



STANLEY HOUSE

AT LEEDS DOCK

TO LET

FULLY REFURBISHED GRADE A OFFICES
WITHIN A VIBRANT WATERSIDE DESTINATION

FROM 2,500 – 10,383 SQ FT

SETTING THE SCENE

Located at the heart of Leeds Dock, a key destination within Leeds which offers creative workspace alongside independent food/drink operators, yoga studios and a gym, stands Stanley House – a Grade A office building which has been fully refurbished for an occupier who is looking for offices within this newly positioned destination, the home of 11 digital and tech companies as well as Sky’s Digital HQ.



£250 MILLION
MIXED USE WATERFRONT
DEVELOPMENT



AMENITIES APLENTY
FOOD, DRINK, LEISURE
& MORE ALL ON SITE

Local Occupiers



IMA—HOME



JOURNEY
FURTHER

HATCH

STEPH'S
PACKED
LUNCH





THE NEIGHBOURHOOD

Stanley House is regarded as one of the core office opportunities available at Leeds Dock. As the immediate environment has evolved over the years, Leeds Dock has become a specific hub for TMT and Fin Tech services.

Leeds Dock offers a unique mixture of tranquillity and vibrancy in a modern location. This is Leeds' most exciting and aspirational mixed use destination which has transformed Leeds' waterfront into a modern, vibrant and innovative environment – a destination in it's own right. The Boulevard is an area dedicated to restaurants, café bars and aspirational retail as well as stunning offices. The area also benefits from a water taxi service to help the daily commute.

Amenities

- 1 Primal Gym
- 2 Yoga Hero
- 3 North Star Coffee
- 4 Pizza Express
- 5 Tesco Express
- 6 The Canary
- 7 Mumtaz Indian
- 8 Holiday Inn Express
- 9 Royal Armouries Museum
-  Water Taxi (Every 15 Mins)
-  1600 Parking Spaces



FLEXIBLE SPECIFICATION



2.7m Floor to Ceiling Height



Passenger Lifts



BREEAM
'Very Good'



Manageable Sized Floorplates,
Easily Split for Flexibility



Fully Refurbished



Natural Light Provided by
Floor to Ceiling Glazing



Exposed M&E and Services for
the Modern Futuristic Look

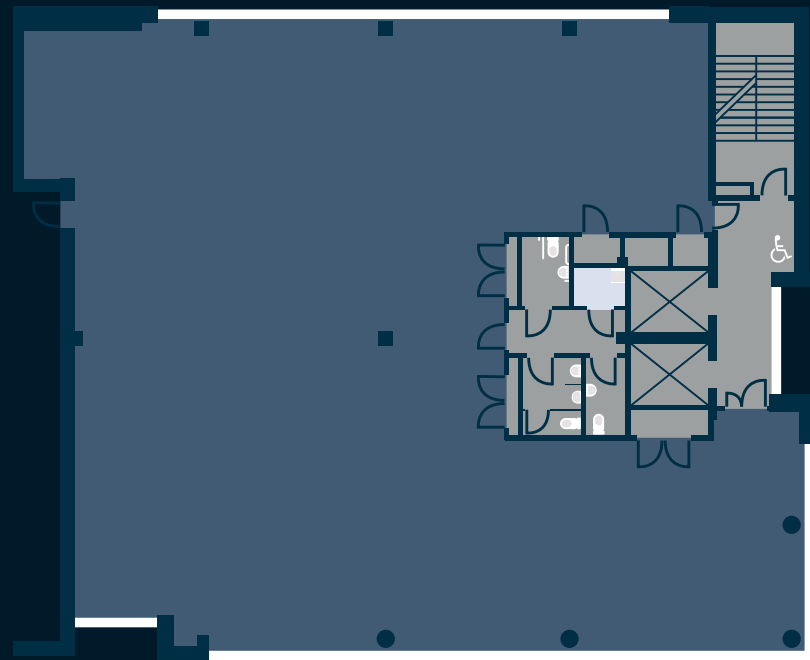




TYPICAL FLOOR PLAN



TYPICAL FLOOR PLATE



Enjoy a full range of accommodation available with flexible floor plates to suit you.

ACCOMMODATION

FLOOR	SQ FT	SQ M
1st	4,943	459
2nd	5,440	505
TOTAL	10,383	965

* Floor splits are available



LOCATION

DRIVE DISTANCES

J3 M621	1.2 Miles
Bradford	11.1 Miles
Harrogate	16.7 Miles
Wetherby	18.3 Miles
Ilkley	18.6 Miles



1600 PARKING SPACES

1 MIN WALK

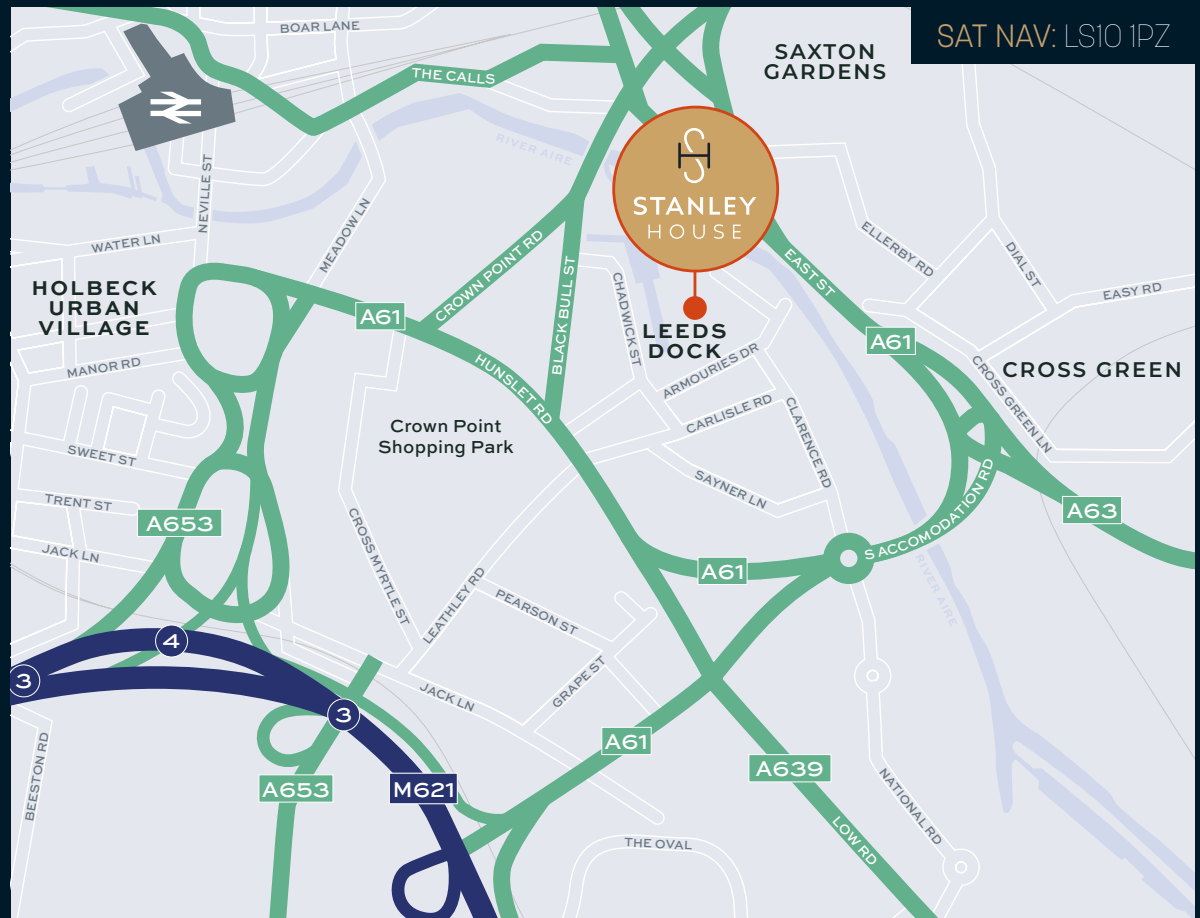
RAIL TIMES

Manchester	50 Mins
Newcastle	1 Hr 24 Mins
Birmingham	1 Hr 55 Mins
London	2 Hrs 17 Mins
Edinburgh	3 Hrs



LEEDS RAILWAY STATION

WATER TAXI EVERY 15 MINS
OR 15 MINS WALK



SAT NAV: LS10 1PZ

Energy Performance Certificate

The property has an EPC Rating of D98. A copy of the certificate is available upon request.

Terms

The offices are available to let by way of new effective FRI leases for a term to be agreed. Further details available upon request.

Viewing

Please contact the letting agents.

Sint.

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