



# THE GRANARY

WATER LANE, LEEDS

PERFECTLY POSITIONED SINCE 1776





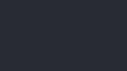






**LAST AVAILABLE SUITE**  
**2,694 SQ FT**





# FULLY FITTED 42 PERSON SUITE 2,694 SQ FT ➔

## CUTTING-EDGE FEATURES

-  On-site parking available.  
2 disabled spaces. 4 EV charging points.
-  Secure covered cycle storage for 20 bikes.
-  Disabled WC facilities on every floor.
-  Shower facilities on every floor.  
DDA compliant shower at ground level.
-  Large, glazed entrance lobby providing  
informal meeting space with Wi-Fi access.
-  Plug & play internet connectivity
-  Electronic fob access to office suites.
-  Exposed stonework and cast-iron beams &  
columns, reflecting the building's heritage.
-  New fresh air ventilation system.
-  Secure lockers for personal storage.
-  Full access raised floors.

## GROUND FLOOR

Kitchen

42 desks

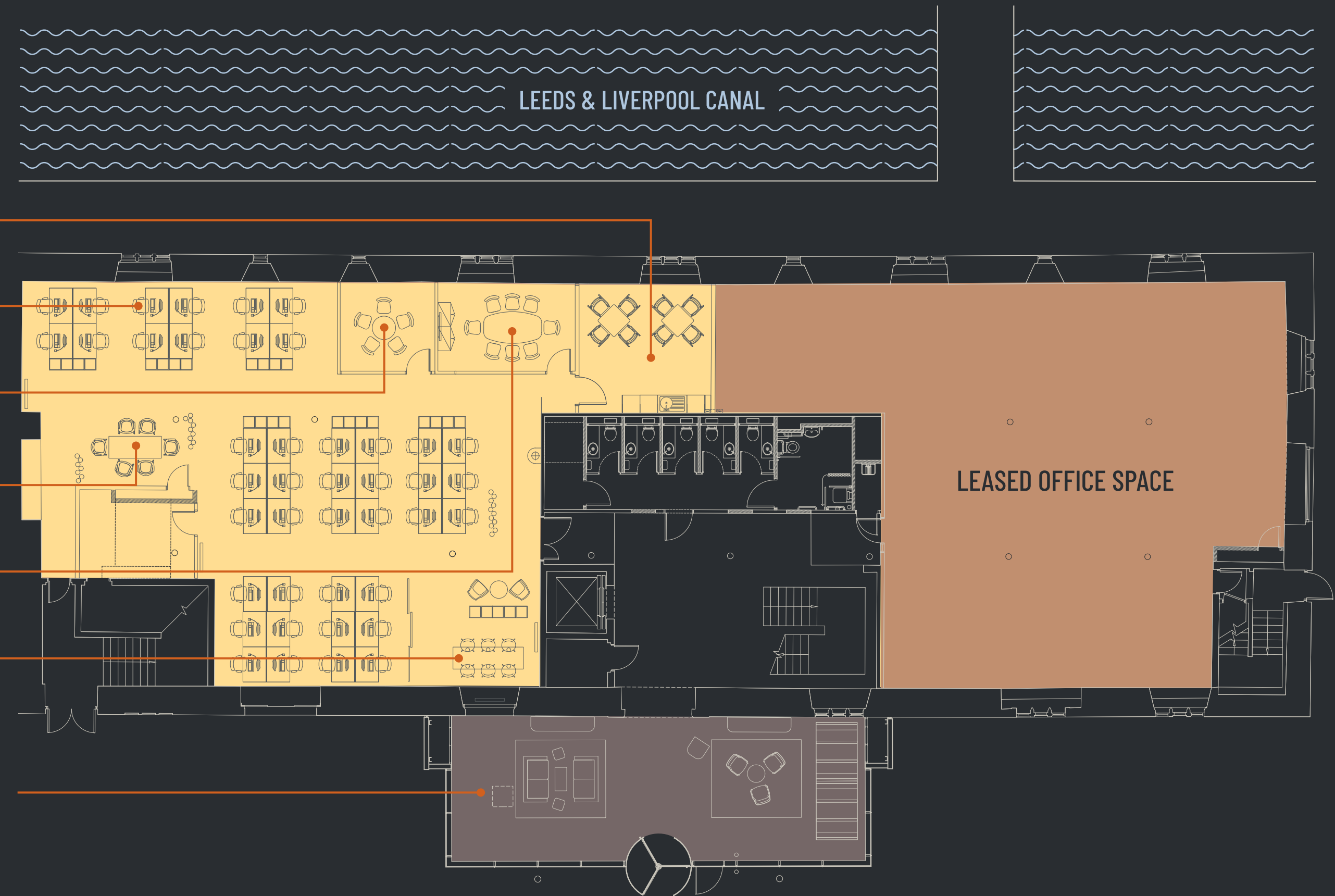
Collaboration areas

Breakout spaces

8 Person meeting room

Collaboration areas

Reception & business lounge





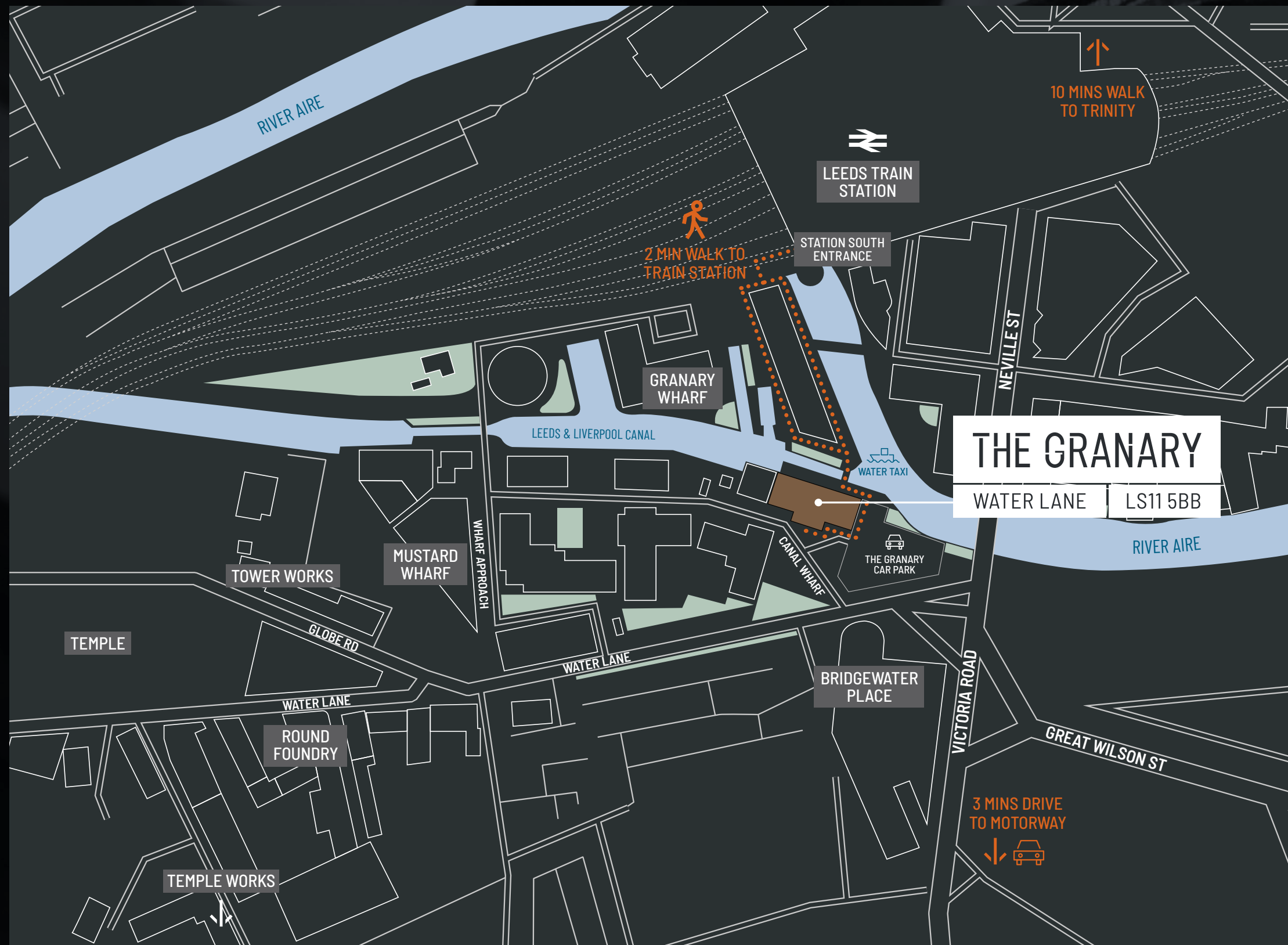
# LEEDS LANDMARK. FUTURE BENCHMARK.

## DISCOVER THE GRANARY'S UNIQUE CANAL-SIDE WAREHOUSE, IN THE HISTORIC HEART OF LEEDS

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.







GET IN TOUCH.  
LET'S GET MOVING.

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**TERMS**

New FRI lease on terms to be agreed. Further information is available upon request. Rent upon application.

A development by:



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Particulars dated May 2024. Photographs - 2022. And CGI - Aug 2024.

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