

TO LET

GRAPHICAL HOUSE

Iconic Creative Workspace.
1st Floor Available - 2,119 sq ft.
Last Floor Remaining!

 2 WHARF STREET, LEEDS, LS2 7EQ



Creative workspace with original features and modern design in The Calls district



Indicative images showing ceiling and floor aesthetic





First Floor 2,119 sq ft
LAST FLOOR REMAINING!

Graphical House comprises 7,154 sq ft of high quality, creative workspace arranged over four floors. The available suite is located on the first floor and benefits from existing fit-out in the form of high quality meeting rooms and a fitted kitchen.

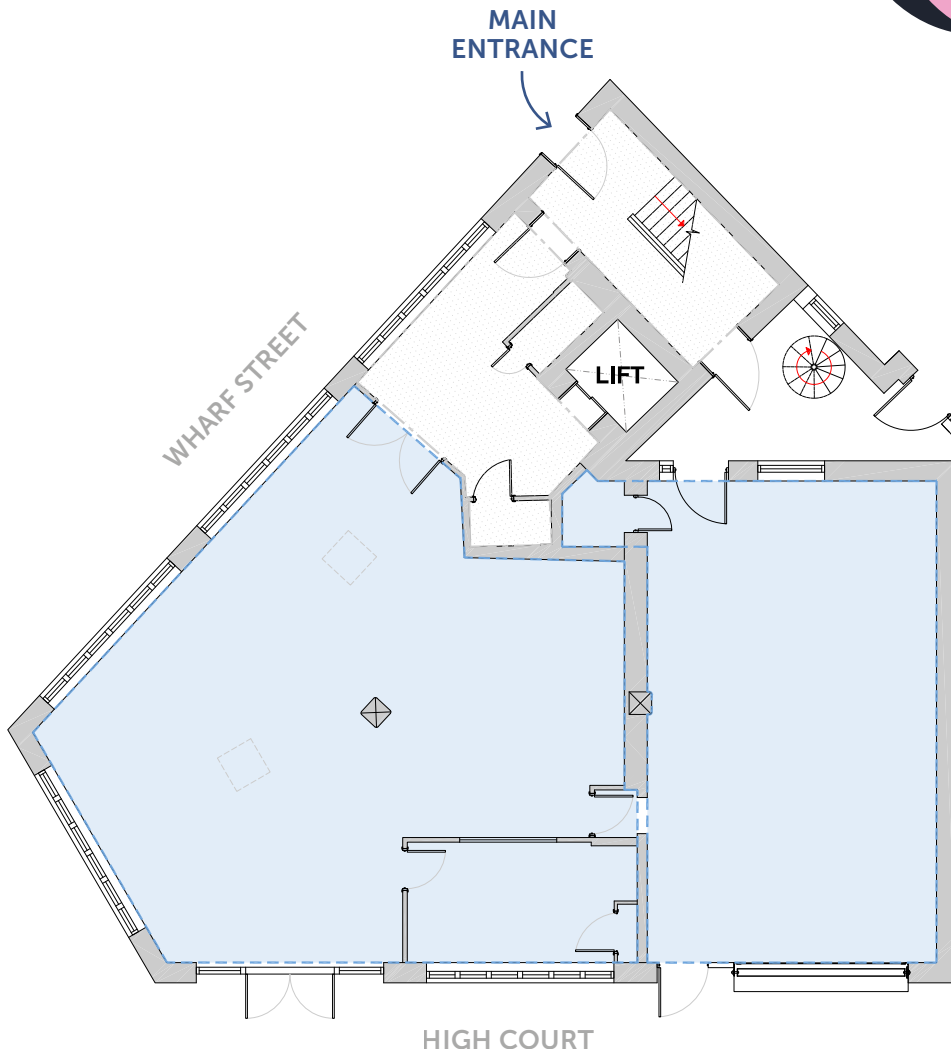
SPECIFICATION:

- Air conditioning
- LED lighting
- High quality fitted kitchen facilities
- High quality fitted meeting rooms
- Unique external artwork created by Mr Penfold
- Exposed brickwork & original flooring
- Shower & WC Facilities
- Lift access
- Excellent natural light with triple aspect
- Panoramic views of The Calls



Indicative images showing ceiling and floor aesthetic

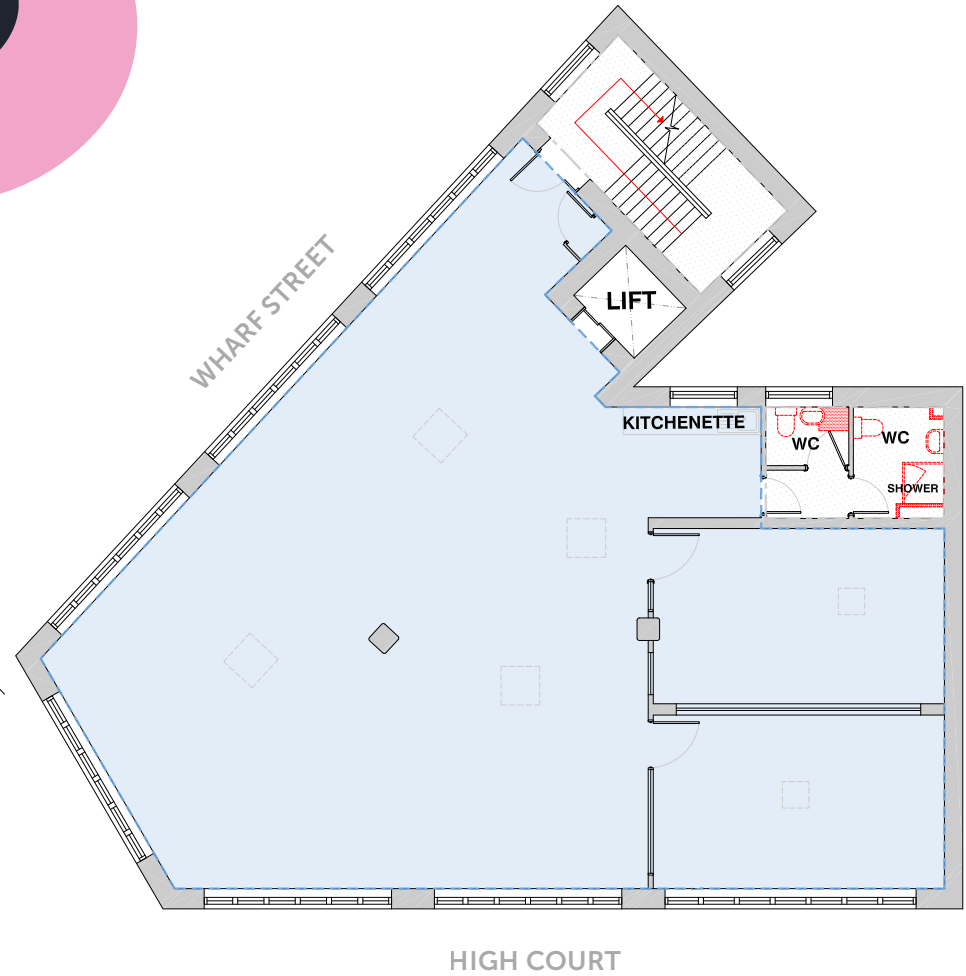
Floorplans



Ground Floor

1,215 sq ft
(112.88 sq m)

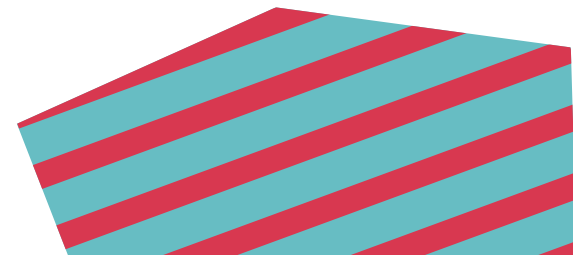
UNDER OFFER



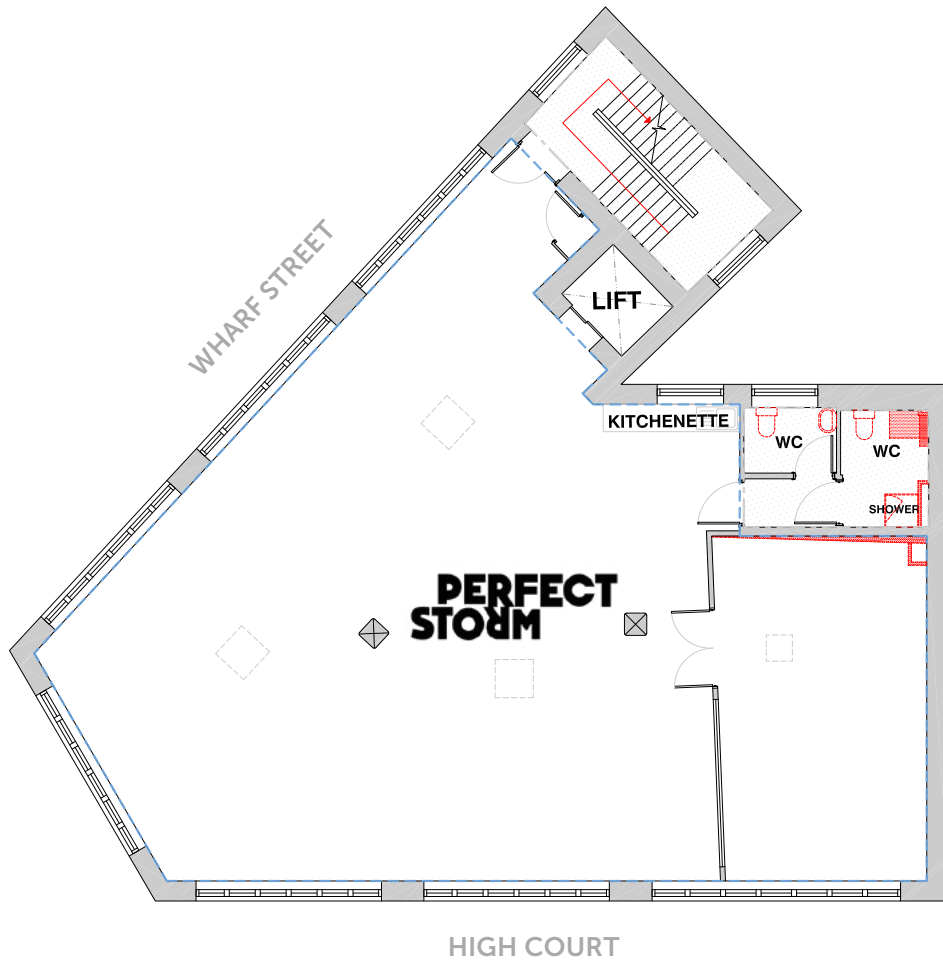
First Floor

2,119 sq ft
(196.86 sq m)

AVAILABLE



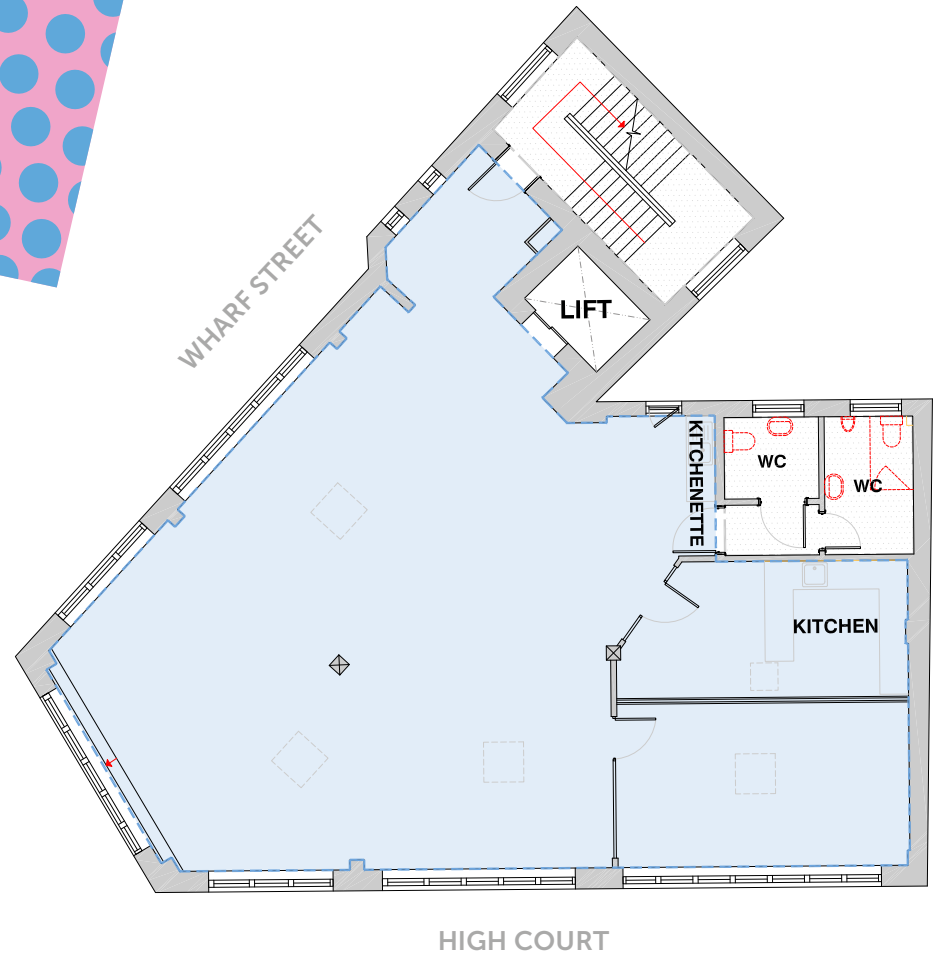
Floorplans



Second Floor

2,100 sq ft
(195.10 sq m)

OCCUPIED



Third Floor

1,720 sq ft
(159.79 sq m)

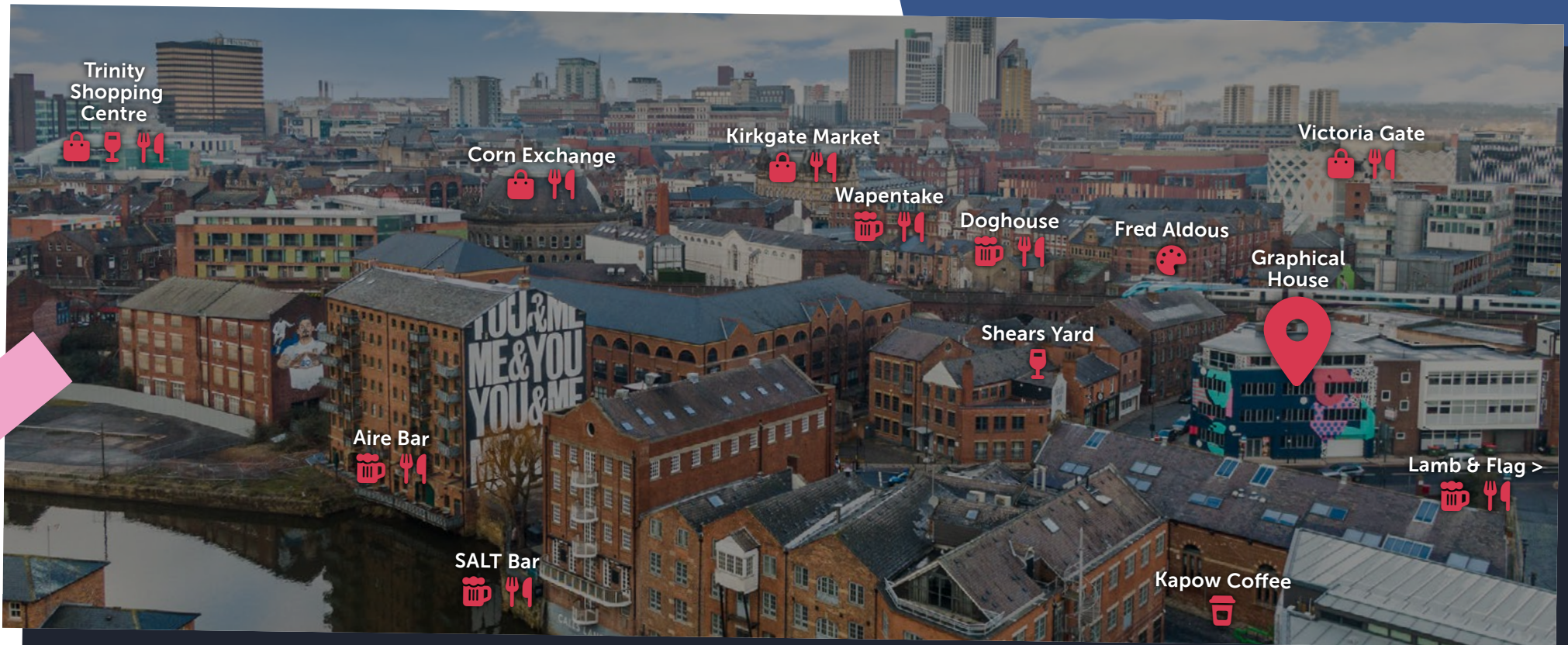
UNDER OFFER



Amenities

Graphical House is situated in the vibrant Calls area of Leeds, perfectly situated adjacent to the waterfront and just a stone's throw from Leeds shopping core.

The building is surrounded by thriving amenity including Kapow Coffee, SALT Bar, Aire Bar, Shears Yard and more!



Transport Links



Train Station
10 min walk



Bus Station
3 min walk



Corn Exchange Car Park
2 min walk



Kirkgate Market Car Park
3 min walk



Victoria Gate Car Park
4 min walk



Leeds Dock Car Park
8 min walk





Rates

Interested parties are advised to make their own enquiries with the local rating authority.

Terms

The available accommodation is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed. Please contact either of the joint letting agents for details of the quoting rent.

EPC

A full copy of the certificate is available upon request.

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Interested? Get in touch

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