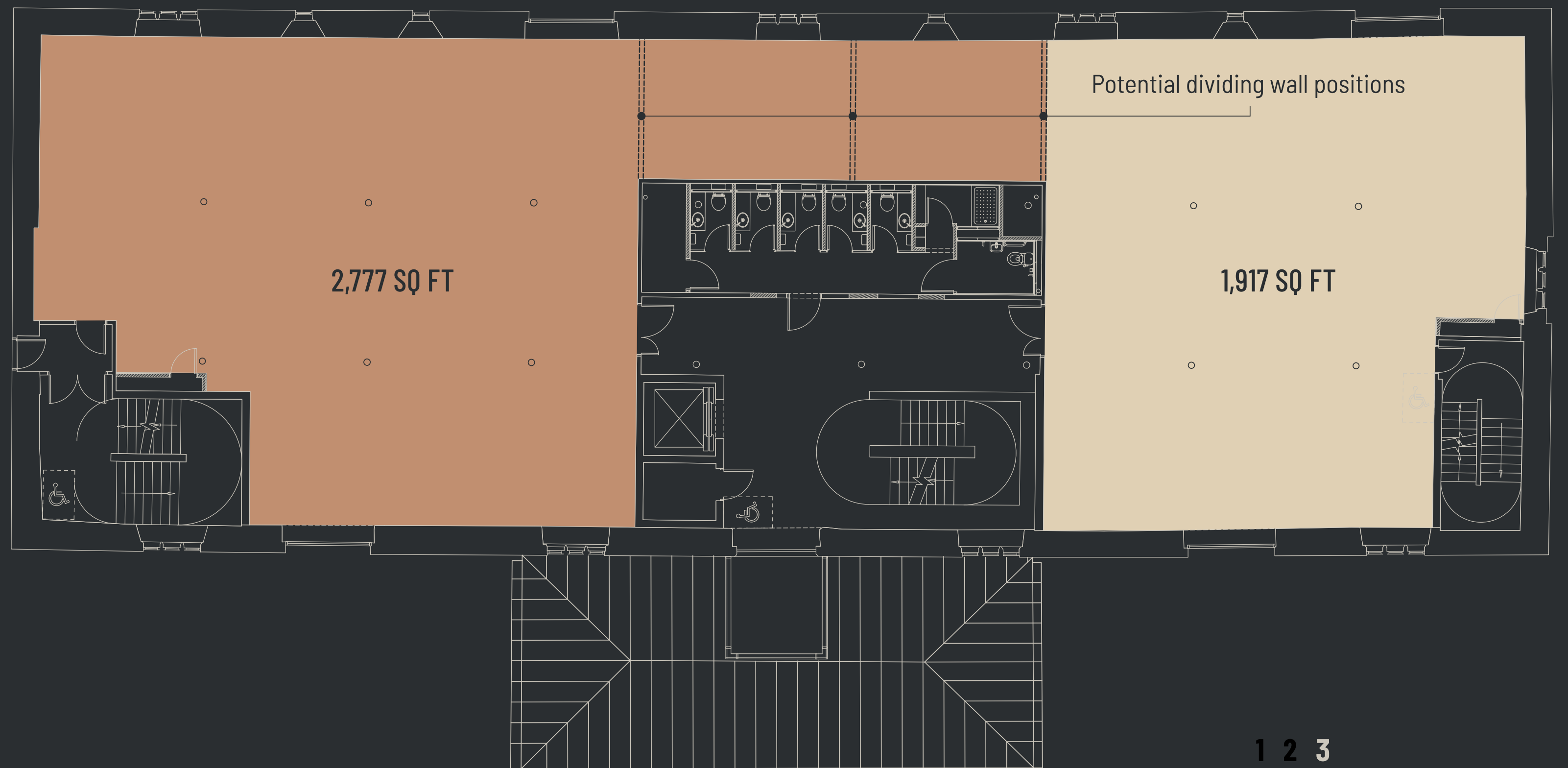
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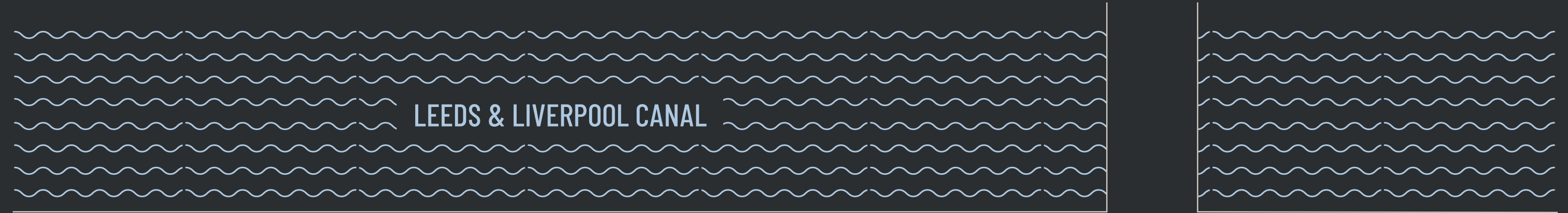
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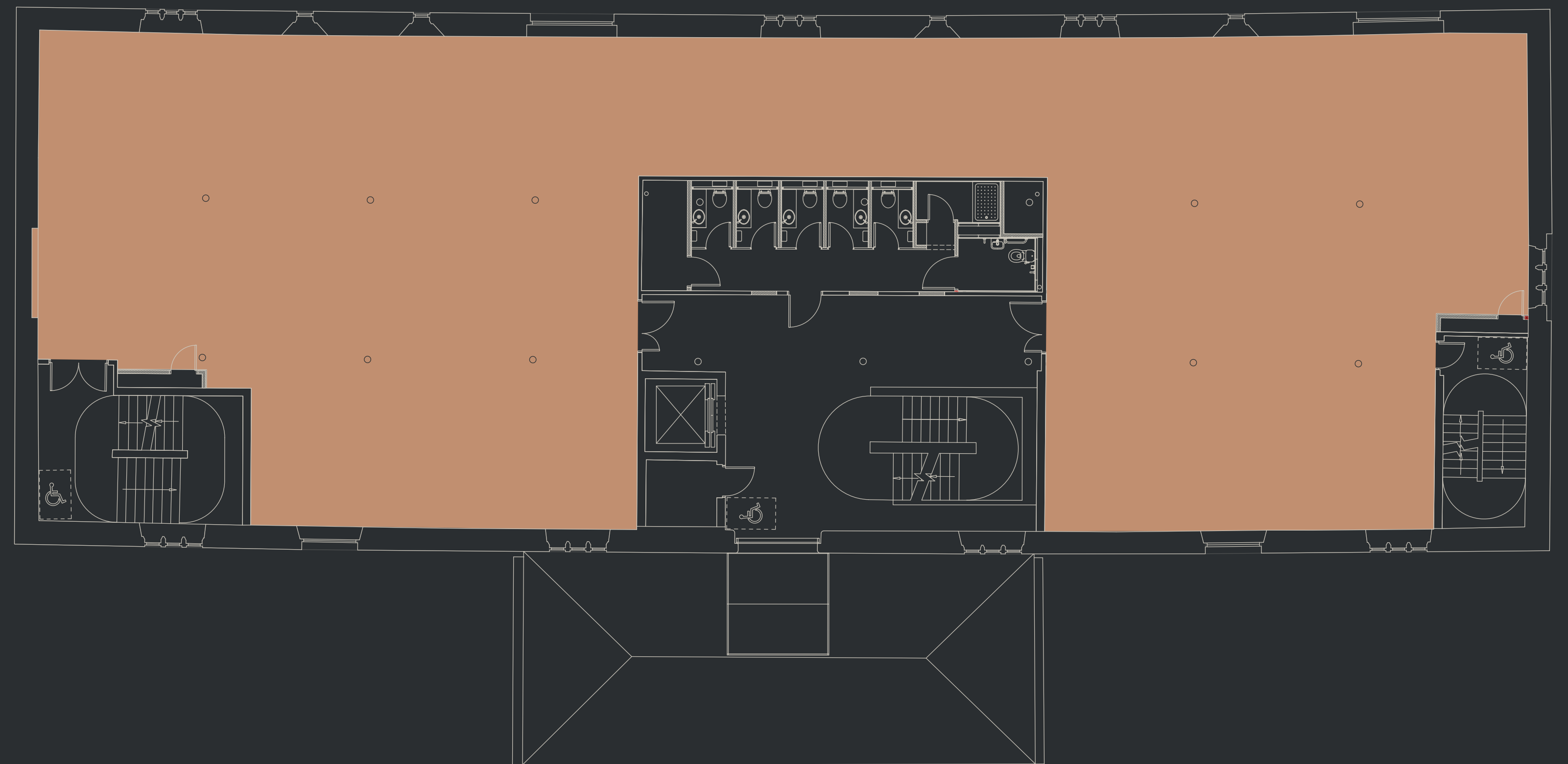
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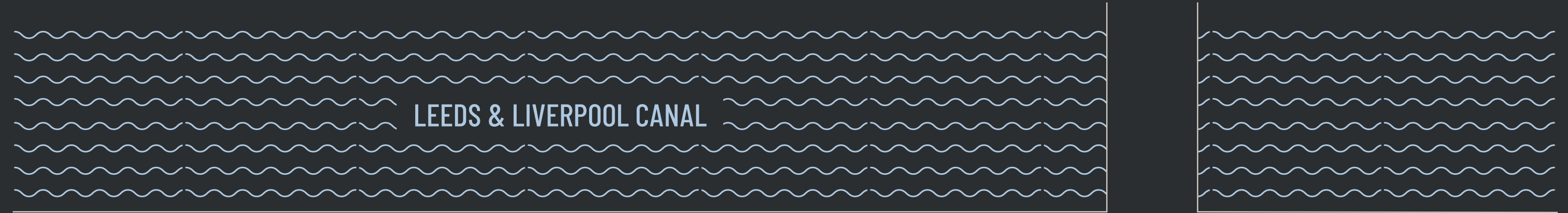
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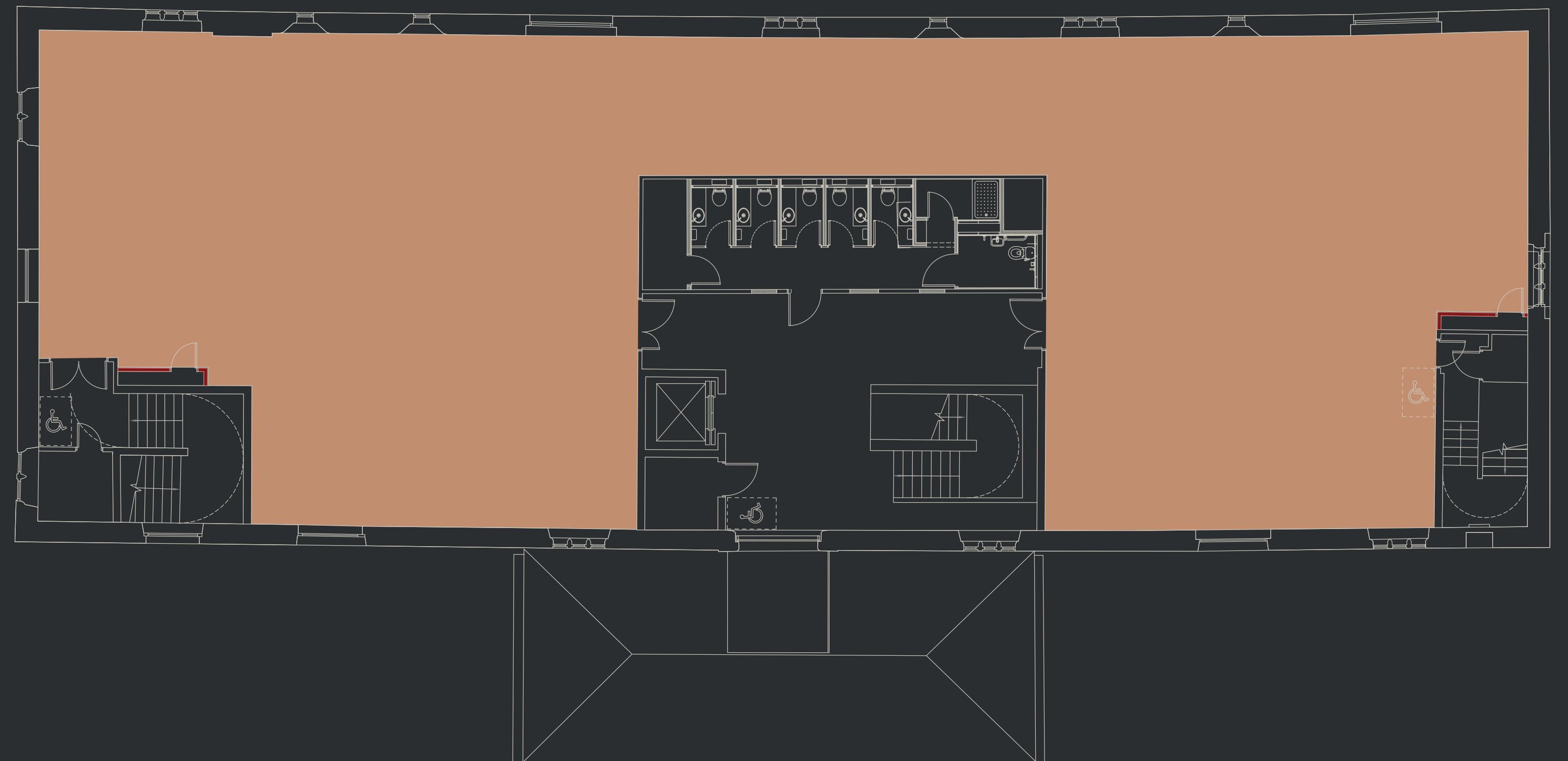
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SUSTAINABILITY

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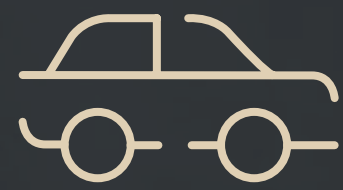
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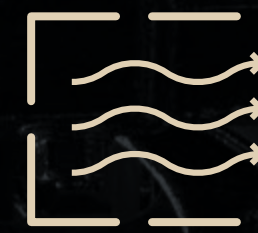
AUTHENTIC CHARACTER. CUTTING-EDGE FEATURES.



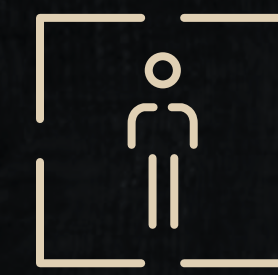
40 car park spaces. 2 disabled spaces.
4 EV charging points.



Secure covered cycle
storage for 20 bikes.



New fresh air
ventilation system.



1 person per 10 sq m
occupational density.



Energy efficient
LED Lighting



Disabled WC facilities on
every floor.



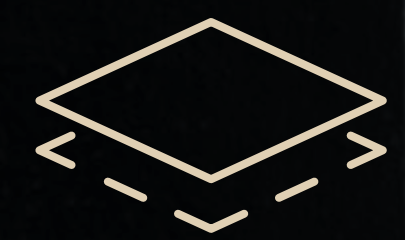
Shower facilities on every floor.
DDA compliant shower at ground
level.



Secure lockers for
personal storage.



New 13 person DDA
compliant lift



Full access raised floors



Large, glazed entrance lobby
providing informal meeting space
with Wi-Fi access.



Electronic fob access to
office suites.



New rooflights to third floor level to
increase natural daylight.



Retail unit located on ground floor
with direct access.



Exposed stonework and cast-iron
beams & columns, reflecting the
building's heritage.



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LOCATION

SUSTAINABILITY

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

HISTORIC ICON. CONTEMPORARY CLASSIC.

Formerly a warehouse for the Leeds & Liverpool Canal Company, The Granary was constructed c.1776 to store a variety of goods such as cloth and agricultural products. It was then associated with the wool trade in the early 19th century.

Designed by Robert Owen, an engineer for the Leeds Liverpool Canal Company, the unique internal dock located at ground floor of the building was used for the loading and unloading of barges undercover.



The Granary from the River Aire arches



Original hoist mechanism



The Granary - 1989



Water Lane - 1937



Leeds Liverpool Canal - 1951

During the mid to late 19th century the interior was remodelled with brick vaults, cast iron beams and columns, a new canopy and a timber clad loading tower was added to the southern façade.

In 1994-95 the building was converted for office use and was occupied by the Baird Group Ltd, a menswear company until May 2021.



THE GRANARY

MAP

LOCATION

BY THE CANAL

SUSTAINABILITY

CONNECTIONS

CONTACT

AMENITIES

LEEDS LANDMARK.
FUTURE BENCHMARK.





THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

MAP

BY THE CANAL

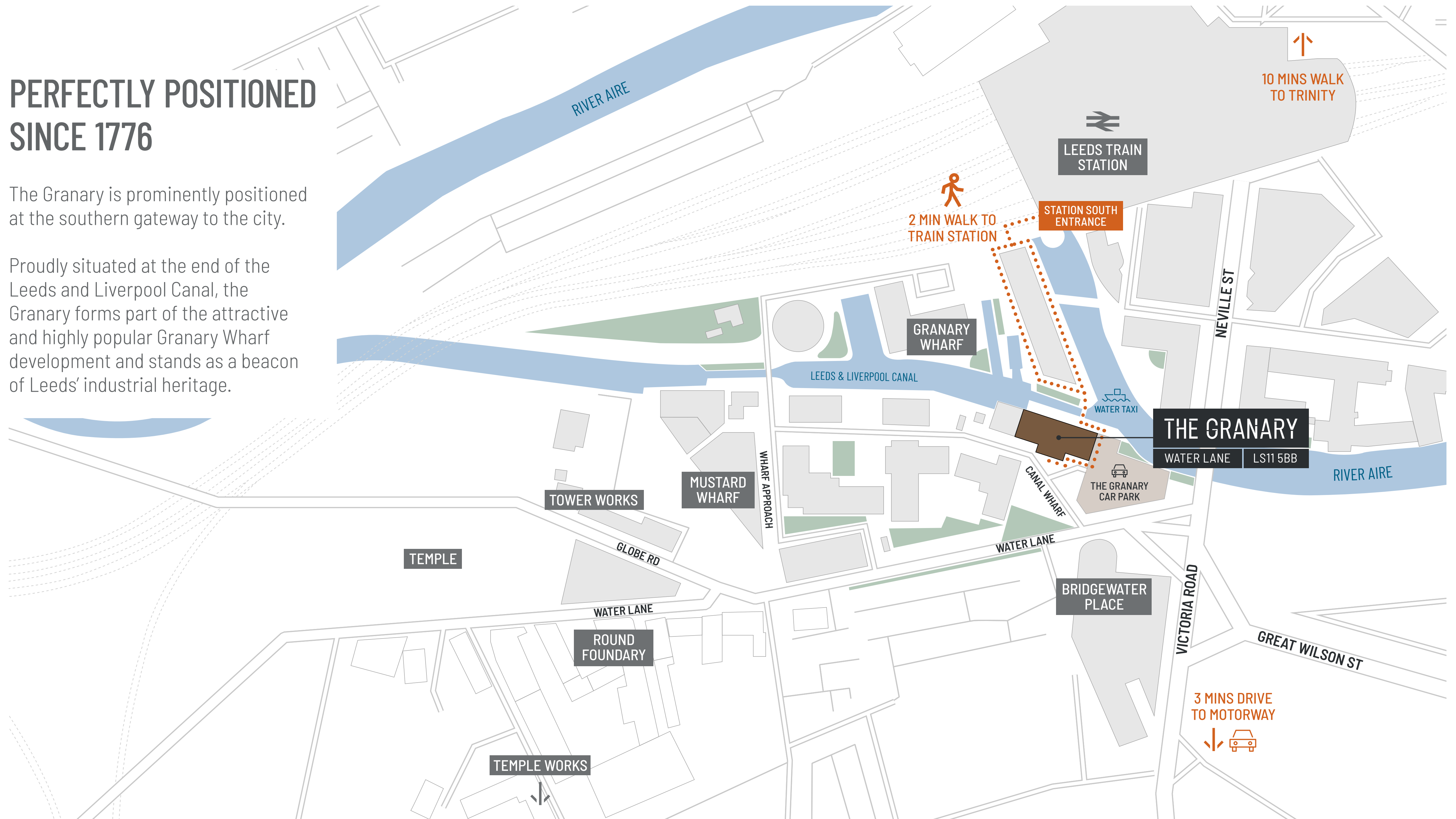
CONNECTIONS

AMENITIES

PERFECTLY POSITIONED SINCE 1776

The Granary is prominently positioned at the southern gateway to the city.

Proudly situated at the end of the Leeds and Liverpool Canal, the Granary forms part of the attractive and highly popular Granary Wharf development and stands as a beacon of Leeds' industrial heritage.





THE GRANARY

MAP

LOCATION

BY THE CANAL

SUSTAINABILITY

CONNECTIONS

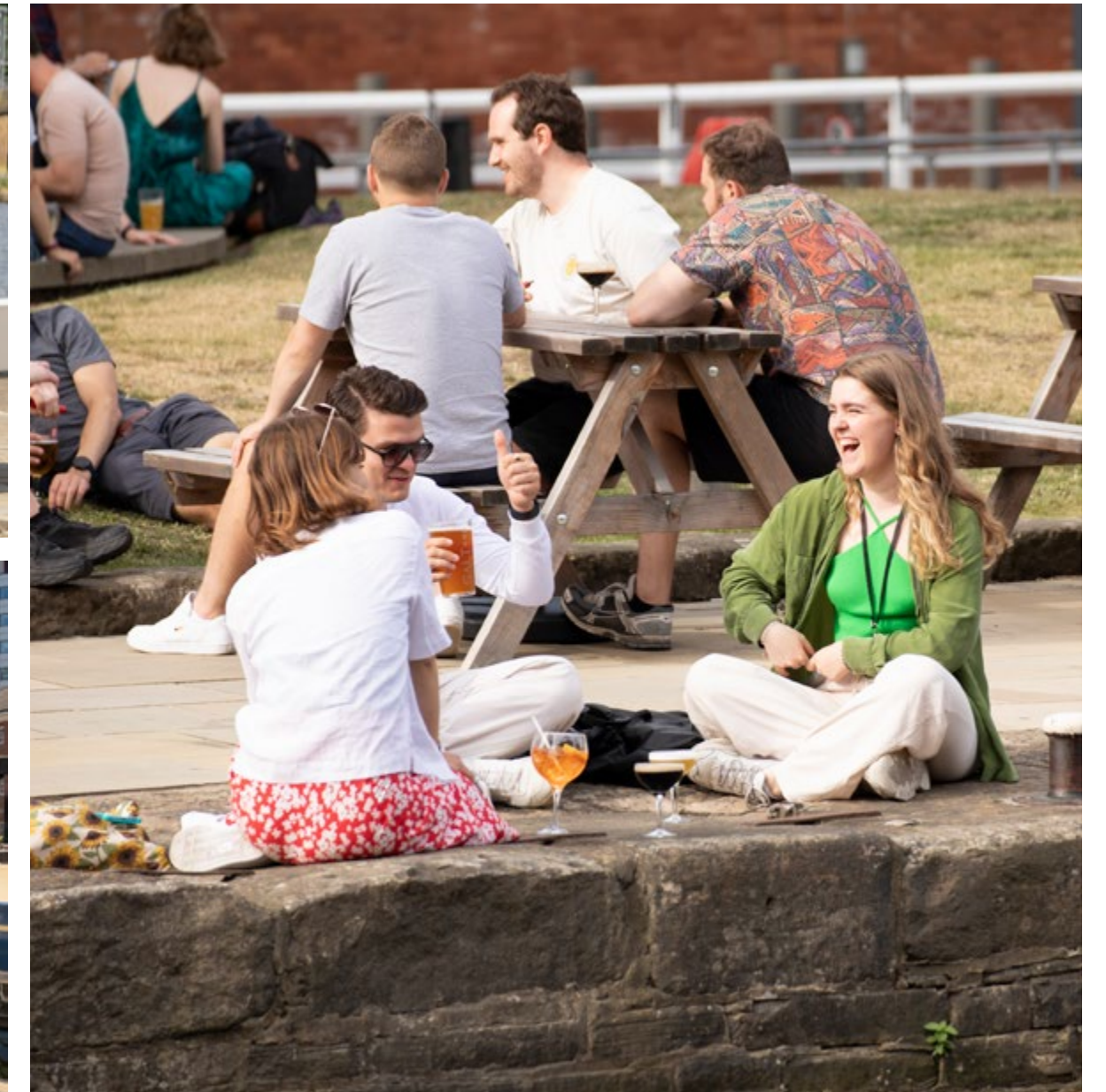
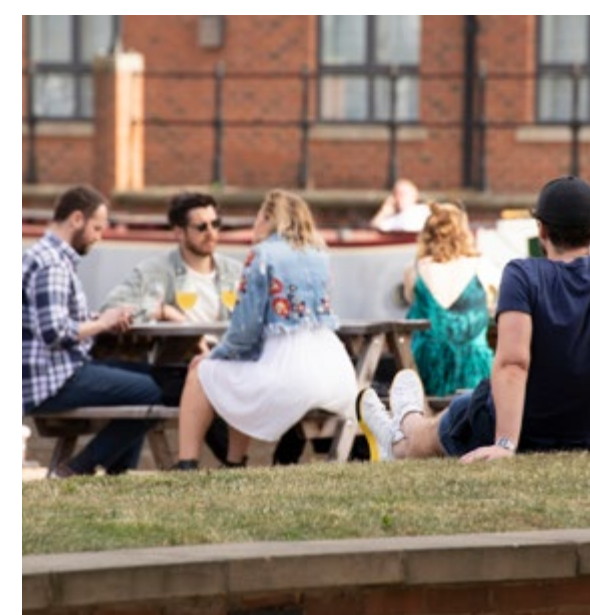
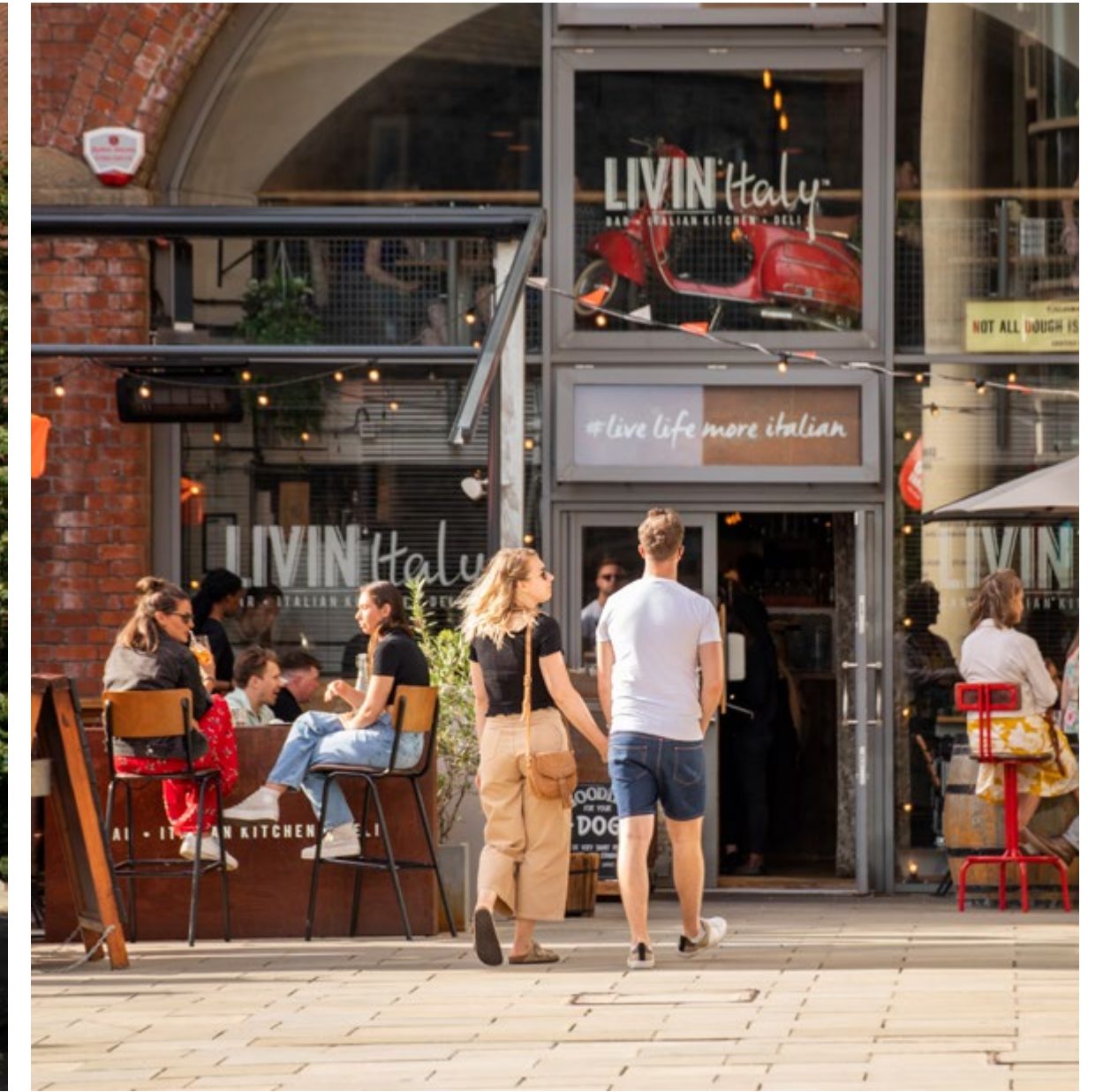
CONTACT

AMENITIES

BY THE BANKS OF THE CANAL. AT THE GATEWAY TO THE CITY.

The vibrant canalside development in the heart of Leeds' South Bank is a hub of buzzing activity and scenic views.

An attractive gateway to the city which benefits from a superb range of amenities, a contemporary hotel, along with great entertainment and leisure activities.





THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

MAP

BY THE CANAL

CONNECTIONS

AMENITIES

ENDLESS CONNECTIONS. LIMITLESS POSSIBILITIES.

The Granary offers easy vehicle access to and from the motorway network with the M621 just a 3 min drive away. The building is also only a two minute walk from Leeds Railway Station (southern entrance).

There is also a water taxi that runs between Granary Wharf (just by the South entrance of Leeds train station) & Leeds Dock.

Train Travel Times

York	22 mins
Sheffield	42 mins
Manchester	55 mins
Hull	56 mins
Newcastle	1 hr 21 mins
Liverpool	1 hr 38 mins
Birmingham	1 hr 53 mins
London	2 hrs 16 mins
Edinburgh	2 hrs 53 mins



Southern entrance to the train station



THE GRANARY

LOCATION

SUSTAINABILITY

CONTACT

MAP

BY THE CANAL

CONNECTIONS

AMENITIES

VIBRANT ATMOSPHERE. FIRST-RATE AMENITIES.

The canalside area is steeped in heritage and home to a collection of high-quality independent restaurants, craft breweries and bars.



WATER LANE BOATHOUSE

+

EXPAND FOR MORE INFO




CLICK HERE TO SEE A MAP OF AMENITIES



**10 CASK ALES
4 CRAFT KEGS
ARTISAN WINE
PREMIUM GIN
PIE HOLE
STONE BAKED PIZZA**

→

WINE STORE

Panini

PROSECCO

TAKE AWAY DELI

PASTA FRESCA





THE GRANARY

MAP

LOCATION

BY THE CANAL

SUSTAINABILITY

CONNECTIONS

CONTACT

AMENITIES



WATER LANE BOATHOUSE

✕ EXPAND FOR MORE INFO

The Water Lane Boathouse is an idyllic gastropub right next door to The Granary. Overlooking the canal offers the perfect location for food & drinks.





THE GRANARY MAP

LOCATION BY THE CANAL

SUSTAINABILITY CONNECTIONS

CONTACT AMENITIES

VIBRANT ATMOSPHERE. FIRST-RATE AMENITIES.

The canalside area is steeped in heritage and home to a collection of high-quality independent restaurants, craft breweries and bars.

FOOD

- Archie's _____ 1
- Bomba _____ 2
- The Cross Keys _____ 3
- Falafel Guys _____ 4
- Fazenda _____ 5
- LIVIN'Italy _____ 6
- The Lock _____ 7
- The Midnight Bell _____ 8
- Owl _____ 9
- Panini Shack _____ 10
- Philpotts _____ 11

DRINKS

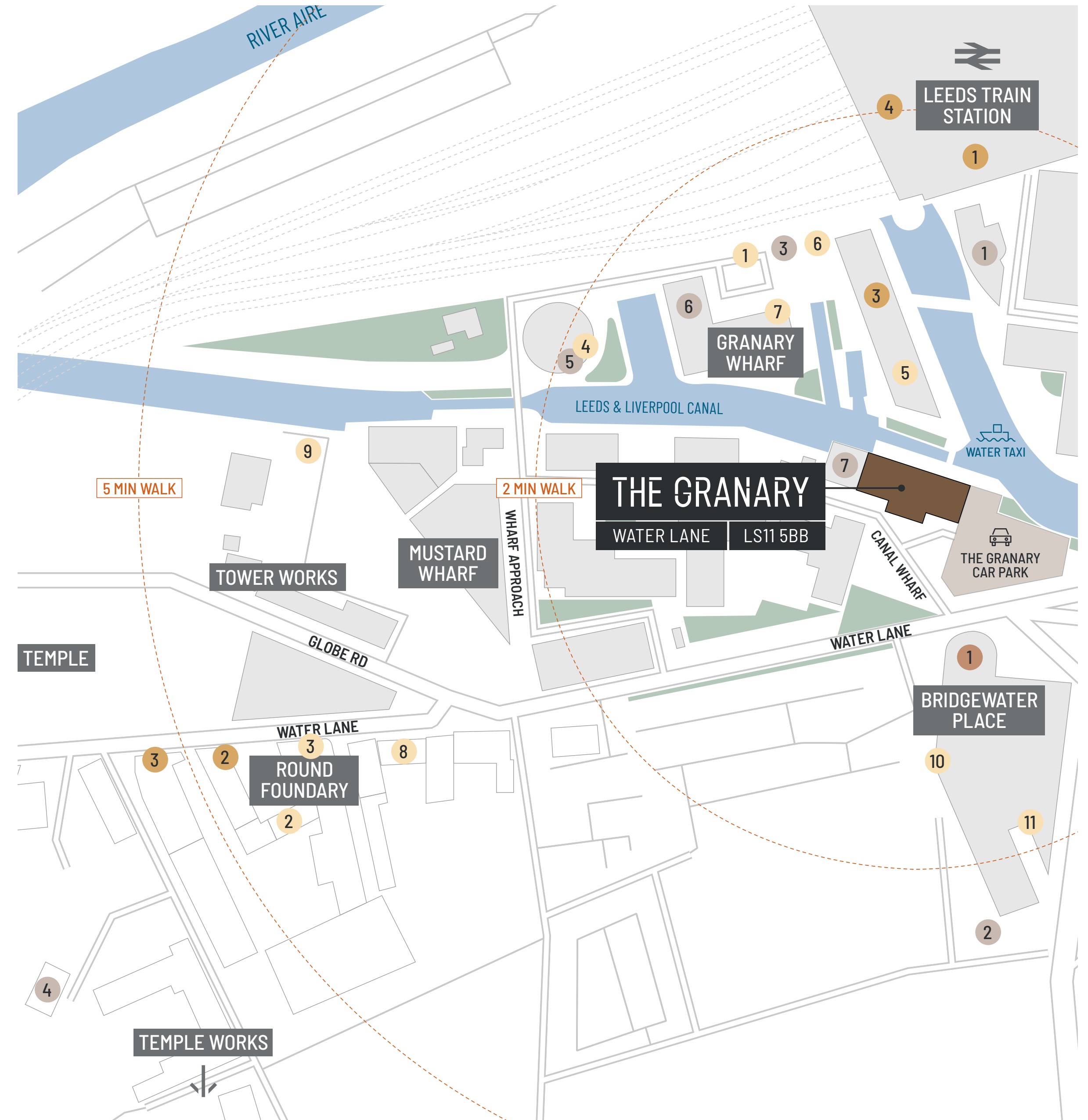
- Canal Club _____ 1
- The Grove _____ 2
- The Hop _____ 3
- Northern Monk Refectory _____ 4
- SALT _____ 5
- Sky Lounge _____ 6
- Water Lane Boathouse _____ 7

COFFEE

- Coffee Room _____ 1
- David Street Café _____ 2
- Out of the Woods _____ 3
- Starbucks _____ 4

OTHER AMENITIES

- Anytime Fitness _____ 1





SUSTAINABILITY & ESG.



The air source heat pump will operate during part load conditions, such as when it is above 5 degrees Celsius outside, and the building is occupied. This is when the heat pump operates most efficiently. The air source heat pump is a low carbon heat source.



The ventilation system incorporates a heat exchanger to recover heat from the building that would otherwise be exhausted, and uses it to heat the incoming fresh air.



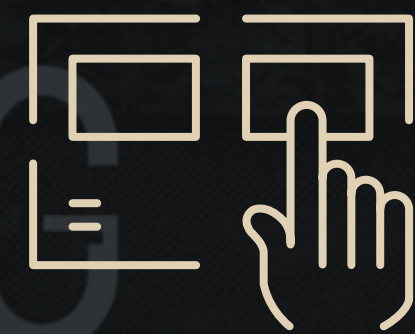
The ventilation system is equipped with CO2 sensors to reduce the ventilation rate during periods of low occupancy as a means of saving energy.



Two electric vehicle charging pillars have been provided, with each pillar having two Type 2 charging outlets.



The lighting system has been sub-divided into zones that allows the control of lighting levels based on available daylight.



To further enhance efficiency, lighting control has been installed throughout the building.



All light fittings have an LED source to provide an energy efficient scheme.



Total embodied carbon saved by refurbishment of the Granary is 1400 tons! Or, 1000 trees.



GET IN TOUCH. LET'S GET MOVING.

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