



Marshalls Mill

The Round Foundry, Leeds, LS11 9YF

TO LET - CHARACTERFUL 5TH FLOOR SUITE SITUATED IN A FANTASTIC PERIOD BUILDING

2,762 sq ft
(256.60 sq m)

- High quality fitted suite
- Air conditioned
- On site car parking
- Meeting rooms within the demise
- Character space
- Exposed brickwork
- On site commissionaire

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Summary

Available Size	2,762 sq ft
Business Rates	Upon Enquiry
Service Charge	£12.16 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Location

Marshalls Mill is located in the heart of the Round Foundry estate, part of Leeds' vibrant South Bank and just a short walk from Leeds city centre. This characterful location offers excellent transport links, with Leeds Railway Station around 10 minutes away on foot and easy access to the M621, M1 and M62.

Set within a thriving community of creative and professional businesses, Marshalls Mill is surrounded by an array of independent cafés, bars, and restaurants. With its rich industrial heritage and dynamic urban setting, it's the ideal base for ambitious, forward-thinking organisations.

Description

Grade II* listed Marshall's Mill is a very attractive heritage scheme that has undergone a major refurbishment programme, to deliver open-plan floor plates that combine historic character with high quality contemporary design. The part 5th floor is available by means of an assignment of a current tenants lease. The available accommodation comprises the following specification features: -

- High quality fit out
- Cycle storage
- Air conditioning
- W/C & kitchen facilities
- Impressive reception
- Exposed brickwork
- Manned reception
- Meeting rooms

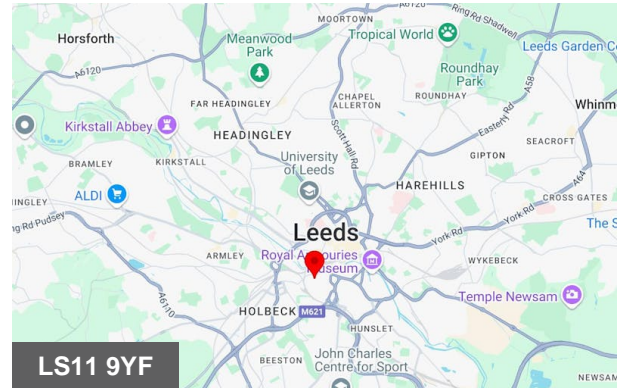
Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
5th	2,762	256.60	Available
Total	2,762	256.60	

Terms

The part 5th floor is available by means of an assignment.



Viewing & Further Information



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