



YOUR WORKSPACE
YOUR WAY
TAILORED TO YOUR NEEDS

1,743 SQ.FT. - 7,104 SQ.FT

2 BREWERY WHARF_ LS10 1JR

2 BREWERY WHARF_ TAILORED WORKSPACES

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

1

SELF DELIVERY

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

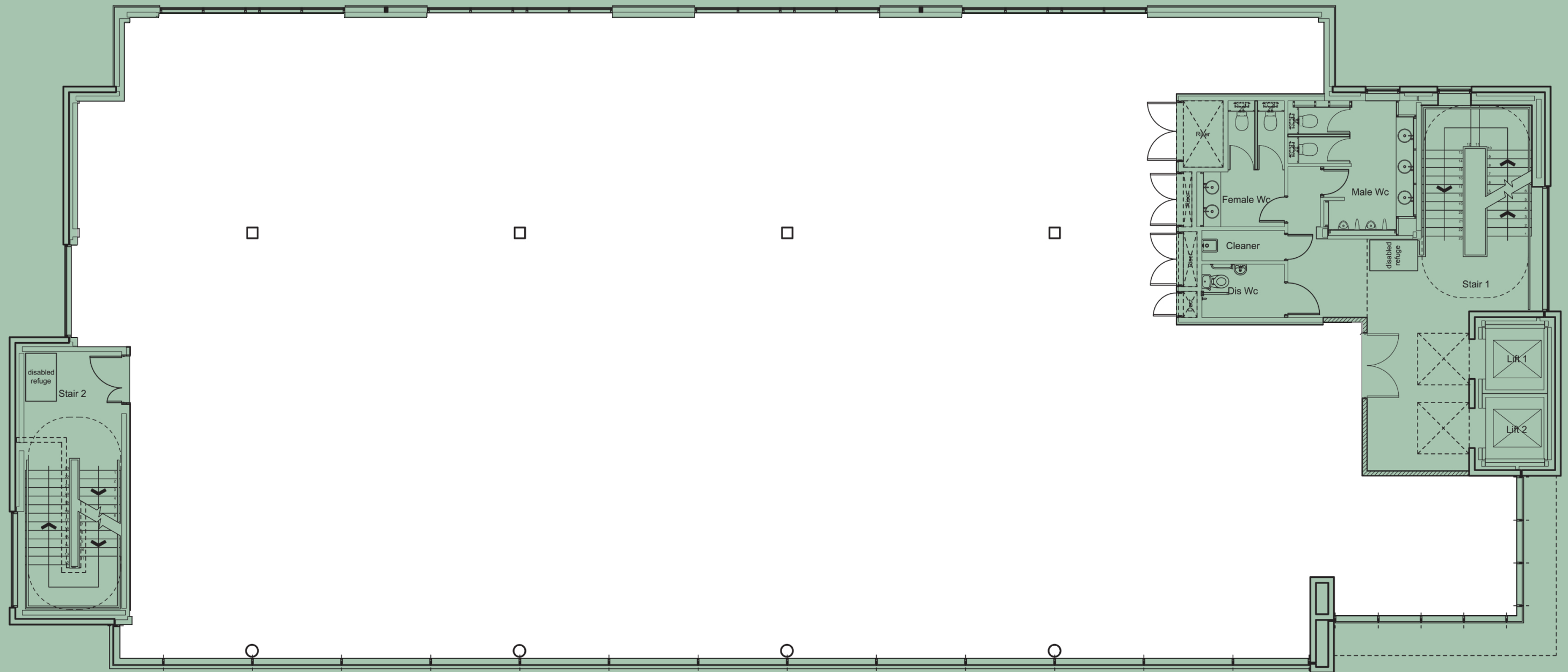
FULLY FITTED & MANAGED

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.



2 BREWERY WHARF_ 2ND FLOOR

7,104 SQFT / 660 SQM



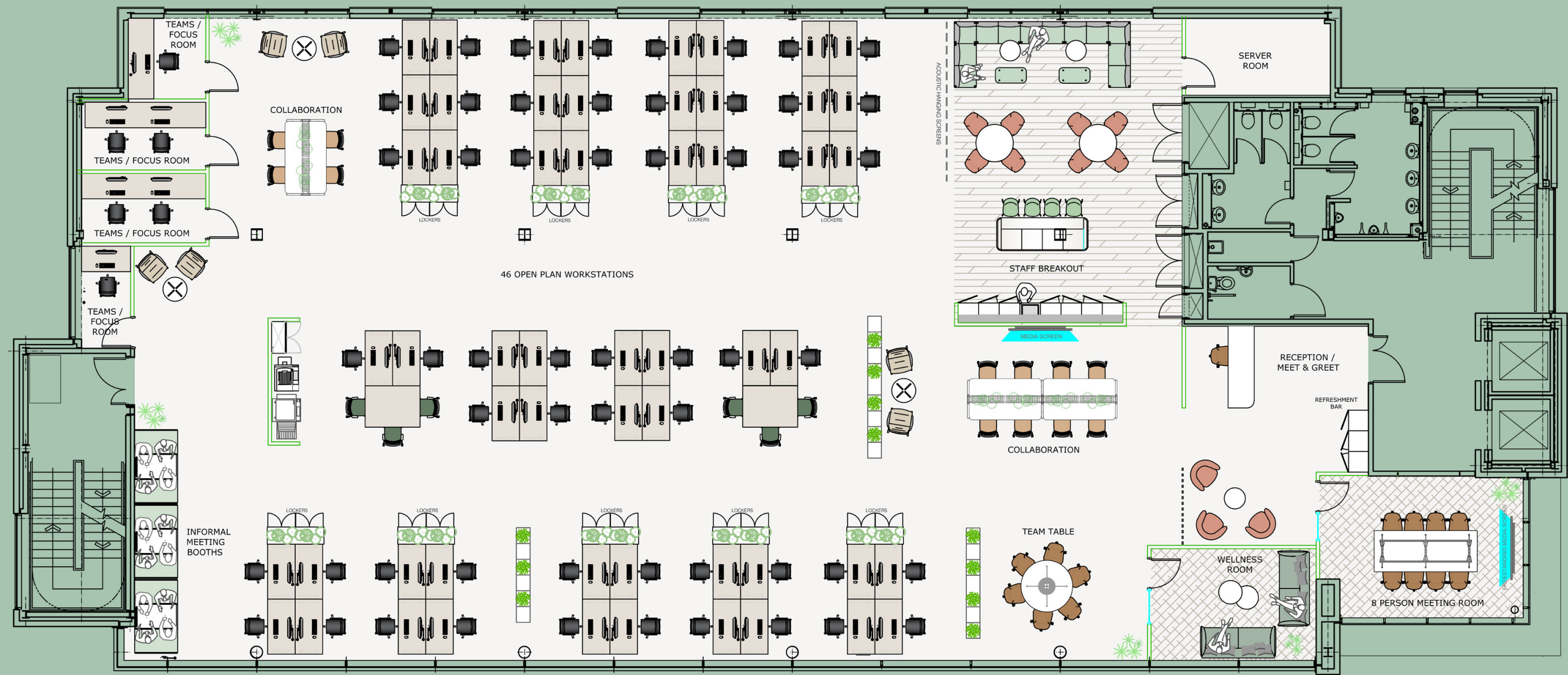
2 BREWERY WHARF_

2ND FLOOR

SUITE A - OPTION 1

- 58 WORKSTATIONS
- 1 MEET & GREET
- 1 EIGHT PERSON MEETING
- 1 STAFF BREAKOUT
- 4 TEAMS / FOCUS ROOM
- 1 SERVER ROOM
- 1 COLLABORATION AREA
- 1 WELLNESS ROOM

DENSITY CAN BE INCREASED SUBJECT TO BUILDING CONTROL APPROVAL.





2 BREWERY WHARF_

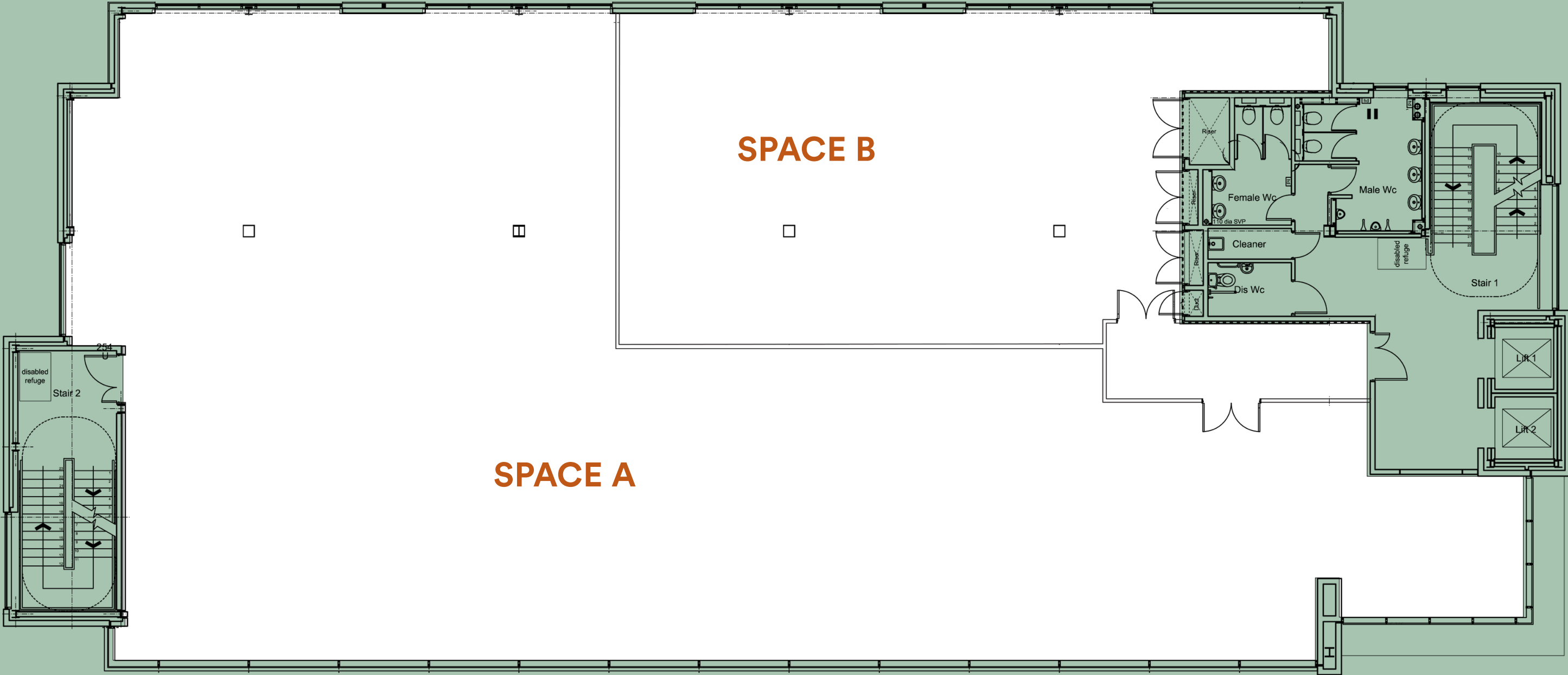
2ND FLOOR SPLIT

SPACE A

5,113 SQ FT / 475 SQ M

SPACE B

1,743 SQ FT / 161.9 SQ M



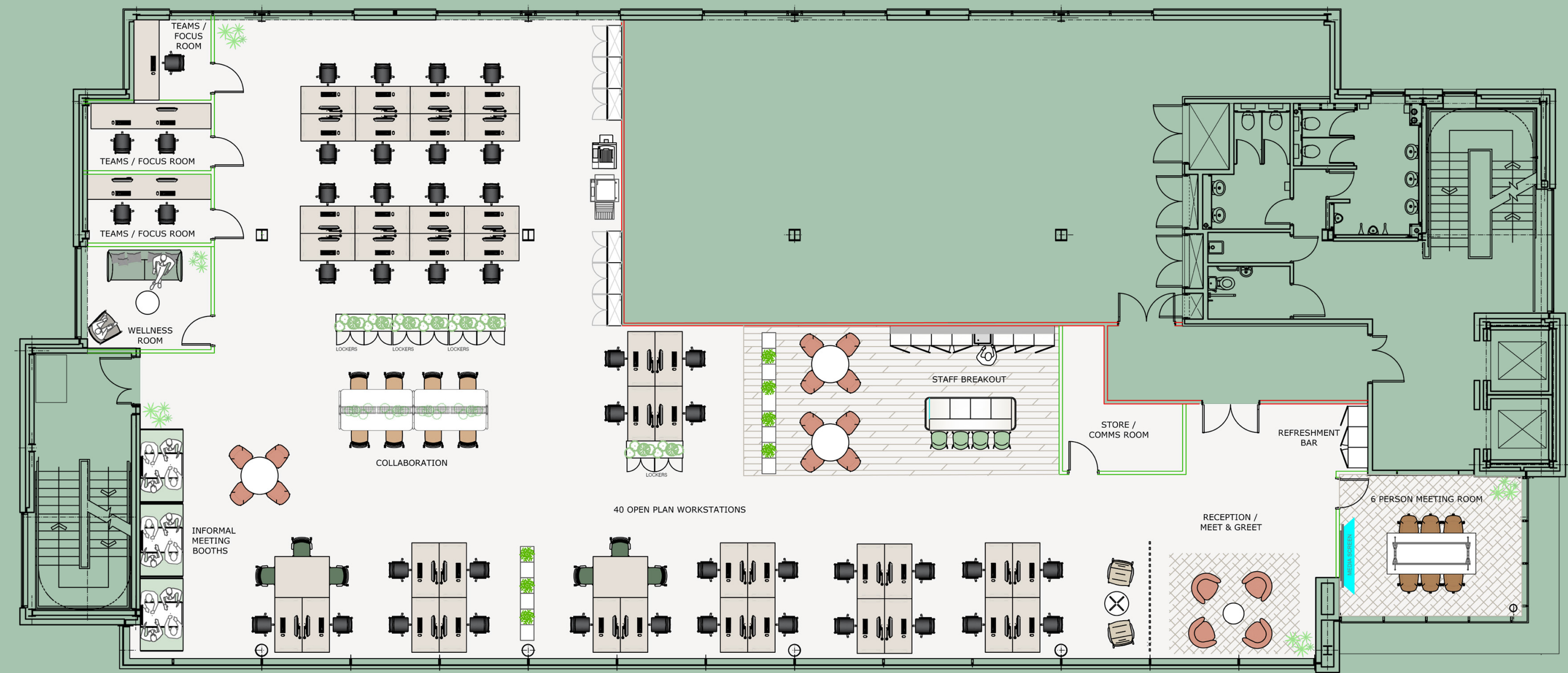
2 BREWERY WHARF_

2ND FLOOR

SUITE A - OPTION 2

- 40 WORKSTATIONS
- 1 MEET & GREET
- 1 SIX PERSON MEETING
- 1 STAFF BREAKOUT
- 3 TEAMS / FOCUS ROOM
- 1 SERVER ROOM
- 1 COLLABORATION AREA
- 1 WELLNESS ROOM

DENSITY CAN BE INCREASED SUBJECT TO BUILDING CONTROL APPROVAL.





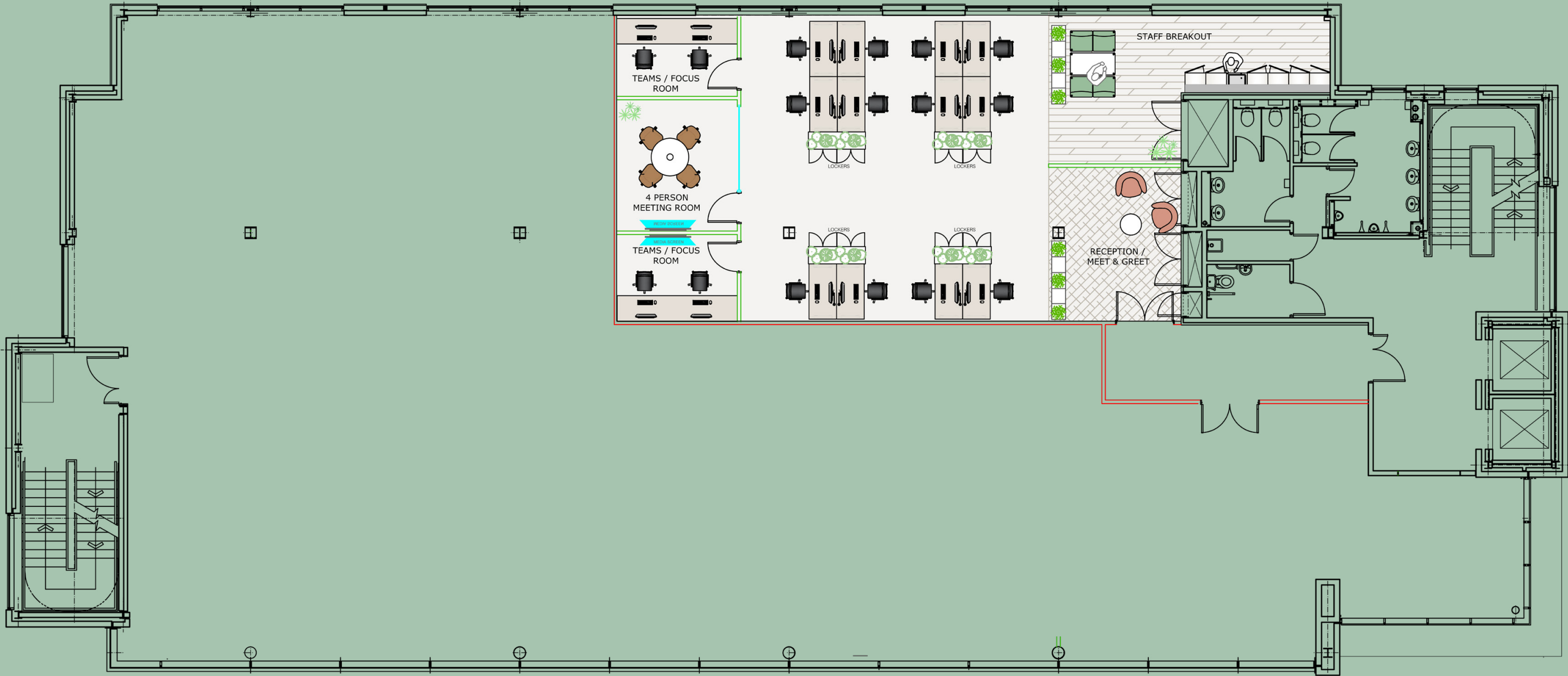
2 BREWERY WHARF_

2ND FLOOR

SUITE A - OPTION 3

- 12 WORKSTATIONS
- 1 MEET & GREET
- 1 FOUR PERSON MEETING
- 1 STAFF BREAKOUT
- 3 TEAMS / FOCUS ROOM

DENSITY CAN BE INCREASED SUBJECT TO BUILDING CONTROL APPROVAL.



THE JOURNEY_

OUR TEAM CAN CATER FOR ALMOST ANY OFFICE REQUESTS TO HELP MANAGE YOUR WORKSPACE TO MEET YOUR EXACT REQUIREMENTS.

OPTION 1

Self Delivery . 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
EXCEPTIONAL WORKSPACE
IN A MANAGED RIVERSIDE
NEIGHBOURHOOD.

 SECURE CAR PARK	 SHOWER FACILITIES	
	 CYCLE STORAGE	
	 FLOOR TO CEILING WINDOWS	 2 x EIGHT PERSON LIFT



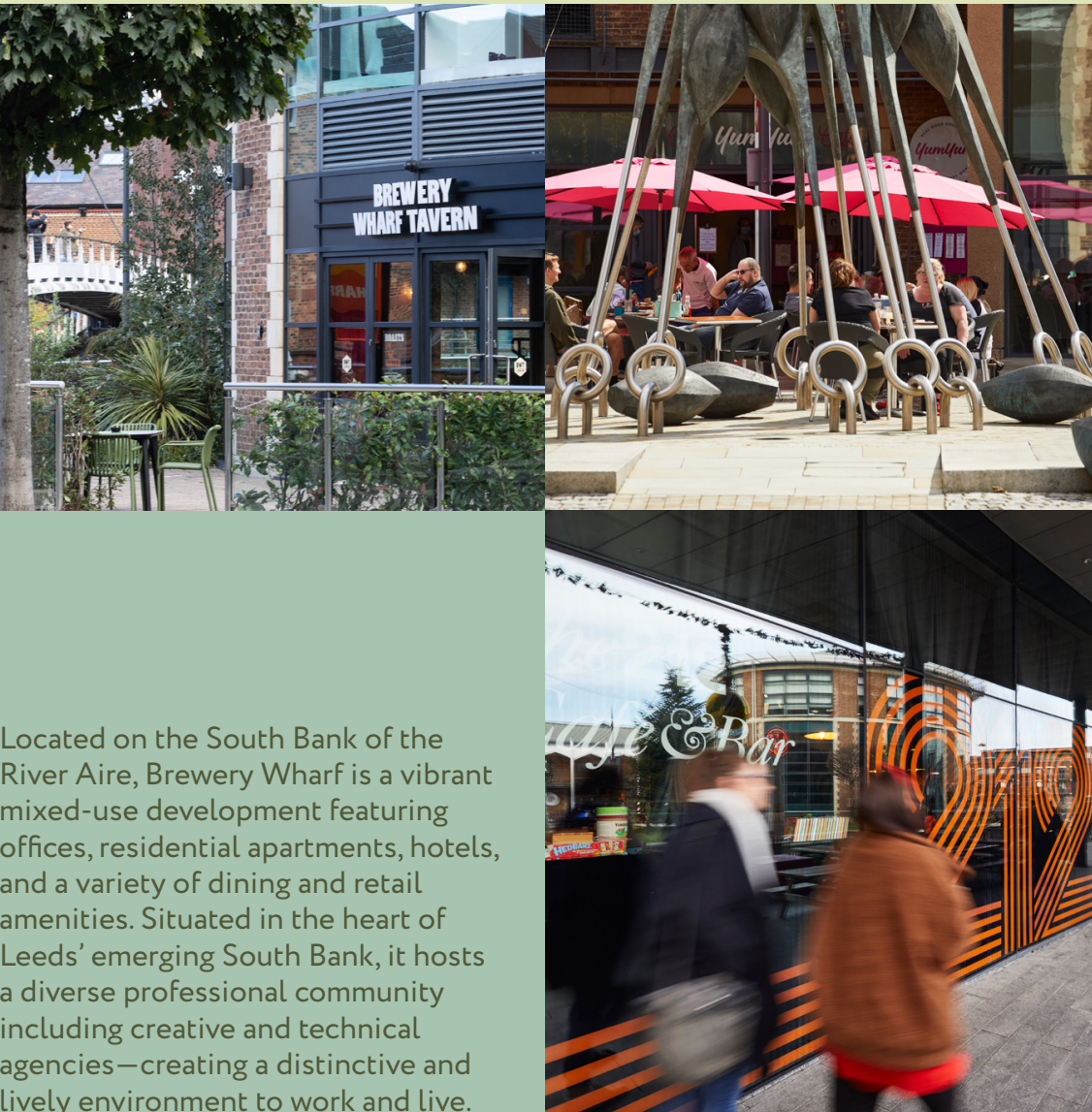
BREWERY WHARF_

A VIBRANT RIVERSIDE

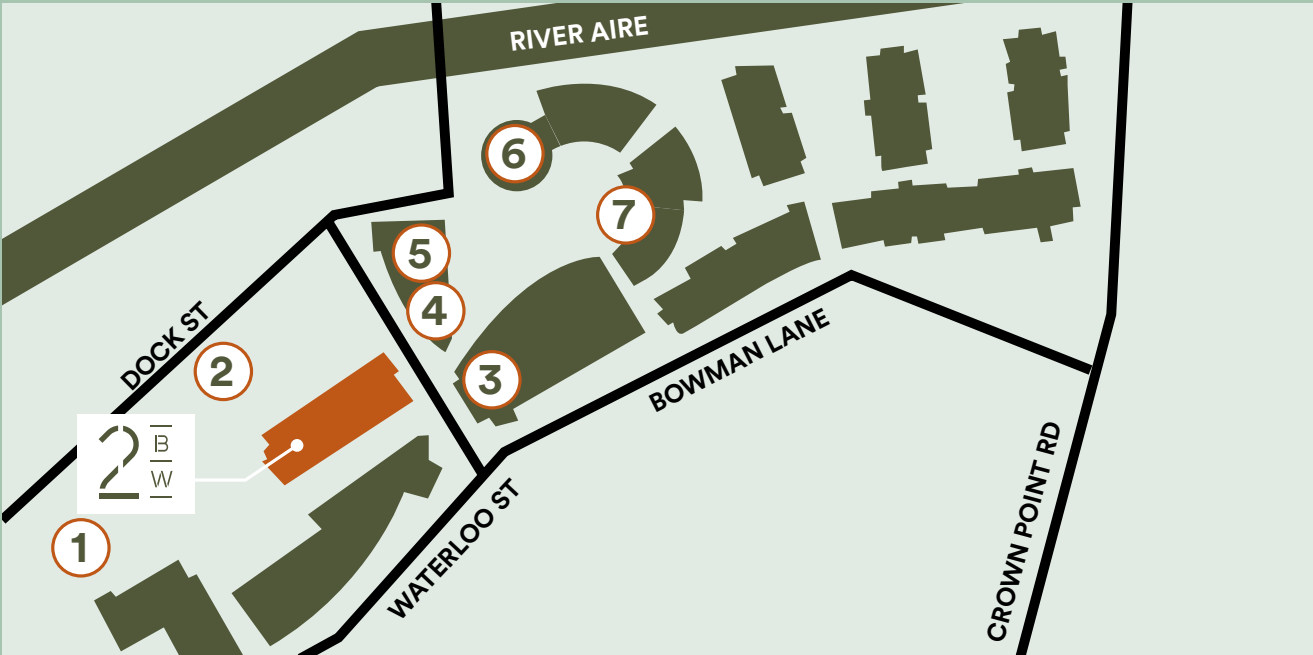
NEIGHBOURHOOD WITH

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.



- 1. Ciao Bella
- 2. Cha Lounge
- 3. Leonardo Hotel
- 4. 212 Cafe Bar
- 5. Sainsburys
- 6. Brewery Tavern
- 7. Cafe YumYum





RENT

Available upon application.

TERMS

Available upon application.

SERVICE CHARGE

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

BUSINESS RATES

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

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

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

VIEWING

Viewings are to be arranged directly with the agents.



eamon.fox@knightfrank.com
elizabeth.ridler@knightfrank.com



toby.nield@savills.com
hannah.coleman@savills.com



Misrepresentation Act: The agents for themselves and for the vendors or lessors of their property whose agent they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. Design & Production DSE dsemotion.com. June 2026.