TOWER WORKS

· LEEDS ·

Unique new quality ground floor units available To Let suitable for a range of commercial uses including Retail, Leisure and Offices.

5 x Units available ranging from 1,420 sq ft – 4,316 sq ft.



A GROWING NEIGHBOURHOOD

Mustard Wharf is now a friendly established neighbourhood comprising 247 apartments with a mixture of 1, 2 and 3 bedroom boutique apartments to rent in a waterside setting. As part of the extension to the site we now have phase 2 known as Tower Works which is completed and houses another 245 built to rent apartments and a further 5 commercial units.

This scheme is situated in a mixed-use area with established retail, leisure and residential developments, whilst benefiting from being strategically located within the South Bank regeneration area.

UNCOVER THE OPPORTUNITIES

Following on from the success of Mustard Wharf, these units are perfect for a mixture of uses and particularly local independents thrive in this area. The units would suit a convenience store, cafés, restaurants, flexible offices providing co-working space and the potential for health and wellbeing opportunities, including a boutique studio gym.

The units have the benefit of proximity to the onsite residential tenants but also the wider densely populated surrounding area of Leeds city centre.

The location is less than 2 minutes' walk from Granary Wharf's established leisure circuit and Leeds station south entrance. In addition to the scheme itself, South Bank as an area provides a vision creating 35,000 jobs across key sectors and at least 8,000 new homes in a sustainable location.

The overall development has been developed by Legal and General who have greatly enhanced Mustard Wharf with the Tower Works extension.





SOUTH BANK REGENERATION

The South Bank regeneration area refers to a number of investments and proposed activities aimed at regenerating 253 hectares of land. The regeneration will help double the size of Leeds city centre. Leeds City Council have produced a South Bank Leeds Regeneration Framework detailing how the area may develop in the future. For further information please visit the website:

https://southbankleeds.co.uk





Tower Works provides the following commercial units at ground floor, with the option to combine units 1 and 2. The buildings have been sympathetically designed to blend into the historic architecture of the surrounding area, with external colonade seating adjacent to the canal providing a unique setting and USP for any operator. The internal piazza also has its own character providing a central walkway through the scheme and beyond. It also provides a public open space focal area for the residents of the scheme to enjoy whilst also providing an attractive outside seating area for the commercial occupiers on the ground floor and for their customers to enjoy.

For further information, please contact the sole letting agents Fox Lloyd Jones.
For the attention of Louise Larking or Maddy Wright.

E: louise.larking@fljltd.co.uk T: 0113 2431133 | M: 07814 478560
E: maddy.wright@fljltd.co.uk T: 0113 2431133 | M: 07542 025118

UNIT	AVAILABILITY	LOCATION	SIZE
UNIT 5	Available	Tower Works Ground floor	2,142 sq ft / 199 sq m
UNIT 6	Under offer	Tower Works Ground floor	2,841 sq ft/ 264 sq m
UNIT 7	Under offer	Tower Works Ground floor	4,316 sq ft / 401 sq m
UNIT 8	Available from Q3 2025	Tower Works Ground floor	1,420 sq ft/ 132 sq m
UNIT 9	Available from Q3 2025	Tower Works Ground floor	1,743 sq ft / 162 sq m

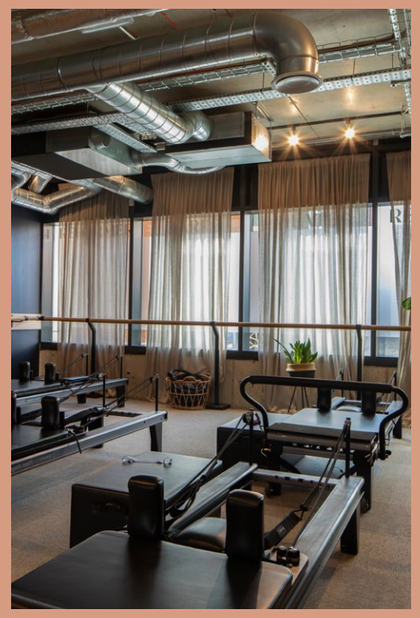



92°







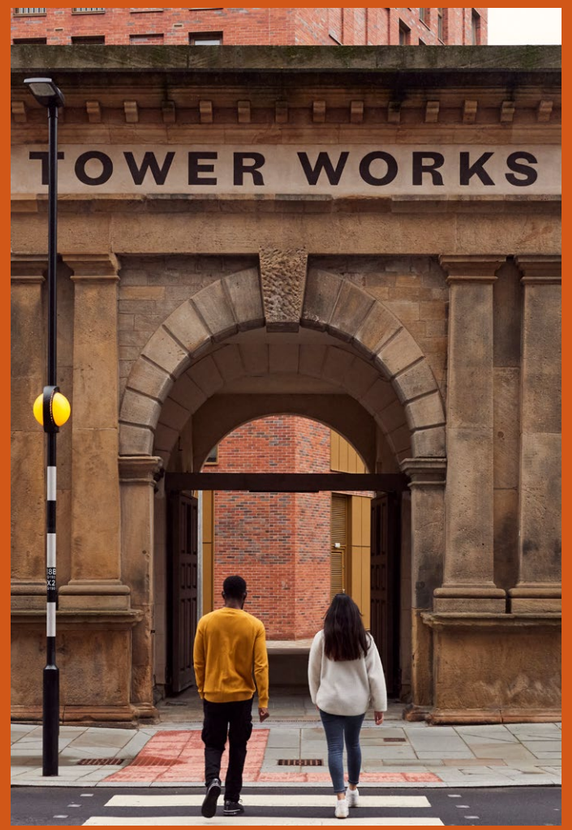



BARRECORE




OWL









The buildings at Tower Works have been sympathetically designed to blend into the historic architecture of the surrounding area. The scheme sits amongst the notable Italianate listed towers built by T.R Harding, including Giotto, Verona and Little Chimney.

The quality and detail of the scheme and design of the buildings can be seen in the images from the protruding brickwork feature panels to the feature bay windows.

The external colonnade seating area adjacent to the canal provides a unique setting and USP for any operator.

The internal piazza also has its own character providing a central walkway through the scheme and beyond. It also provides a public open space focal area for the residents of the scheme to enjoy whilst also providing an attractive outside seating area for the commercial occupiers on the ground floor and for their customers to enjoy.



TOWER WORKS
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Tower Works Street Fest







This summer, The team behind the award-winning North Leeds, Harrogate, Ilkley & Riverside Food & Drink Festivals collaborated with Mustard Wharf to create a brand new street festival for 2024. This free-to-attend festival brought a whole new street food and makers market concept to Leeds. The Street Fest brought some of the best street food and drink vendors in Yorkshire for the perfect day and evening out.

The Street Fest was situated in in the heart of Verona Square and brought a real buzz to the area and local businesses, drawing crowds eager to enjoy gourmet street food, sample artisanal drinks, and enjoy the music and entertainment.

With colourful sun chairs lining the cobbled streets, friends and families soaked up the festive atmosphere, making the event a true highlight of the summer. The success of Tower Works Street Fest shows the exciting potential for businesses here, as the area continues to grow as a lively, cultural destination in Leeds. The team are busy planning in 2025 dates - enquire now to be a part of this incredible community!







CONNECTIVITY

These units are perfect for a mixture of uses and particularly local bars thrive in this area. The units would suit a convenience store, cafés, restaurants, flexible offices providing co-working space and the potential for health and wellbeing opportunities, including a specialist gym.

The units have the benefit of proximity to the onsite residential tenants but also the densely populated surrounding area of Leeds city centre.







WALK

4 min	Leeds Station
16 min	Main Bus Station
1 min	Canal Wharf
8 min	Trinity Leeds
14 min	Victoria Gate

CYCLE

3 min	Leeds Station
7 min	Main Bus Station
3 min	Trinity Leeds
6 min	Victoria Gate

CAR

3 min	Leeds Station
8 min	Main Bus Station
6 min	Trinity Leeds
6 min	Victoria Gate

KEY AREA FACTS

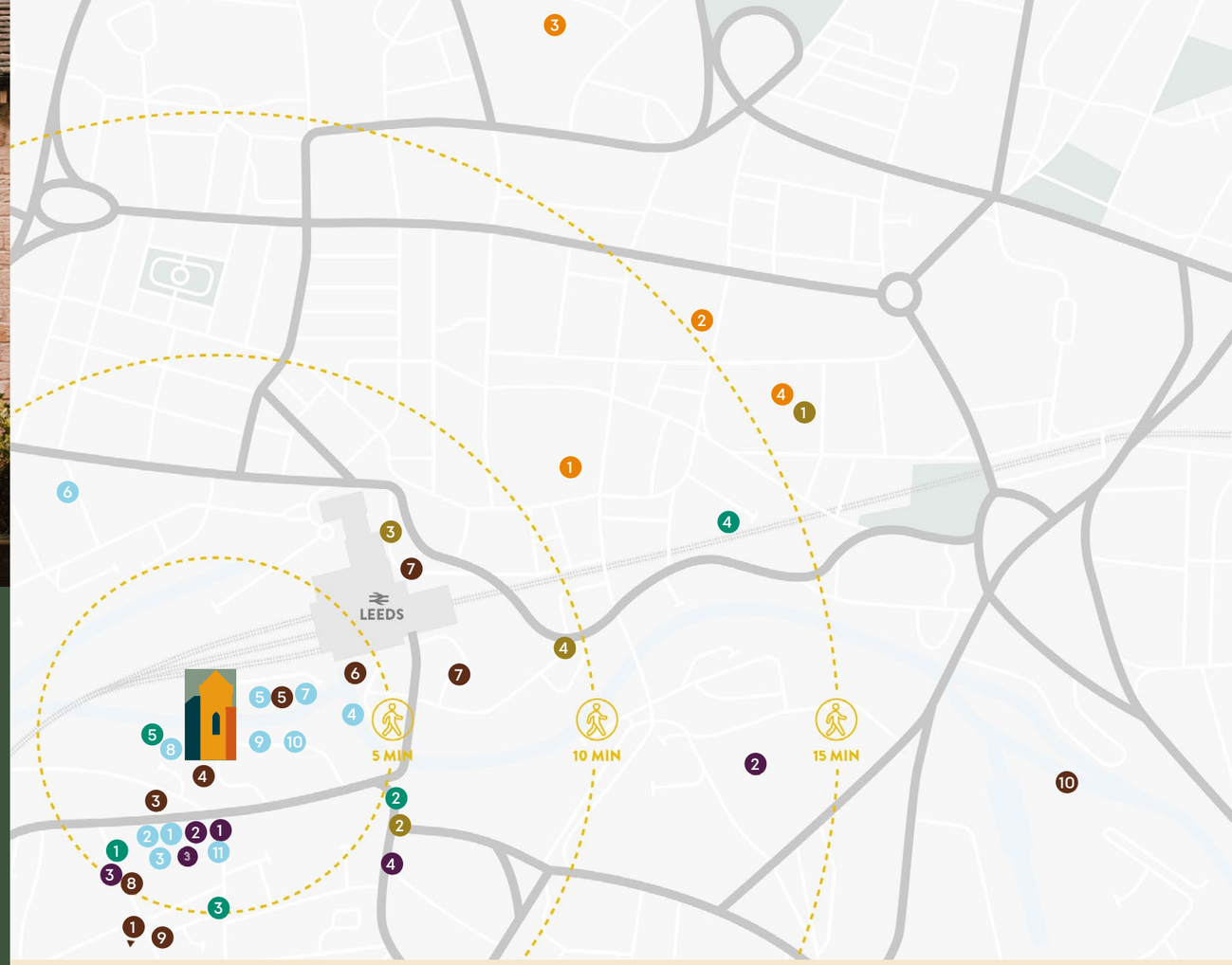
Tower Works is a friendly neighbourhood comprising 492 apartments across 8 buildings in a waterside setting with circa 16,000 sq ft of commercial space. A further 90,000 sq ft office building will be developed in 2025. This scheme is situated in a mixed-use area with established retail, leisure and residential developments, whilst benefiting from being strategically located within the South Bank regeneration area.

Mustard Wharf launched and fully-let in 2021. Tower Works was launched Q1 2023.





LOCAL AREA GUIDE









The location is less than 2 minutes' walk from Granary Wharf's established leisure circuit and Leeds station south entrance. In additional to the scheme itself, South Bank as an area provides a vision of creating 35,000 jobs across key sectors and at least 8,000 new homes in a sustainable location.

HEALTH

1. MOTIVE NORTH
2. ANY TIME FITNESS
3. FORM
4. PURE GYM CITY CENTRE
5. BARRECORE

PUBS AND BARS

1. THE MIDNIGHT BELL
2. THE CROSS KEYS
3. NORTHERN MONK BREWERY
4. THE GROVE INN

FOOD MARKETS

1. LEEDS KIRKGATE MARKET
2. TESCO EXPRESS
3. SAINSBURY'S LOCAL
4. THE CO-OPERATIVE FOOD

RESTAURANTS AND CAFES

1. DAVID STREET CAFÉ
2. OUT OF THE WOODS
3. TASTE
4. WATER LANE BOAT HOUSE
5. CANDLE BAR
6. SOCIABLE FOLK
7. GRANARY WHARF*
8. 92 DEGREES
9. THE OWL
10. CHANCE AND COUNTERS
11. BOMBA

*Granary Wharf is a conservation area in Leeds city centre on the edge of the River Aire with high quality office accommodation and restaurants including:
Fazenda, Bilbao Bar, Archie's, The Hop, LIVIN' Italy, Double Tree / City Café, Granary Lounge, Sky Lounge, Granary Express, Out of the Woods

RETAIL

1. 1 LEEDS TRINITY
2. VICTORIA QUARTER
3. MERRION CENTRE
4. LEEDS MARKET

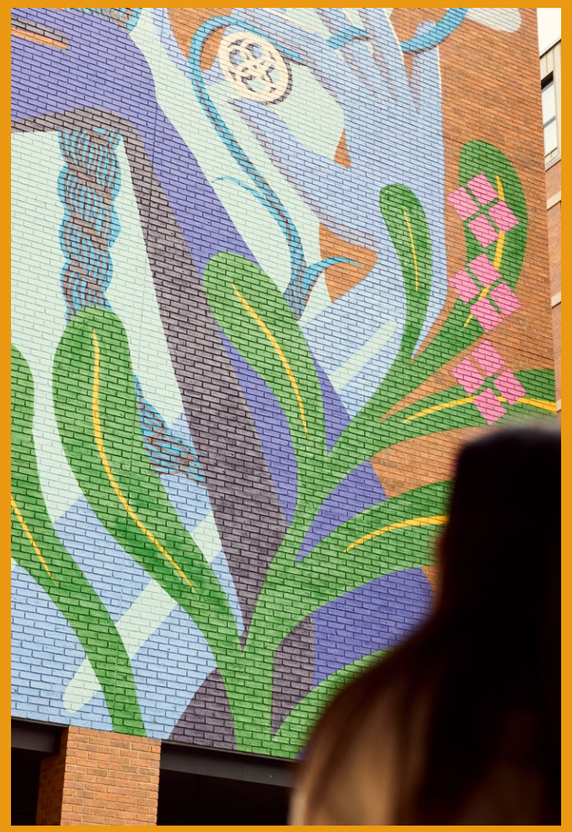
CULTURE

1. UNDERGROUND BALLROOM
2. THE TETLEY
3. ROUND FOUNDRY
4. TOWER WORKS
5. CANDLE HOUSE
6. WATERMANS PLACE
7. STATION SOUTH ENTRANCE
8. MARSHALL'S MILL
9. TEMPLE WORKS
10. THE ROYAL ARMOURIES
11. LEEDS DISCOVERY CENTRE


LEEDS
BREWERY
WATER LANE
MIDNIGHT
101 BELL 101




CULTURE
IS OUR
CAPITAL
LOOK FOR
HIDDEN GEMS











THE DETAILS

TERMS

All units are available on new Full Repairing and Insuring leases, subject to a service charge, on terms to be agreed. Service charge information will be made available to interested parties.

COSTS

Each party is to bear their own legal costs incurred in the transaction.

ADDRESS

Tower Works, Globe Rd, Holbeck,
Leeds, LS11 5QG
Units 5, 6, 7, 8, 9
South Bank, Leeds

EPC

The unit will be handed over with a shell predicted EPC and the tenant will be expected to comply with this. The tenant will then be expected to confirm their own EPC once they have completed their fit out.

PLANNING

Flexible planning consent approved further details upon request.

BUSINESS RATES

The units will be subject to rating assessments once the development has completed.

RENT

Supplied upon application.

FLOOR PLANS

Floor plans will be made available upon request by interested parties.

VAT

VAT will be levied at the prevailing rate.

For further information, please contact the sole letting agents Fox Lloyd Jones.
For the attention of Louise Larking or Maddy Wright.

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E: maddy.wright@fljltd.co.uk T: 0113 2431133 | M: 07542 025118

Legal & General

FOX LLOYD JONES
0113 243 1133
www.fljltd.co.uk

ANTI-MONEY LAUNDERING

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

MISREPRESENTATION CLAUSE

Important notice **...**These particulars are for general information purposes only and do not represent an offer of contract or part of one. Fox Lloyd Joneshas made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Fox Lloyd Jones have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Fox Lloyd Jones nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. The images shown are CGIs and are representative of the anticipated appearance of the building. If you require further information please contact Fox Lloyd Jones.

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