



OFFICE TO LET

## THE GRANARY

Water Lane, Leeds, LS11 5BB

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

1,748 SQ FT (162.39 SQ M)



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## DETAILS



### DESCRIPTION

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.

### ACCOMMODATION

The accommodation comprises the following areas:

| Name             | sq ft         | sq m            | Availability |
|------------------|---------------|-----------------|--------------|
| Ground - Suite 1 | 1,748         | 162.39          | Available    |
| Ground           | 2,170         | 201.60          | Under Offer  |
| 1st              | 4,694         | 436.09          | Let          |
| 2nd              | 4,792         | 445.19          | Let          |
| 3rd              | 4,779         | 443.98          | Under Offer  |
| <b>Total</b>     | <b>18,183</b> | <b>1,689.25</b> |              |

### KEY FEATURES

- Canal-side Location
- Historic Building - Grade II\* Listed

### OUTGOINGS

- Rent: £32 per sq ft
- Rates: n/a

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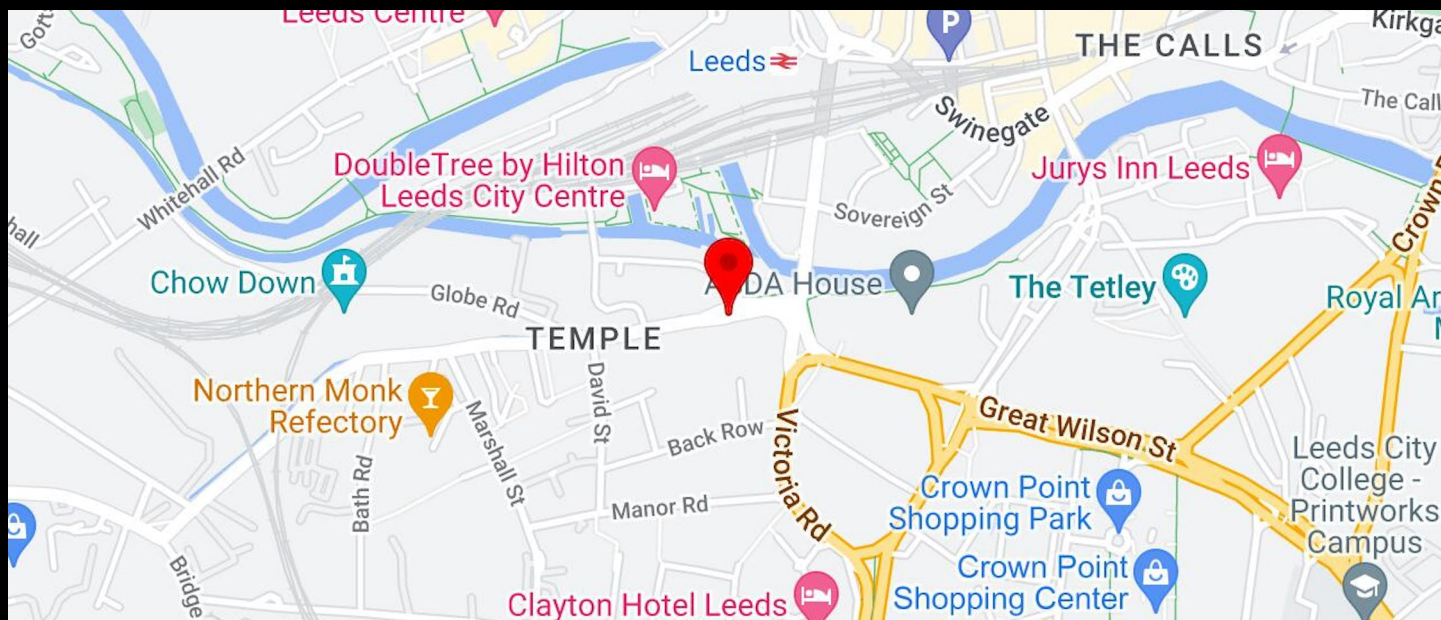
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# LOCATION



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

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 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.

## CONTACT US

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