

THE FURNACE



THE FURNACE
105 WATER LANE

LEEDS
LS11 5WD

TO LET

Fully Refurbished
Self-contained
Boutique Workspace
With Parking

9,786 sq ft (909 sq m)

About Us

Situated on Water Lane, The Furnace sits at the heart of Holbeck Urban Village, one of Leeds' most dynamic and sought-after neighbourhoods.

The area has become a vibrant hub for creative and professional businesses, from architects and designers to film producers and digital agencies.

With the city centre just a short walk away, The Furnace offers a true village feel within a thriving, sustainable community that celebrates Leeds' industrial heritage.

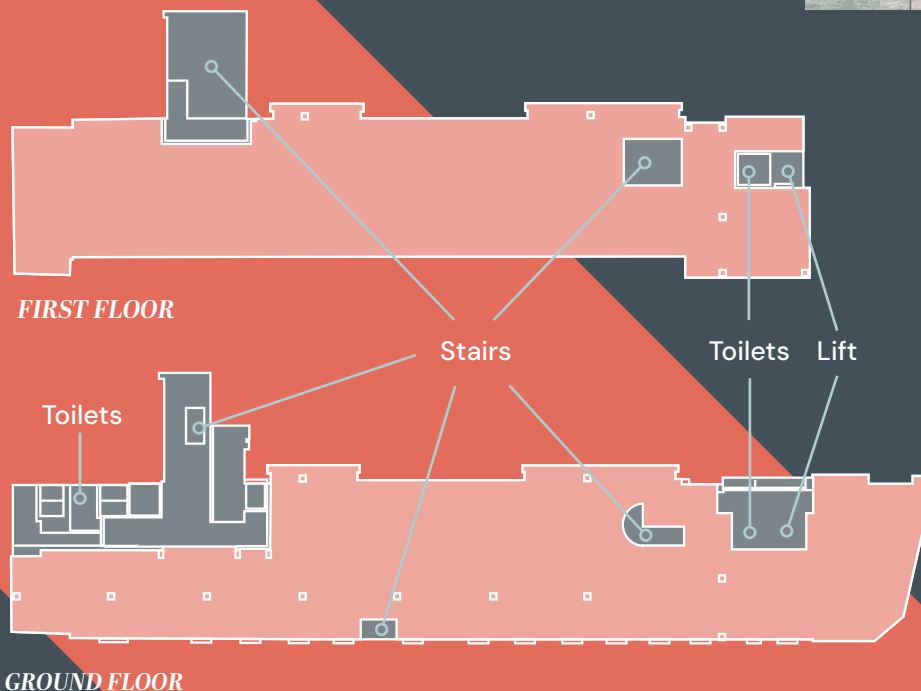
Located at the heart of one of Leeds' most successful, mixed-use regeneration scheme, Marshall's Mill, the newly refurbished Furnace offers contemporary open-plan office space within a distinctive historic setting.



Floor Area

The offices have been measured to have the following approximate net internal floor area:

Floor	sq ft	sq m
Ground	5,156	479
First	4,630	430
Total	9,786	909



MODERN
OPEN PLAN



EPC
A RATED



DOUBLE HEIGHT
FEATURE ATRIUM



PASSENGER
LIFT



AIR
CONDITIONING



FULL ACCESS
RAISED FLOORS



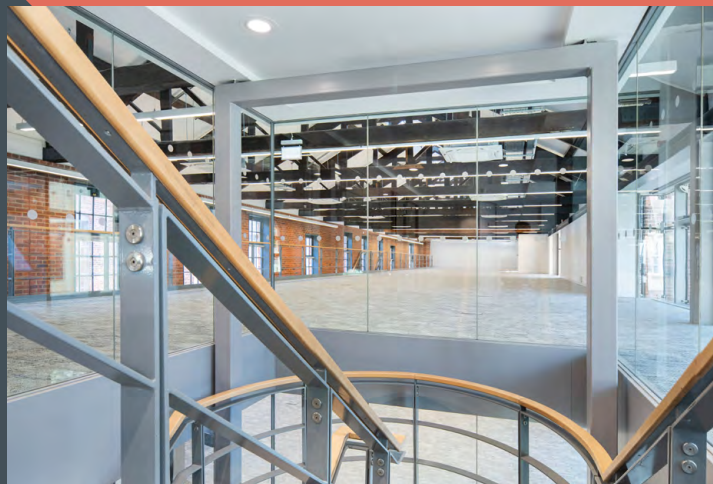
FULLY
REFURBISHED



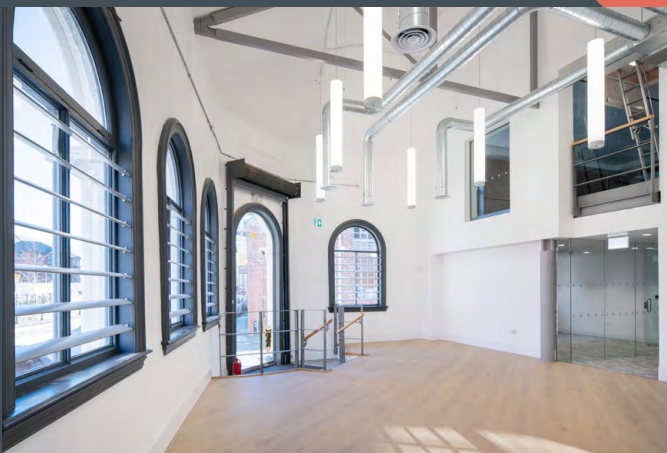
EXPOSED
BRICKWORK



ON-SITE
CAR PARKING



Gallery





THE FURNACE

- 01 Our Creative
- 02 Lhasa
- 03 Green Flag
- 04 All Response Media
- 05 ArkleBoyce Architects
- 06 Hoiana Restaurant
- 07 Northern Monk Refectory
- 08 The Cross Keys
- 09 Midnight Bell
- 10 Anytime Fitness
- 11 Double Tree at Hilton
- 12 Tower Works
- 13 Globe Point
- 14 Trinity
- 15 Victoria Gate
- 16 Bridgewater Place
- 17 Leeds Railway Station South Entrance

LS11 5WD

Location

Located at the heart of Holbeck Urban Village, The Furnace is ideally situated on the south side of Leeds City Centre. The area is well served by public transport and allows for easy access to the road network whilst being within a short walking distance of the retail core.

Leeds Railway Station (south entrance) is within easy walking distance, the property is well positioned to benefit from the array of artisan independent style cafés and bars within the vicinity.

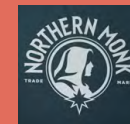


Southbank	2 mins
Leeds Railway Station (South Entrance)	8 mins
Granary Wharf	8 mins
Trinity Leeds	11 mins
Victoria Gate	18 mins
Leeds Bus Station	20 mins

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013
Savills, Creative Space Management and Knight Frank on their behalf and for the sellers or lessors of this property whose agents 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 Savills, Creative Space Management and Knight Frank 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 August 2026.

Amenities

- 1 The Midnight Bell
The Hot Yoga Chapel
- 2 The Cross Keys
- 3 Suki Japanese
- 4 Out of The Woods
- 5 Northern Monk
- 6 Hoiana Restaurant
- 7 Bake
- 8 SALT Granary Wharf
- 9 Nono Wine Bar
- 10 Motive8 Bootcamp
- 11 92° Coffee
- 12 Double Tree at Hilton
- 13 Archie's Bar & Kitchen
- 14 The HOP
- 15 LIVIN' Italy
- 16 Fazenda Bar & Grill
- 17 Waterlane Boathouse
- 18 Anytime Fitness
- 19 Tabeyo
- 20 Starbucks
- 21 Tesco Express



Business Rates

Business rates will be payable by the tenant in respect of the demise. Further information available on request.

Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information available on request.

Rent

Upon application.

VAT

All prices/rents are deemed to be exclusive of VAT.

Further Information

For further information or to arrange a viewing please contact the joint sole retained agents.

savills.co.uk 
0113 244 0100

TOBY NIELD
toby.nield@savills.com
07796 709 814

HANNAH COLEMAN
hannah.coleman@savills.com
07816 184075

Creative Space Management
0113 394 4300
www.creativespaceman.com

PAUL TAYLOR
paul@creativespaceman.com
07860 738 524

 **Knight Frank**
0113 246 1533
KnightFrank.co.uk

ELIZABETH RIDLER
elizabeth.ridler@knightfrank.com
07500 032 855