



1 FOUNDRY  
SQUARE

LEEDS  
LS11 5DL

## Second Floor Office Suite With Parking

2,978 sq ft (277 sq m)

TO LET

FOUNDRY SQUARE

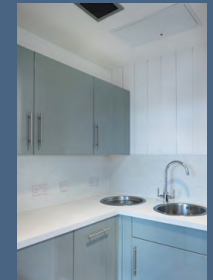
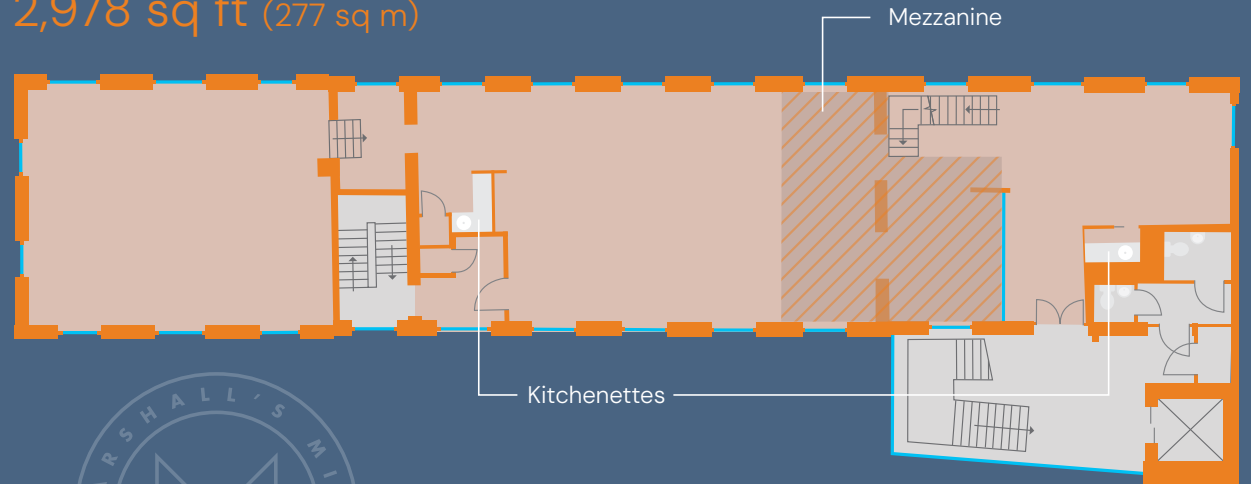


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# Overview

Having been comprehensively redeveloped from the 1990's into a multi-award-winning complex, providing a unique business space whilst retaining as much of the original character as possible. Each office unit is distinctive and unique in its character providing accommodation unlike anywhere else in Leeds.

As a part of Holbeck Urban Village which has been named the 'coolest corner in Leeds', Foundry Square is of particular appeal to the creative industries, although the business range is diverse and includes architects, film makers and web consultancies. With all the benefits of the City on the doorstep, it creates a village feel within a sustainable community taking full advantage of the character of Leeds' heritage.



FULL ACCESS  
RAISED FLOORS



EXPOSED  
BRICKWORK



TWO  
KITCHENETTES



ON-SITE  
PARKING



GAS FIRED  
CENTRAL HEATING



MALE, FEMALE/  
ACCESSIBLE  
FACILITIES



SHOWER



LIFT



MEZZANINE  
DECK



FEATURE  
GLAZED ATRIUM



# Gallery

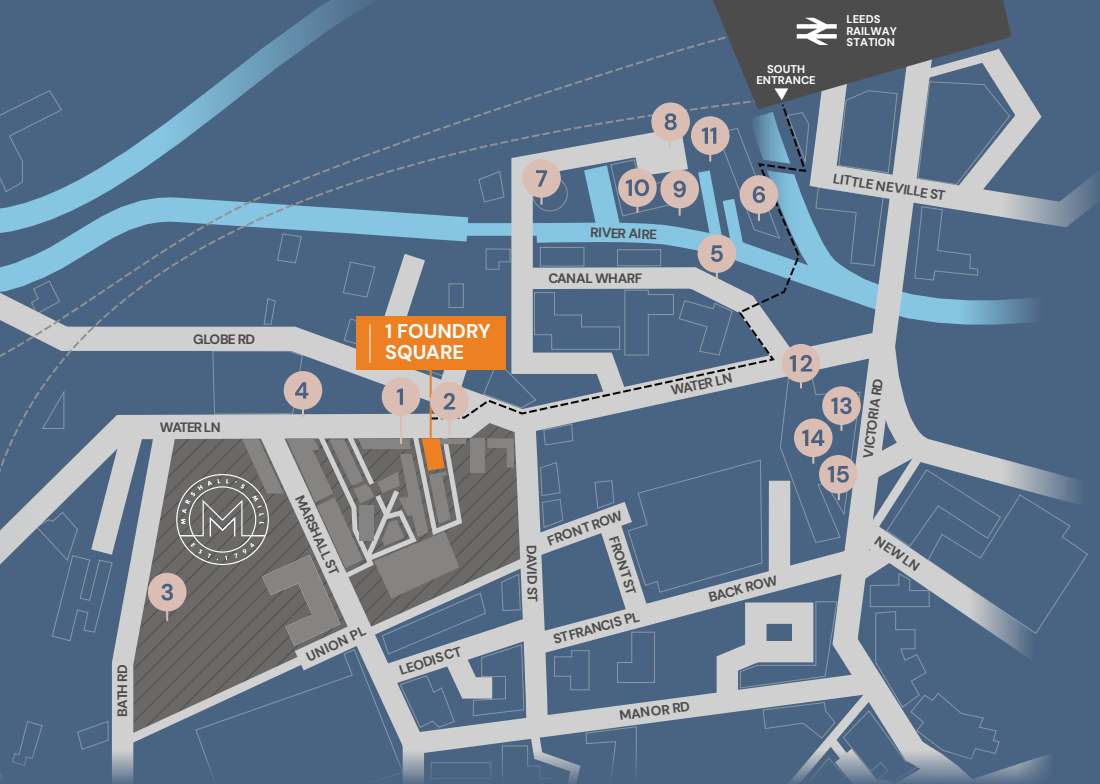




1 FOUNDRY  
SQUARE

- 01 Our Creative
- 02 Northern Monk Refectory
- 03 The Cross Keys
- 04 Midnight Bell
- 05 Lhasa
- 06 Green Flag
- 07 Anytime Fitness
- 08 Double Tree at Hilton
- 09 Channel 4
- 10 Globe Point
- 11 Trinity
- 12 Victoria Gate
- 13 Bridgewater Place
- 14 Leeds Railway Station





- 1 The Cross Keys
- 2 Midnight Bell
- 3 Northern Monk Refectory
- 4 Out of the Woods
- 5 Water Lane Boathouse
- 6 Fazenda Leeds
- 7 SALT Granary Wharf
- 8 Archies Bar & Kitchen
- 9 The Lock
- 10 DoubleTree by Hilton
- 11 The Hop
- 12 Anytime Fitness
- 13 Philpotts
- 14 Bridgewater Place
- 15 Tesco Express

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

Knight Frank and Creative Space Management on their behalf and for the sellers or lessors of this property whose agent they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Knight Frank or Creative Space Management has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2025.

# Location

Located at the heart of Holbeck Urban Village, 1 Foundry Square is ideally situated on the south side of Leeds City Centre. The area is well served by public transport and allows for easy access to the road network whilst being within a short walking distance of the retail core.

Leeds Railway Station (south entrance) is within easy walking distance, the property is well positioned to benefit from the array of artisan independent style cafés and bars within the vicinity.



Walking Times

Southbank	2 mins
Leeds Railway Station (South Entrance)	8 mins
Granary Wharf	8 mins
Trinity Leeds	11 mins
Victoria Gate	18 mins
Leeds Bus Station	20 mins

## Business Rates

Business will be payable by the tenant in respect of the demise. Further information available on request.

## Rent

Upon application.

## EPC

A copy of the energy performance certificate is available on request.

## Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information available on request.

## VAT

All prices/rents are deemed to be exclusive of VAT.

## Further Information

For further information or to arrange an inspection please contact the joint sole retained agents.

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