BREWERY WHARF

7 BREWERY PLACE



TO LET - PART FIRST FLOOR GRADE A OFFICE 3,121 SQ FT - 7 BREWERY PLACE LEEDS LS10 1NE









With its pedestrian-friendly streets, public art and landscaped spaces Brewery Wharf provides a welcoming environment, while excellent connectivity to the city centre and wider transport network makes it an attractive base for occupiers seeking a dynamic and well-established urban neighbourhood.

A VIBRANT RIVERSIDE LOCATION



THE HEART OF AN ESTABLISHED URBAN NEIGHBOURHOOD





PEDESTRIANISED ENVIRONMENT

THRIVING COMMUNITY

CONVENIENCE RETAIL

LOCAL FOOD AND DRINK AND AMENITIES

WATERSIDE LOCATION



BREWERY WHARF

OFFICE OCCUPIERS

Fullers Foods
Tall Agency
ITN/Channel 4 News
Infotrack
Vision
Cuniff Design
Monaghans
DSE
Scope
Nimble Approach
Cloud Academy

BREWERY WHARF

With on-site parking, strong transport connections and a vibrant riverside setting, Brewery Wharf provides an appealing environment for occupiers seeking both convenience and accessibility.

3,121 SQ.FT.
(289 SQ.M.)





7 BREWERY PLACE



CONTEMPORARY GRADE A OFFICE SPACE

The First Floor suite offers light, airy workspace with extensive glazing, dual-aspect views and a high-quality Grade A specification. The combination of natural light, modern finishes and efficient layout creates an attractive and versatile environment for a wide range of occupiers.

SPECIFICATION & DETAILING

7 Brewery Place provides a high-quality working environment, combining abundant natural light with a modern Grade A specification to create a bright, efficient and contemporary office setting.



AIR CONDITIONING

MECHANICAL VENTILATION

WC'S

SHOWER FACILITY

FITTED KITCHEN WITH INTEGRAL APPLIANCES





DUAL ASPECT

PARKING AVAILABLE ON ESTATE

SPACE PLANNING

7 BREWERY PLACE

FIRST FLOOR



TEST FIT

- 32 Desks
- 02 Formal Meeting Rooms
- 04 Informal Meeting/ Collaboration Spaces
- 02 Phone Booths
- 01 Waiting Area
- 01 Kitchen and Breakout Area











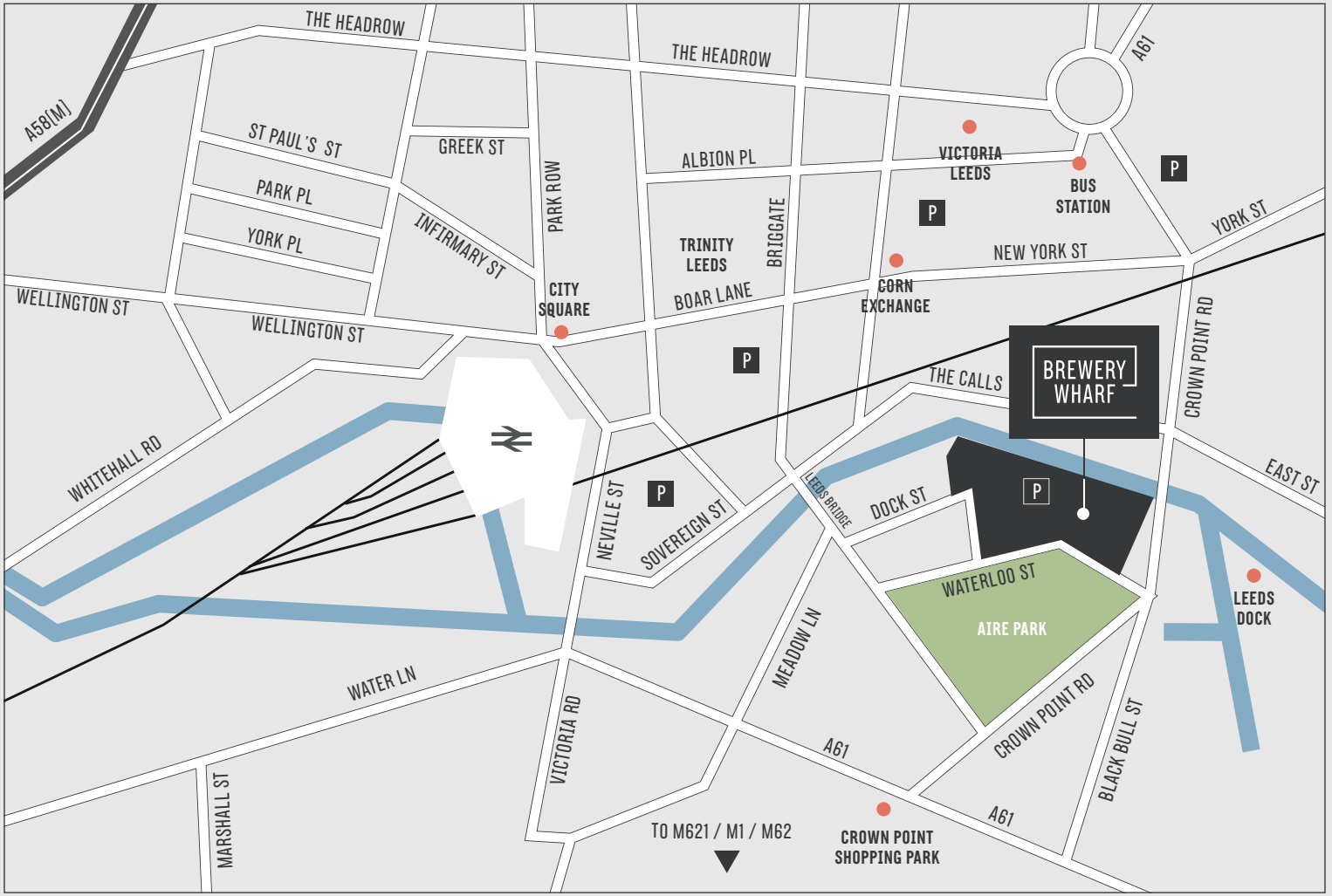




AN IDYLIC RIVERSIDE LOCATION

7 Brewery Place is prominently positioned within Brewery Wharf on the south bank of the River Aire, offering immediate access to Leeds City Centre and Leeds City Station. The area benefits from outstanding amenities and sits adjacent to Aire Park, set to become the UK's largest new city-centre green space with 8 acres of public parkland at the heart of a 24-acre mixed-use development.


LEEDS WATER TAXI



7 BREWERY PLACE

BUSINESS RATES - RATEABLE VALUES

The suite has a Rateable Value of £54,000 effective 1st April 2026

FURTHER INFORMATION & CONTACTS

The 1st Floor suite is offered by way of a new lease on terms to be agreed.



Further information available from the joint letting agents:

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PlaceScore ACCREDITED

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