



SECOND FLOOR
TAILORED WORKSPACES
2 BREWERY WHARF

2 BREWERY WHARF_ TAILORED WORKSPACES 2 BREWERY WHARF PROVIDES THREE OPTIONS FOR YOUR WORKSPACE TO ENSURE THE PERFECT SOLUTION TO YOUR BUSINESS NEEDS.

1

CONVENTIONAL

A traditional lease agreement which allows you to take the fit-out of your office into your own hands, while still benefiting from all of the advantages of being based at 2 Brewery Wharf.

2

FITTED

Our team will collaborate with you to provide a bespoke office fit-out including IT services, with the cost then spread over the duration of your lease agreement.

3

FULLY FITTED & MANAGED

Our expert team can handle every part of your workspace operations for you, from creating and delivering your bespoke fit-out and IT services, to providing fully serviced space for the duration of your stay.

Whether you are looking for a traditional lease or a fully fitted, managed, bespoke offering where everything is taken care of for you, there will be an option tailored for your needs.

Workspace which can cater for between 16 and 250+ employees is available which benefits from a number of amenities and open spaces for staff to enjoy.



1

CONVENTIONAL

Option 1 allows you to lease space at 2 Brewery Wharf whilst taking full control of your fit-out and the ongoing management of your workspace, meaning you only pay for the space you are leasing.

As well as having access to your own space, you will also be able to take advantage of all of the amenities nearby, including bars and restaurants, open spaces and a riverside location ideal for staff to relax and unwind.



2

FITTED

Option 2 offers you the opportunity to work with our expert team to create your tailored workspace fit-out with IT infrastructure to make your move to 2 Brewery Wharf as seamless as possible.

After working with our team to agree on the office design and services you require, the overall cost of the fit-out will be charged as part of your lease agreement, allowing you to spread the cost over the duration of your stay at 2 Brewery Wharf.



3

FULLY FITTED & MANAGED

Option 3 provides a full serviced offering including the design and delivery of your tailored workspace, through to the provision of comprehensive management to ensure your space runs smoothly for the duration of your stay.

Our short form lease option will help reduce legal costs and time and for a fixed monthly fee, our team will help fulfil any requirements your business may have. Whether that be dedicated concierge services, full facilities management or even the delivery of drinks on a Friday, you can enjoy your new workspace with peace of mind.



THE JOURNEY_

OUR EXPERT TEAM WILL GUIDE YOU THROUGH EACH STEP OF THE PROCESS, FROM YOUR INITIAL VIEWING, ALL THE WAY THROUGH TO THE ONGOING MANAGEMENT OF YOUR WORKSPACE.

OPTION 1

Conventional. Steps 1, 2 and 3 apply.

OPTION 2

Fitted. Steps 1-7 apply.

OPTION 3

Fully fitted & managed. Steps 1-8 apply.



2 BREWERY WHARF_

DESIGNED FOR THE DEMANDS OF TODAY'S WORKFORCE,

2 BREWERY WHARF PROVIDES A HIGH-PERFORMANCE, SELF-CONTAINED OFFICE ENVIRONMENT.



SECURE
CAR PARK



SHOWER
FACILITIES



CYCLE
STORAGE



LOCAL
AMENITIES



FLOOR TO
CEILING
WINDOWS

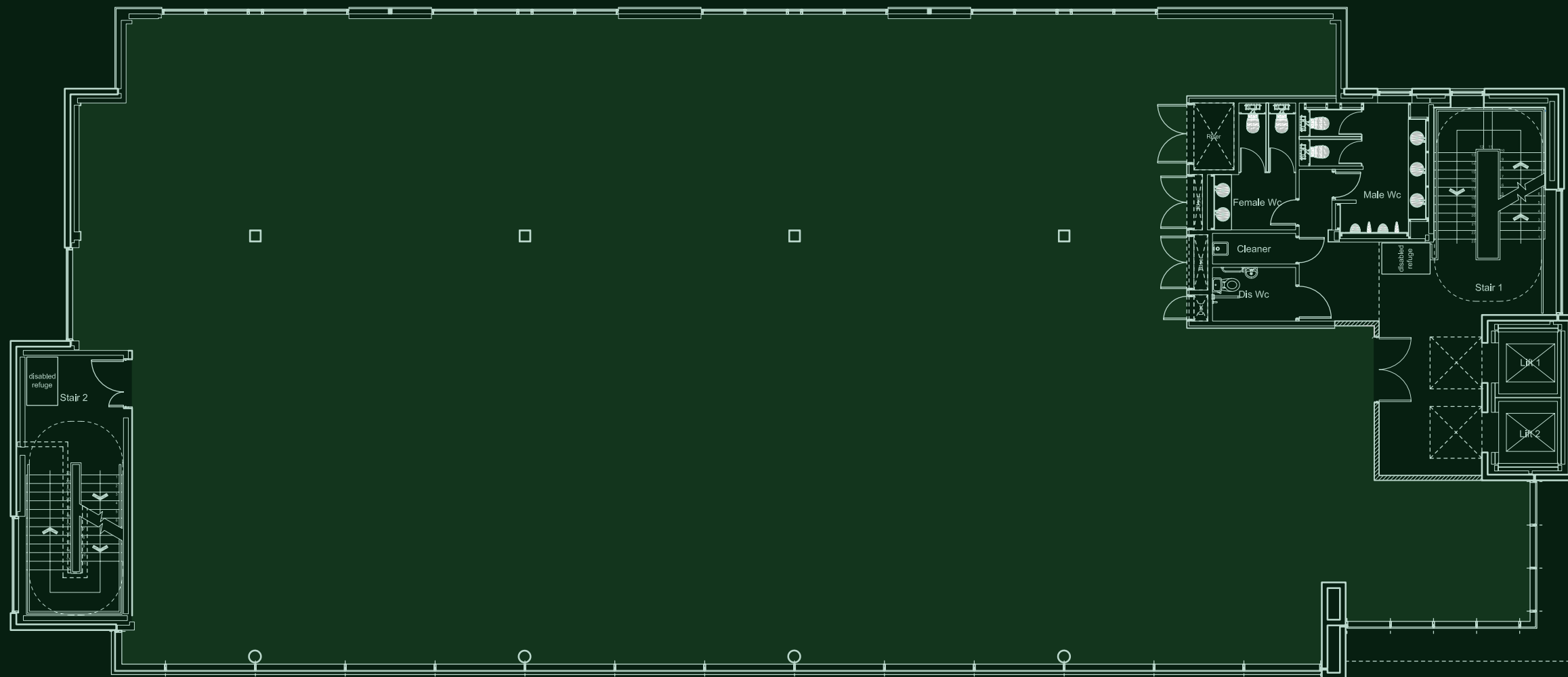


2 x EIGHT
PERSON
LIFT

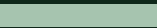


2 BREWERY WHARF_

2ND FLOOR

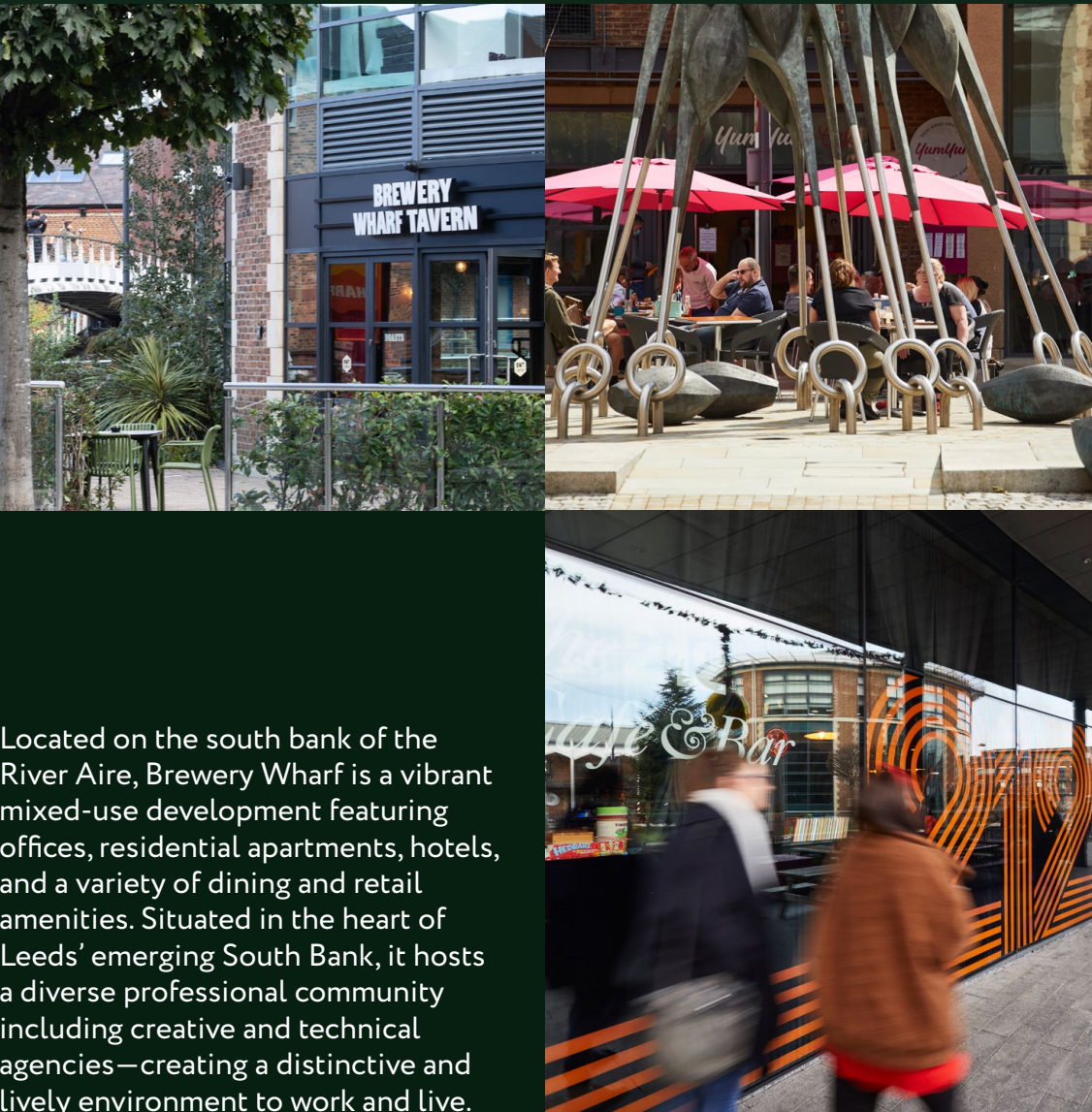


2ND FLOOR
7,800 SQFT / 724.6 SQM



BREWERY WHARF_

A VIBRANT RIVERSIDE NEIGHBOURHOOD WITH A MIX OF OFFICES, BARS & RESTAURANTS.



Located on the south bank of the River Aire, Brewery Wharf is a vibrant mixed-use development featuring offices, residential apartments, hotels, and a variety of dining and retail amenities. Situated in the heart of Leeds’ emerging South Bank, it hosts a diverse professional community including creative and technical agencies—creating a distinctive and lively environment to work and live.





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