

BRIDGEWATER PLACE

LEEDS LS11 5BZ

OUTSTANDING GRADE 'A' OFFICES

18,058 sq ft in the heart of South Bank

Exclusive 9th floor office suite
22 secure basement car spaces



Located in Leeds' fast-paced South Bank, the 9th floor of Bridgewater Place affords you a unique opportunity in one of the smartest and most flourishing areas in Leeds for business.



STUNNING VIEWS



Bridgewater Place comprises an award winning 32 storey office and residential tower. The offices are situated on the 9th floor being capable of occupation as a whole or subject to sub-division in suites from 7,629 ft² upwards.

One of the finest mixed use developments in the north, the building offers a range of excellent facilities including a Tesco Metro convenience store, Philpotts sandwich store and Starbucks.

7,629 - 18,058 SQ FT
(709 - 1,678 SQ M)

THE TOP OFFICE FLOOR
IN BRIDGEWATER PLACE



OUT + ABOUT

Bridgewater Place is conveniently located to take full advantage of the vibrant and bustling community south of the river. Granary Wharf and Round Foundry with their bars and restaurants are just a few minutes walk away.



THE PLACE TO BE, IN ONE OF THE MOST VIBRANT & FLOURISHING BUSINESS LOCATIONS IN LEEDS

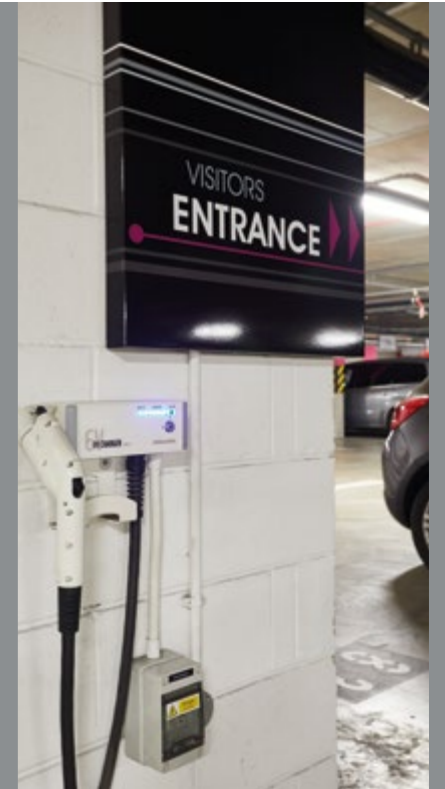
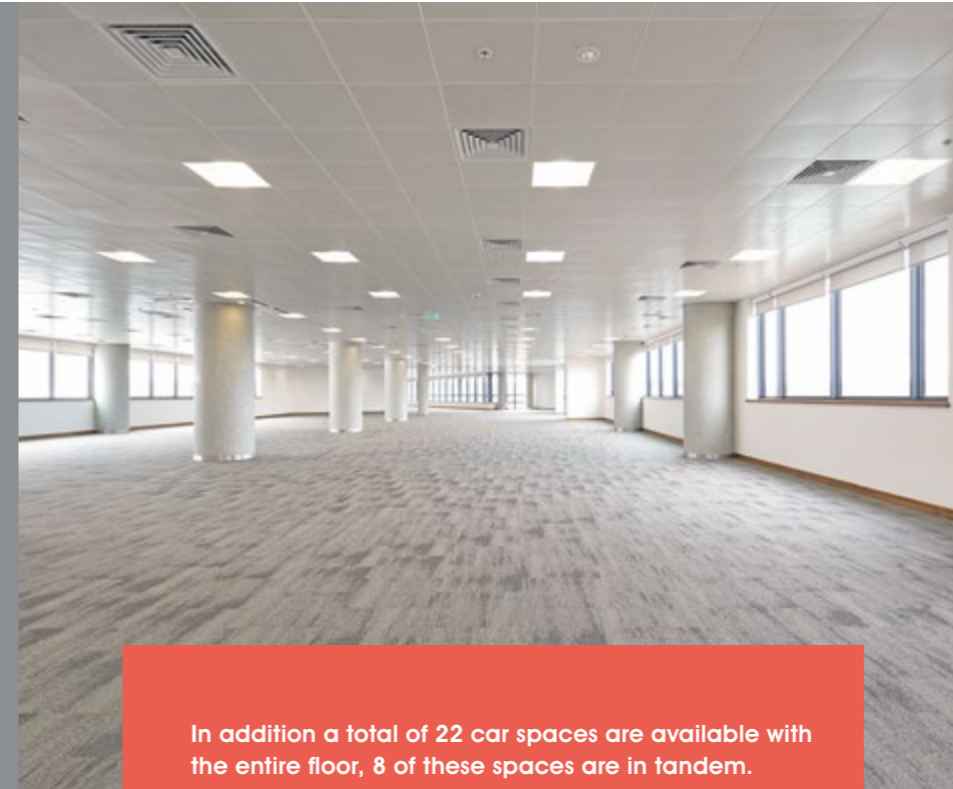
BUSINESS + MORE

Bridgewater Place stands in an imposing location immediately to the south of Leeds Railway Station at the junction of Neville Street and Water Lane.

Situated in the heart of the rapidly growing "South Bank", Bridgewater Place is close to ASDA's Headquarters and the offices of KPMG, British Telecom and UKi Partnerships. The building is only 5-10 minutes' walk into the principal shopping core.



- + LEEDS TRAIN STATION - 5 MIN WALK
- + TRINITY LEEDS & SHOPPING CORE - 8 MIN WALK
- + M621/M1 - 3 MIN DRIVE
- + GRANARY WHARF - 2 MIN WALK

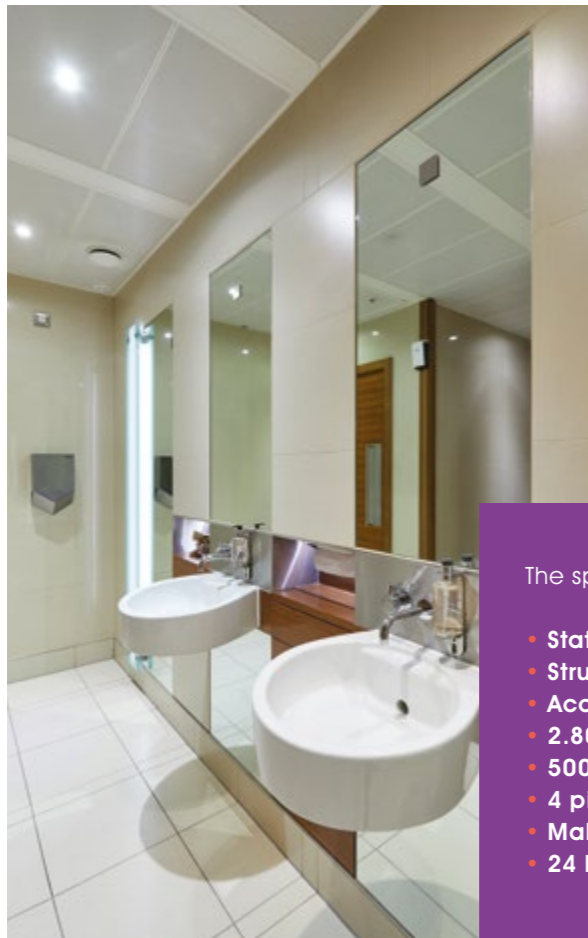
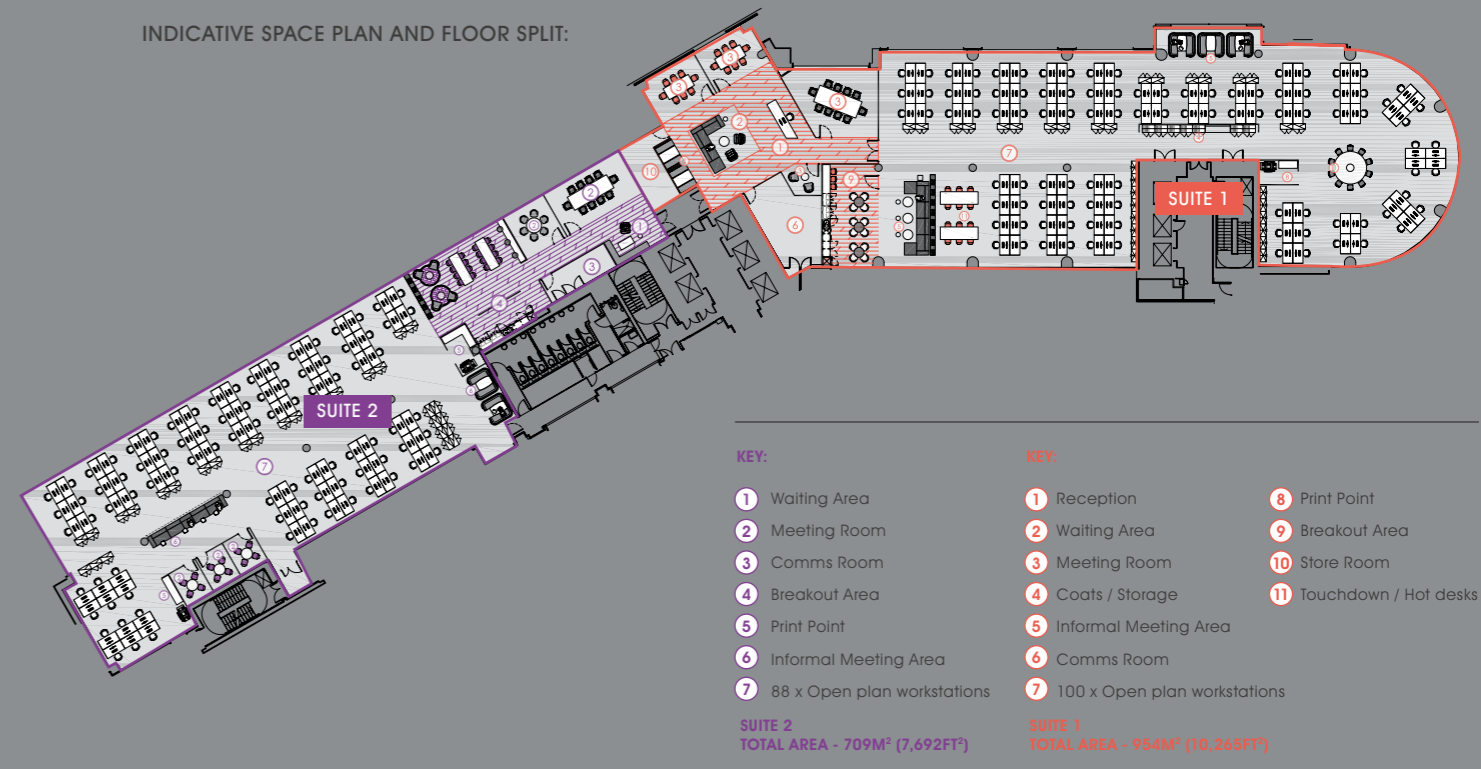


ELECTRIC CAR CHARGING POINTS

In addition a total of 22 car spaces are available with the entire floor, 8 of these spaces are in tandem.

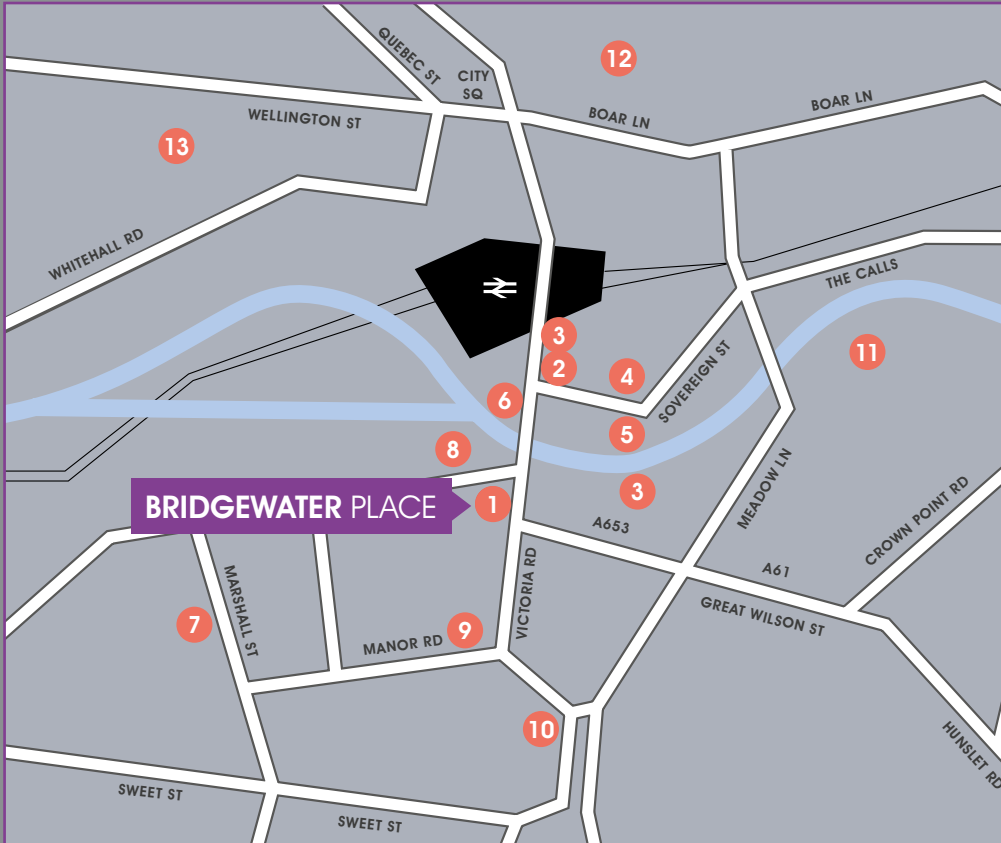
The building has been measured in accordance with the RICS Standard Code of Measuring Practice (6th Edition) and has a net internal floor area of 18,058 ft², but can be sub-divided to create suites from 7,629 ft².

INDICATIVE SPACE PLAN AND FLOOR SPLIT:



The specification at Bridgewater Place is of a high standard comprising:

- State of the art atrium and cladding system
- Structural glass walling to 2 elevations
- Access raised floors 150 mm
- 2.80m floor to ceiling height
- 500 x 500 metal ceiling tiles with LED lighting
- 4 pipe fan coil comfort cooling
- Male, female and disabled wc facilities
- 24 hours/7 day week access



LOCAL OCCUPIERS

1. DWF, Eversheds, Ernst & Young
2. KPMG
3. BT
4. Addleshaw Goddard
5. Handlesbanken
6. UKI Partnerships
7. Round Foundry
8. Granary Wharf
9. Medical Protection Society
10. City Walk
11. Brewery Wharf
12. Trinity
13. Wellington Place

+ LEASE TERMS

The premises are available as a whole or on a suite by suite basis by way of a new lease on effective FRI terms.

A service charge will be levied to cover the exterior of the building and all common areas. Details of the rent and service charge costs are available upon application.

+ RATES

The draft rating assessment from 06/03/2018 is £262,500. The current UBR is £0.493p. Car spaces are separately assessed.

+ VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

+ EPC RATING

C - 71

+ INFORMATION / VIEWING

Strictly by appointment:



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