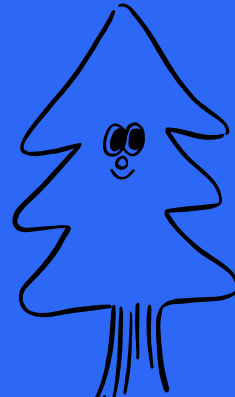


TO LET

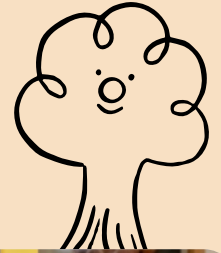
Neighbourhood

Creative Studio Workspaces
Plug & Play Options Available
Flexible / All-Inclusive Terms
520 – 2,150 sq ft
8 – 28 desks

3 SHEAF STREET, LEEDS, LS10 1HD



Neighbourhood is a home for creative professionals and businesses to work, connect and grow.



Transport Links



Train Station
15 min walk



Bus Station
12 min walk



Leeds Dock Car Park
10 min walk

Location

Neighbourhood is located in the heart of Aire Park – a new 24-acre redevelopment of Leeds' South Bank which will comprise new offices and homes centred around beautiful new parkland.



Our on-site neighbours – North Bar and The Attic – help create a dynamic community which celebrates Leeds' vibrant culture.

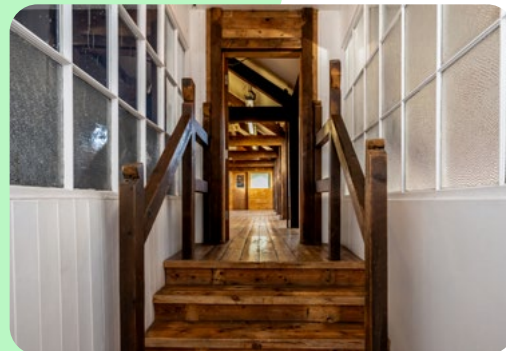
North Bar offer craft beer and natural wines, carefully sourced coffee and locally baked pastries to our residents, whereas The Attic is a community-focused venue that hosts an exciting programme of gigs, screenings and workshops, and can also be utilised for content shoots, rehearsals, and private events.



Attic 1



Attic 3



Attic 3 Entrance

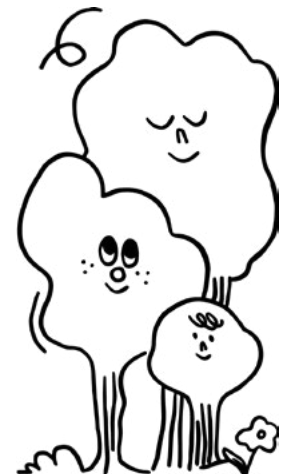
Description

Historically used as a textile factory, the building now provides a variety of workspaces from coworking desks to private studios and offices. Whether you are an established company or burgeoning start-up, Neighbourhood has a creative space that's suitable for you.

The Attic suites are located on the first floor comprising a total area of 2,150 sq ft available on inclusive terms, suite by suite or as a whole, with the option of furniture!

Specification:

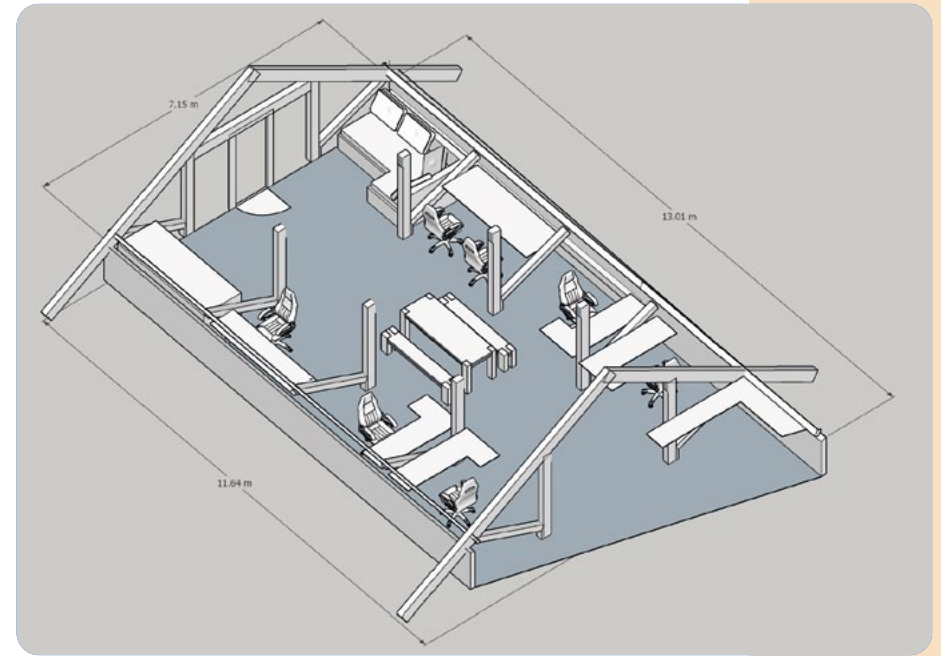
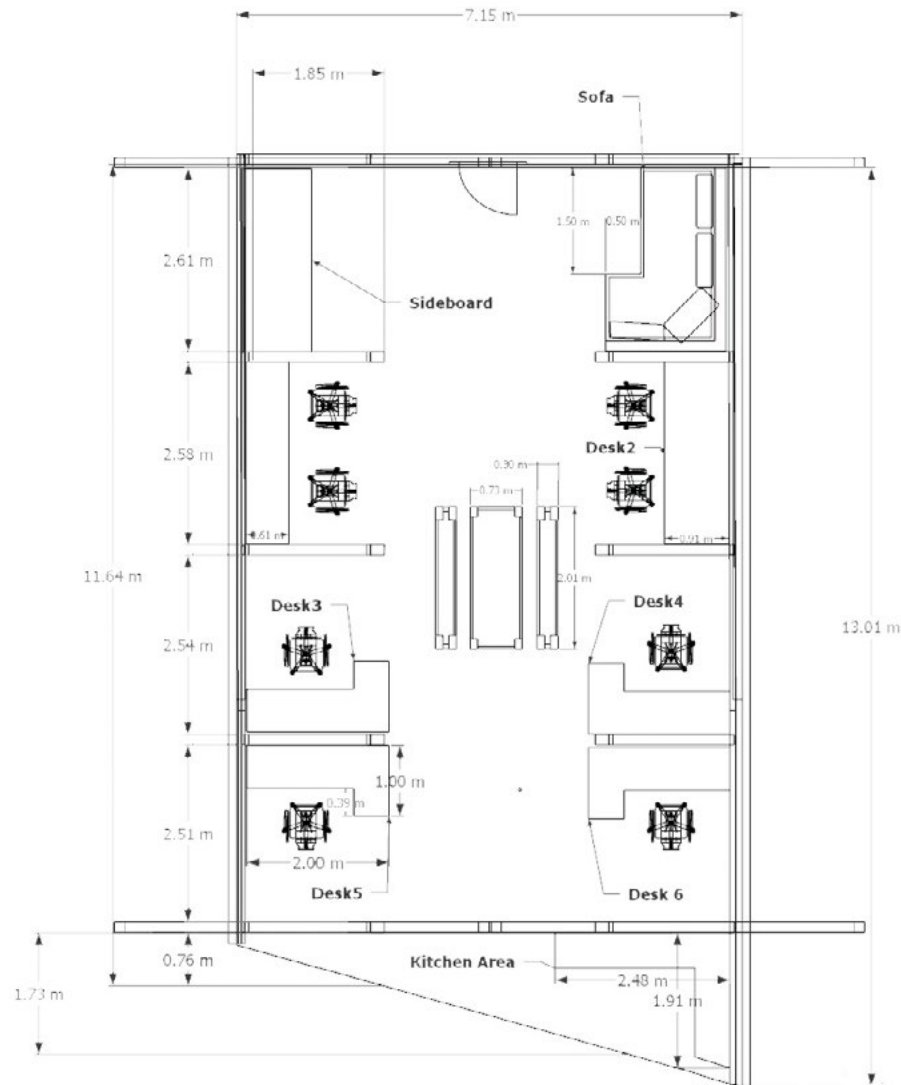
- Air conditioning
- Bookable meeting rooms
- Exposed brickwork and original flooring and beams
- Onsite F&B offering from North Bar
- Perimeter trunking
- Event spaces
- Shower & WC facilities
- Cycle storage



Attic 1

AVAILABLE

Floorplan



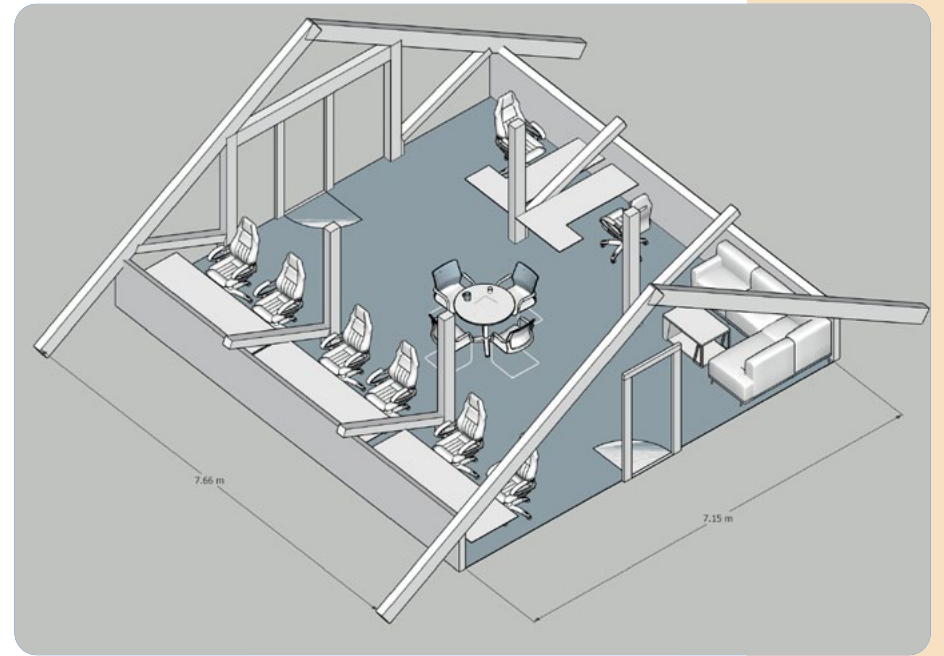
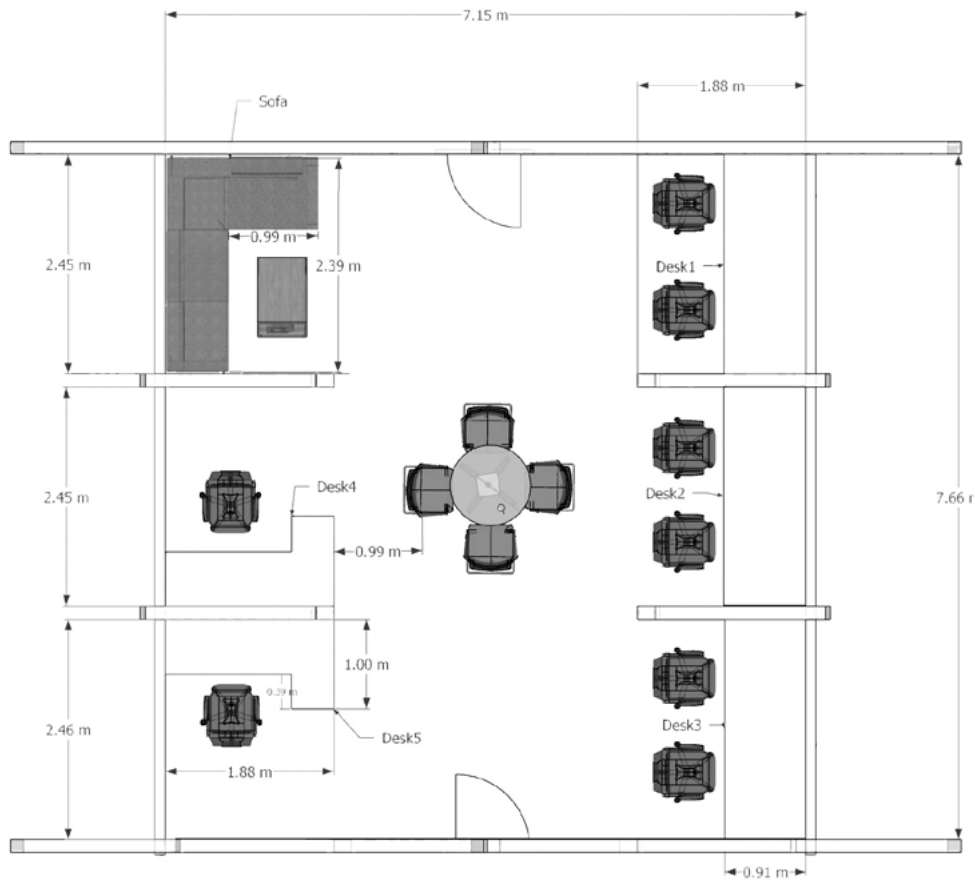
Features

- Net Internal Area: 790 sq ft
- Desks: 8
- Fully furnished and ready to go, with desks & task chairs as well as soft seating and breakout.

Attic 2

AVAILABLE

Floorplan



Indicative layout

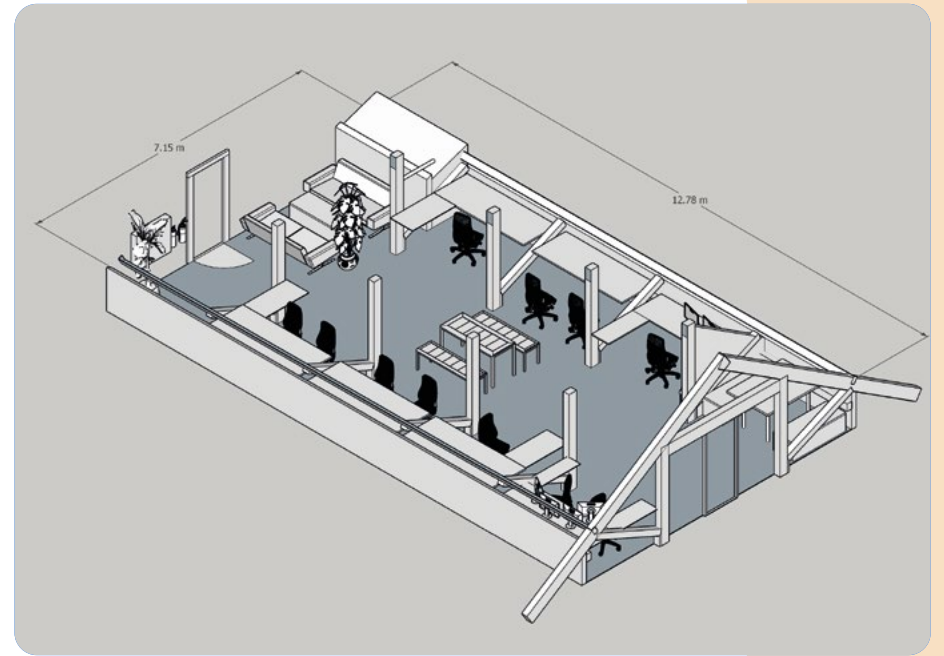
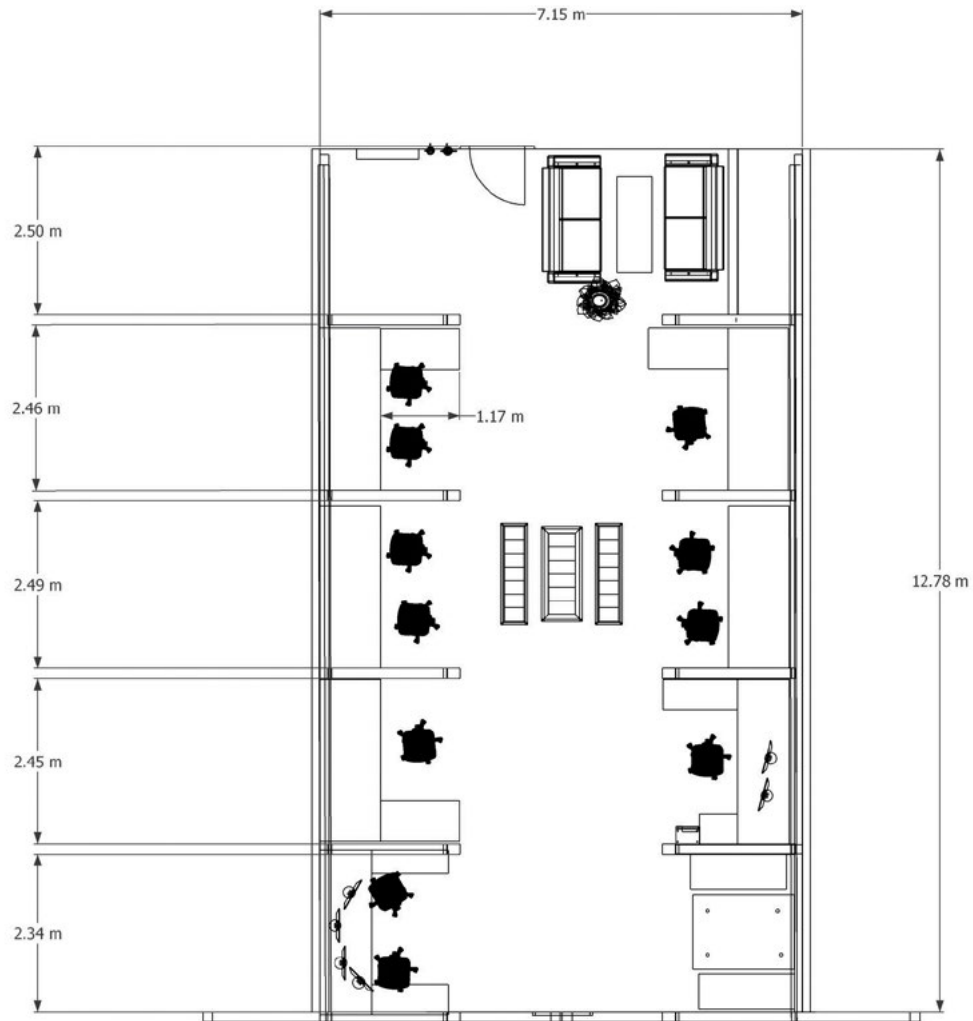
Features

- Net Internal Area: 520 sq ft
- Desks (Indicative Layout): 7/8
- Unfurnished. Can be furnished upon request.

Attic 3

AVAILABLE

Floorplan



Indicative layout

Features

- Net Internal Area: 840 sq ft
- Desks (Indicative Layout): 11/12
- Unfurnished. Can be furnished upon request.



Rates

Business rates are not included within the all-inclusive rent. Interested parties are advised to make their own enquiries with the local rating authority

Terms

The Attic suites are available on flexible 1-year rolling contracts. The rent is to be inclusive of the service charge, utilities, high speed internet and furniture (should a tenant wish). Please contact either of the joint letting agents for further details of the quoting rent.

EPC

A full copy of the certificate is available upon request.

MIS REP ACT: John H King (Investments) Limited on their behalf and for the sellers or lessors of this property whose agents (Carter Towler & Fox Lloyd Jones) 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 John H King (Investments) Limited 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 February 2025.

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