

Your partners in property

# First floor, Granary Building, Water Lane, Leeds LS11 5BB



## TO LET

- 1,934 - 4,694 sq ft with parking
- Last available, partly fitted first floor office suite
- Unique canal-side warehouse with cutting edge office space in the historic heart of Leeds
- Grade II\* Listed Building



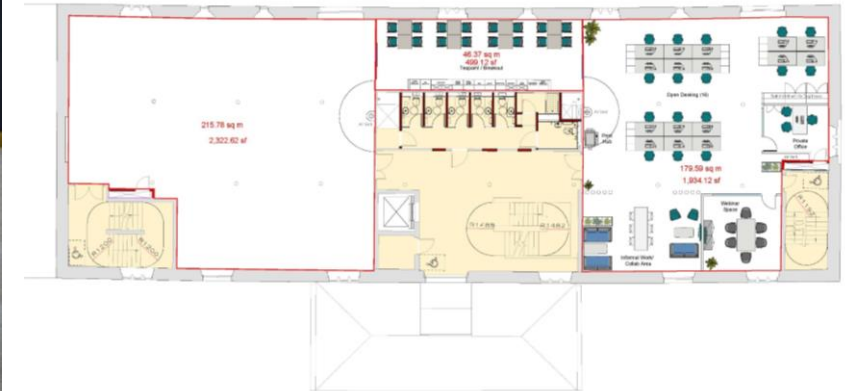
# Description



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.

The property is located 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.

Following lettings to White Rose Maths, CD (UK), Aspire Technology and Design Fire Consultants, only the first floor office extending to approximately 4,694 sq ft remains. This suite which is partly fitted is capable of being **split** to accommodate smaller lettings of 1,934-2,822 sq ft.



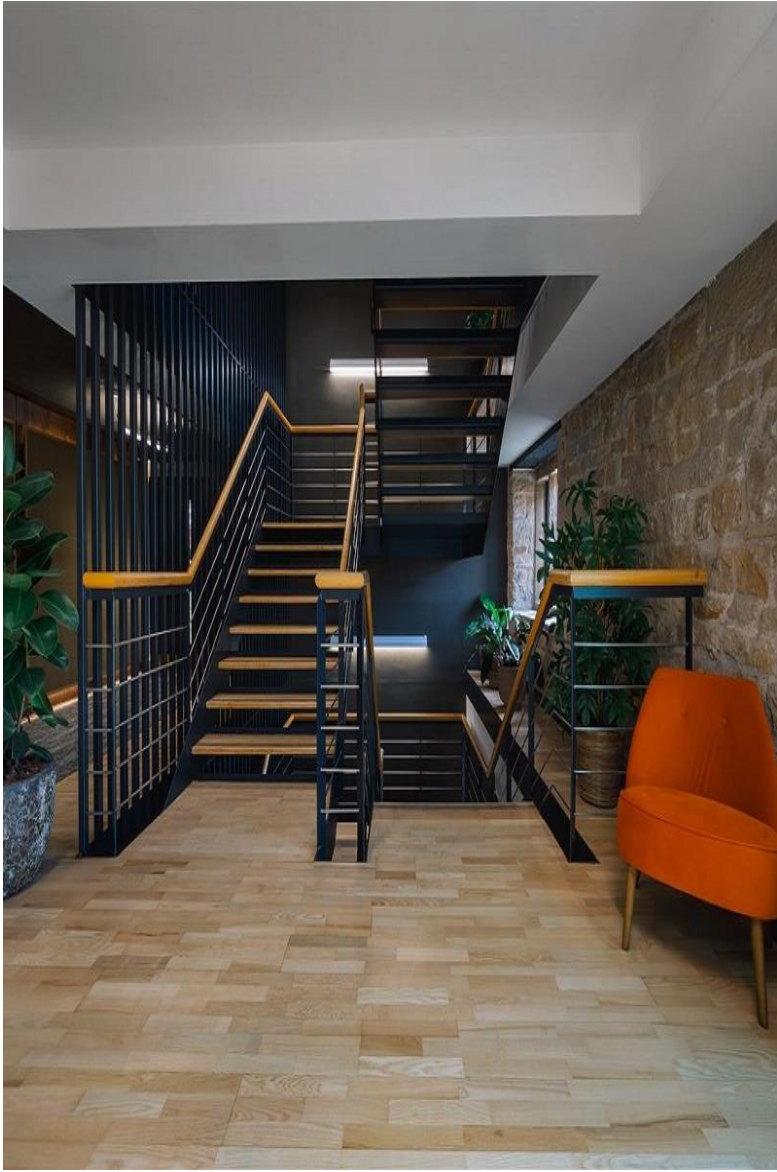
(First Floor)

# Specification

The specification of the suite and building includes for the following:



- 16 desks
- Collaboration areas
- Fully fitted kitchen
- Breakout spaces
- 8 person meeting room
- Attractive Reception
- On-site parking available including 2 disabled spaces
- 4 EV charging points
- Secured covered cycle storage for 20 bikes
- Disabled WC facilities
- Shower facilities including DDA compliant showers
- Large, glazed entrance lobby providing informal meeting space with WIFI access
- Plug and play internet connectivity
- Electronic fob access to office suites
- Exposed stonework and cast-iron beams & columns, reflecting the buildings heritage
- New fresh air ventilation system
- Secure lockers for personal storage
- Full access raised floors



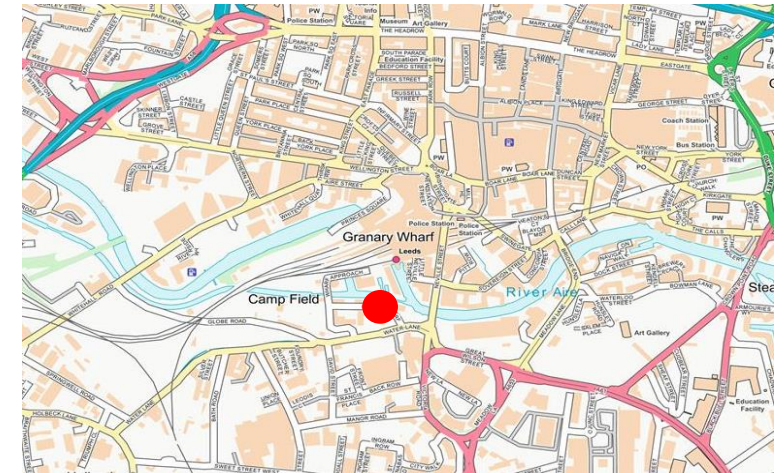
# Location



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 vibrant canalside development in the heart of Leeds' South Bank is a hub of buzzing activity and scenic views. An attractive gateway to the city which benefits from a superb range of amenities, a contemporary hotel, along with great entertainment and leisure activities.

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).



Promap ©

# Further Details

Subject to negotiation, the suite is available to let by way of a new FRI lease for a term to be agreed. Rent upon application.



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## Rates

The suite has been assessed to have a Rateable Value of £62,500 rising to £71,500 from 1 April 2026.

We advise all interested parties to make their own enquiries of the local rating authority.

## Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

## EPC

The property has been assessed to have an EPC Rating of B (32). A full copy of the certificate is available upon request.

## Anti Money Laundering

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

## VAT

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

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



## Viewing & Further Information

Strictly by appointment with the sole letting agents:

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[Particulars dated [20.01.26]. Photographs dated [24.07.2025]]

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