



Hope House

Mabgate, Leeds, LS9 7DR

**CHARACTER OFFICE /
STUDIO SPACE AVAILABLE
IMMEDIATELY - FINAL
WORKSPACE REMAINING**

1,000 sq ft
(92.90 sq m)

- UNIQUE / CREATIVE WORKSPACE
- GRADE II LISTED LANDMARK BUILDING
- RECENTLY REFURBISHED
- SUITABLE FOR A RANGE OF OCCUPIERS
- ACCESSIBLE LEEDS CITY FRINGE LOCATION
- INCLUSIVE / FLEXIBLE TERMS AVAILABLE

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Summary

Available Size	1,000 sq ft
Rent	£22 per sq ft
Business Rates	An occupier should be able to qualify for small business rates relief subject to satisfying the usual criteria. Please contact either of the joint letting agents for further information.
Service Charge	Included within the rent.
EPC Rating	E (107)

Location

Hope Foundry is located in the exciting and unique eastern part of Leeds City Centre, just a short walk from Leeds's vibrant Northern Quarter which is home to a range of bars and restaurants such as Belgrave Music Hall & Canteen, Three's a Crowd and Zaap Thai.

The building is easily accessible, being a 20-minute walk to Leeds Railway Station and well connected with other methods of public transport. The property is also just north of York Road which provides easy motorway access.

Description

Hope House is an extremely characterful and historic, Grade II listed building with a rich heritage dating back to the 1800's. Hope House has recently benefitted from an extensive £1.4m refurbishment and provides the perfect creative working environment for local businesses, big or small.

A range of businesses already operate from Hope House on the first floor (now fully let) as well as on part of the second floor. This leaves the final remaining workspace on the second floor, which can be accessed via a feature internal staircase or passenger lift and comprises of an attractive workspace of unique character. The space benefits from the following specification features:

- Exposed features
- Lift or feature internal staircase access
- High quality timber & original concrete floors
- Shared kitchen, shower & W/C facilities
- Excellent natural light
- Event / education space
- Car parking may be available

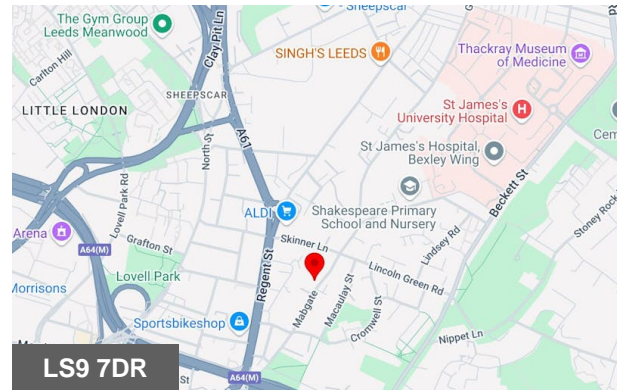
Accommodation

The accommodation comprises the following approximate net internal floor areas:

Name	sq ft	sq m	Availability
2nd - 2B	1,000	92.90	Available
Total	1,000	92.90	

Viewings

For further information please contact Carter Towler or our joint agent Siobhan Riley of Northpoint Property Consultants - siobhan@northpointpc.co.uk



Viewing & Further Information



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