

*RENT REDUCED
TO SECURE EARLY
OCCUPATION*



BRIDGEWATER
PLACE

*Final Flagship
Bar & Restaurant
Opportunity*

LEEDS

THE SCHEME.

Rising 32 storeys into the sky and dominating the Leeds skyline, Bridgewater Place is an exceptional mixed use scheme located less than five minutes from Leeds City Train Station and City Square.

- Comprising 225,000 sq ft of fully let office space (Eversheds, BDO Stoy Hayward, Ernst & Young, and GHD Hair Academy)
- 200 luxury apartments 100% let
- Eight storey central atrium (Tesco Express, Philpotts, Starbucks, Casa Mia Pronto, Füdi and Panini Shack)
- Situated adjacent to Holbeck Urban Village (made up of residential, business, leisure and community aspects)
- Adjacent to 300 bedroom City Inn hotel at Granary Wharf

Atrium frontage and entrance of remaining unit.



Total working population of over 2000 people.
BRIDGEWATER



Other local retailers.

Entrance to the remaining unit.

ACCOMMODATION.

The unit benefits from an impressive double height entrance and prominence to both the front of the building and internally, with direct frontage into the magnificent atrium. Located adjacent to the main entrance, the unit has outstanding visibility while the modern, glazed design creates an enviable and high profile destination for a bar or restaurant.

Rent free period plus incentives available.

The unit provides the following accommodation but is flexible to either be split if required or incorporate a mezzanine level.

Size	Sq Ft	Sq M
Unit 1 Plus (potential mezzanine)	4,979 894	462 83
Total	5,873	545

*Rent.
£69,750 PAX
(Subject to contract)*

LOCATION.

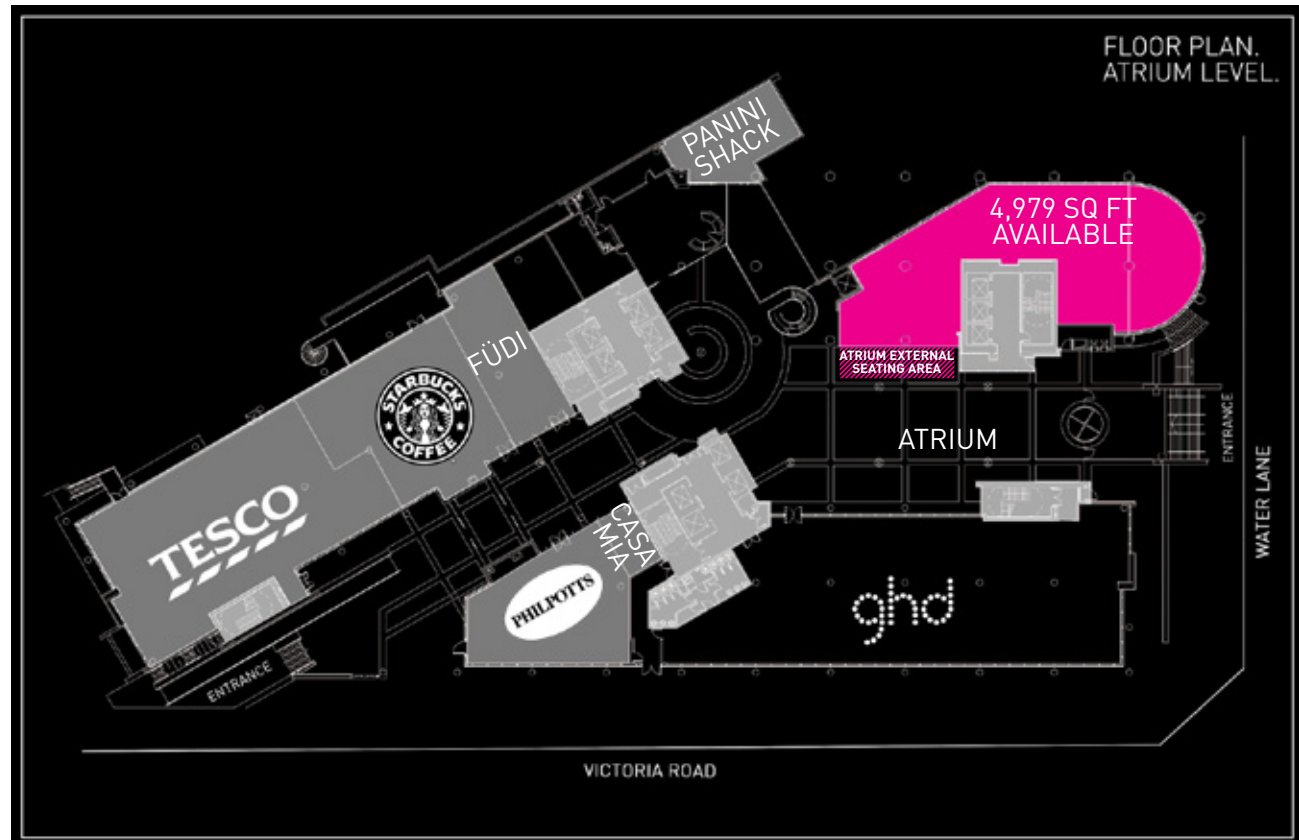
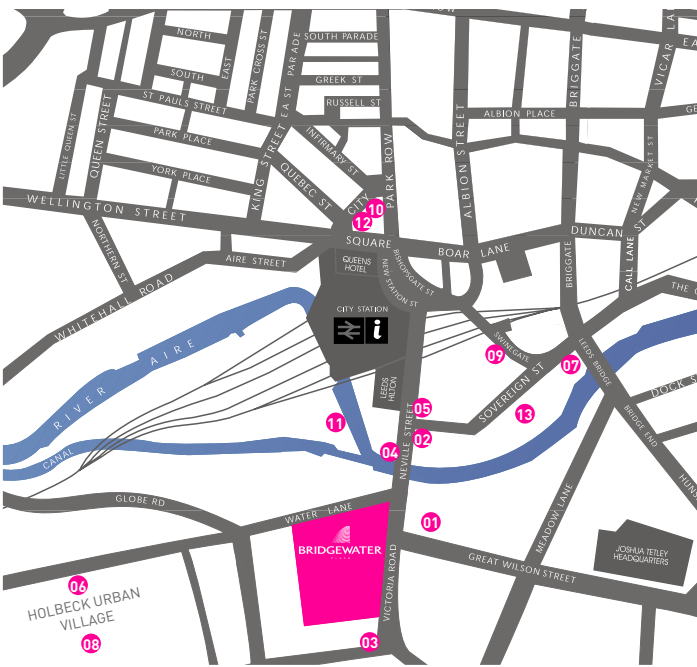
LOCAL OCCUPIERS.

LOCAL AMENITIES.

- 01 Asda House - 2500
- 02 KPMG - 700
- 03 Yorkshire Forward - 400
- 04 UKi Partnership - 1000
- 05 BT - 1000

- 06 The Cross Keys
- 07 Malmaison
- 08 The Foundry
- 09 Bibis
- 10 Loch Fyne
- 11 Granary Wharf
- 12 Restaurant Bar & Grill
- 13 Brassiere Blanc

Numbers =
No of employees



For more information please contact:

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Terms. The unit is available by way of a new full repairing and insuring lease, terms to be agreed

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