

LEEDS PREMIER WATERSIDE DESTINATION



GRANARY WHARF
LEEDS WATERFRONT

400–5,700 sq ft
available for retail,
restaurant and
leisure uses



LAST FEW
COMMERCIAL
UNITS
REMAINING



ISIS

At Granary Wharf we are able to offer flexible, commercial space suitable for a variety of uses, from small studio accommodation to retail, leisure, and thrilling bar and restaurant concepts

"We have been blown away by the development. We really couldn't have picked a better place to establish ourselves within Leeds; such a stunning location – bags of old city charm matched effortlessly with a whole load of modern style. People just seem to be drawn to the place. If we had known then what we do now we would have located earlier."

Sarah Ellis
Group Marketing Manager
Ossett Brewing Company Ltd

Once the heart of the city's industrial past, the Leeds waterfront is once again enjoying a revolution. Granary Wharf has re-established itself as a key destination and new quarter in the heart of the city. It is home to 282 superbly designed waterside apartments, the Mint Hotel and a range of high quality bars, restaurants and cafés.

Comprising a trio of award winning buildings it is anything but your average city centre development. The two striking apartment buildings neighbour the impressive Mint Hotel on three distinct islands. On the ground you will find landscaped areas, spectacular walkways and a public square creating a relaxed urban village in the heart of the city. Residents communal terraces and destination rooftop bar provide a unique oasis in the sky.

The retail and commercial offer is clustered around the new public square and is set in the context of award winning architecture, heritage and waterfront experience that create this new destination. The commercial accommodation ranges from the reinvention of the railway arches, the double waterside aspect of the Watermans Place building and the circular ground floor opportunity in the Candle House building. All of the available commercial accommodation has views and direct access to the waterside with the opportunity for outdoor seating.



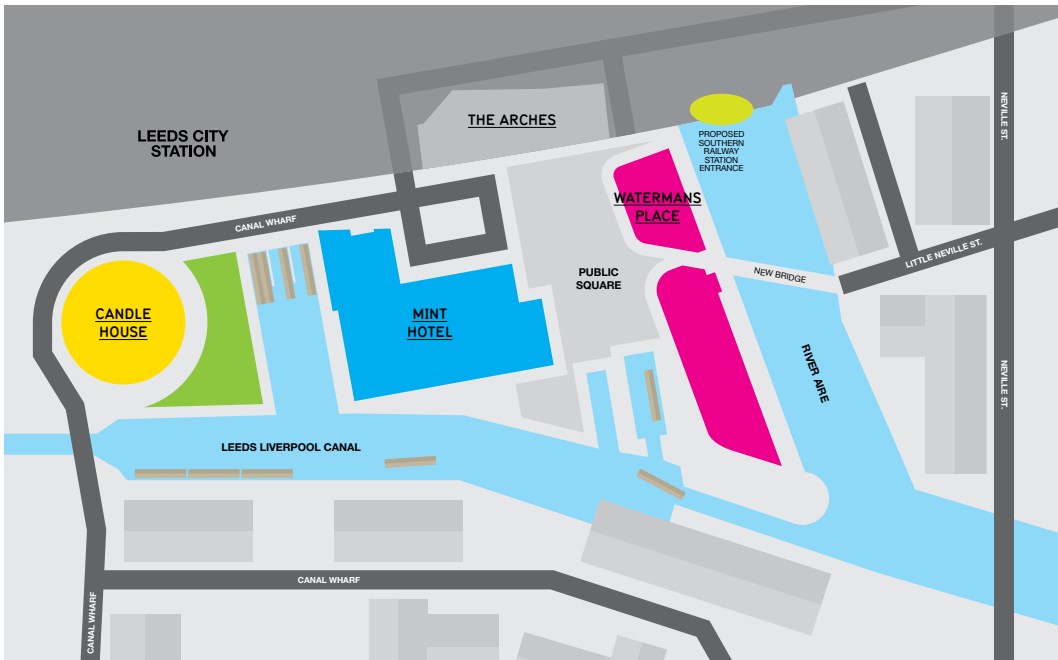
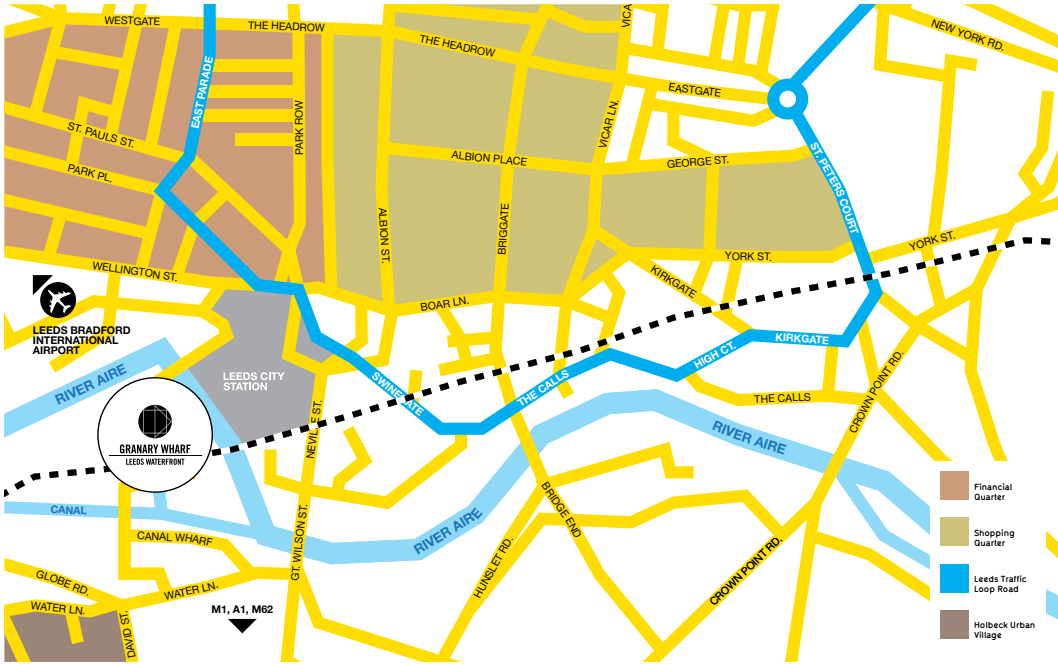


"We have been delighted with the success of the Granary Wharf development which has helped us quickly establish the Mint Hotel as the premier hotel and conference venue in Leeds. We are proud of our fantastic food and beverage spaces and in particular the Sky Lounge, the City's new destination bar; a place to chill out and enjoy the best cocktails in town."

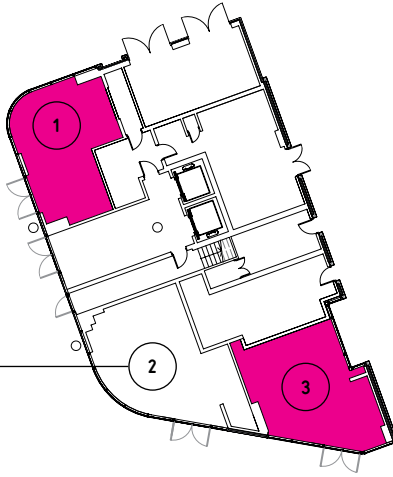
Stephen Turner
General Manager
Mint Hotel Leeds



Location

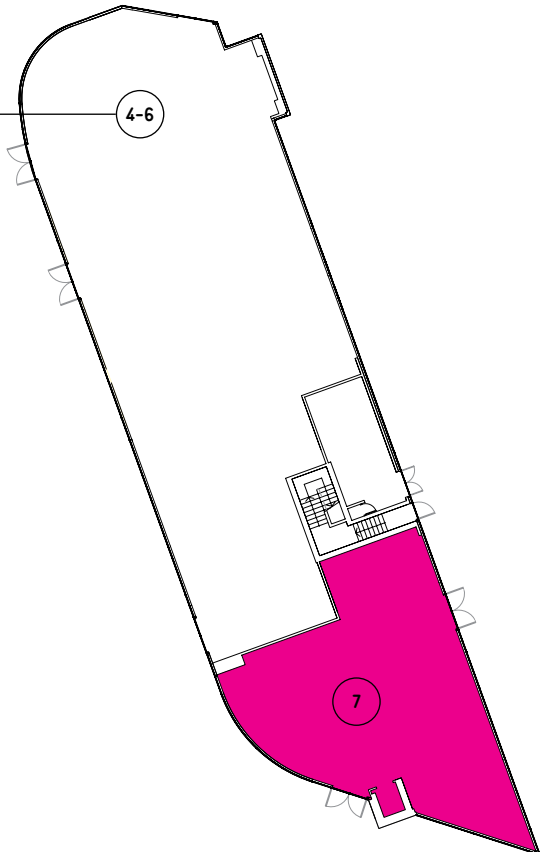


Watermans Place – Commercial Availability



FAZENDA

RODIZIO BAR & GRILL



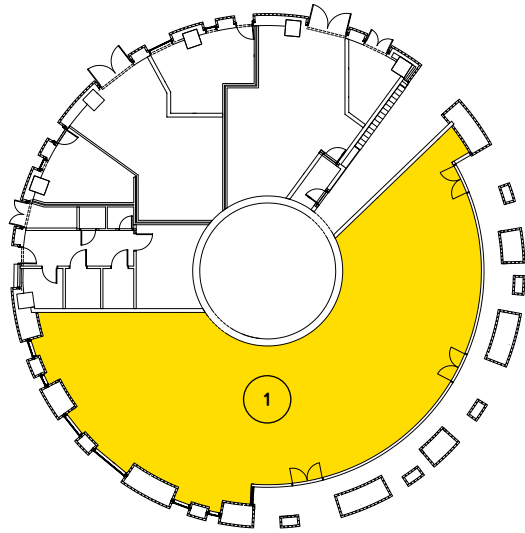
Surrounded by water and overlooking the impressive public square, Watermans Place is a striking building in shape and appearance. The commercial accommodation is flexible to meet the needs of incoming tenants. The specification extends to fully glazed shop fronts and doors with all mains services capped off ready for tenant fit out. Many units allow for external trading aligned to the public square and waterside setting. The new pedestrian footbridge from Little Neville Street and Victoria Bridge is now open to allow direct access to Granary Wharf.

Unit Availability

Accom.	sq ft/sq m	Status
Unit 1	401/37	Available
Unit 2	LET	Out of the Woods
Unit 3	456/42	Available
Unit 4-6	LET	Fazenda
Unit 7	1,777/165	Available

Candle House – Commercial Availability

A truly unique opportunity suitable for restaurant, bar or retail use. Candle House overlooks the water of the Leeds Liverpool Canal from all aspects whilst being of interesting shape and dimension to enable the most creative internal design and fit-out. The double ceiling height allows for the insertion of mezzanine space and the unit allows for outside seating in a south facing location.

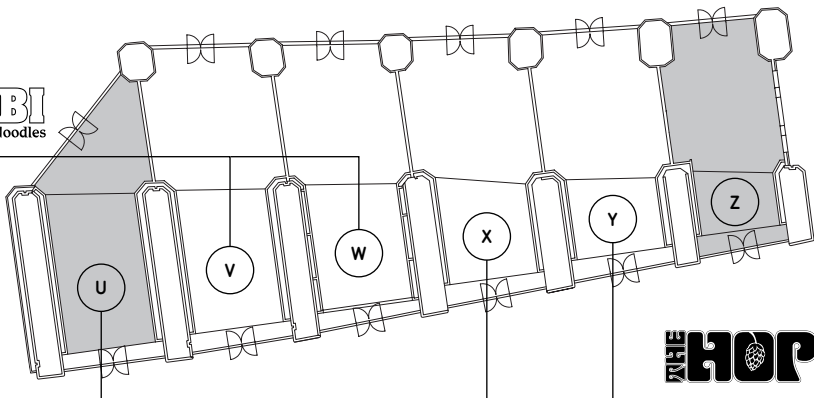


Unit Availability

Accom.	sq ft/sq m	Status
Unit 1 Ground Floor	2,746/255	Available
Unit 1 First Floor	2,954/274	Available

The Arches – Commercial Availability

WASABI
Sushi Teppan-Yaki Noodles



Quirky vaulted space in the heart of Granary Wharf which face the public square and yet also benefits from access via Dark Neville Street. Fascinating and atmospheric in shape and yet manageable in size the arches have fully usable mezzanine space offering superb views of the square and Leeds Liverpool Canal beyond.

Unit Availability

Arch	Ground (sq ft/sq m)	Mezzanine (sq ft/sq m)	Status
U	1,115/103		Available
V&W	LET	LET	Wasabi Restaurant
X&Y	LET	LET	The Hop
Z	1,035/96	890/83	Under Offer

Granary Wharf and the Surrounding Area

NEW RAILWAY STATION ENTRANCE

The proposed new £15m southern entrance to Leeds central railway station will connect into the Granary Wharf development.

The new entrance will serve the 100,000 people who use the station every day. This architecturally significant elegant curved extension to the existing station is planned to complete in 2012/13.



MINT HOTEL

The four star 333 room Mint Hotel (formally City Inn) sits at the centre of the Granary Wharf development and is one of the largest hotels in Leeds.

It features a panoramic sky lounge cocktail bar on the top floor and fine dining restaurant with waterfront vistas. In addition there are 19 flexible meeting rooms with capacity for up to 200 people.

www.minthotel.com



SURROUNDING AREA

The Granary Wharf development is bordered by the Leeds city railway station, central business district, the city centre retail core and Holbeck Urban Village.

In addition to those living and working at Granary Wharf there are a further 2,000 people living within five minutes walk of the development and 20,000 people working within the same proximity.

Holbeck Urban Village is the award winning regeneration area to the south which is already home to some of the most exciting media, design and technology companies in the city.

In the immediate area there are a number of major employers who contribute to the life and vitality of this part of the city. The largest employers are: Asda Headquarters, 2,000; British Telecom 2,000; UKI Partnerships, 1,500; Halifax Building Society, 1,200; KPMG, 700 and Eversheds, 650. In addition, there are over 50 new businesses operating from the nearby Round Foundry Media Centre.



Figures sourced from Leeds City Council and Yorkshire Forward, 2009.

To enquire about the remaining commercial opportunities available contact:

paul@creativespaceman.com

or lucy.bradley@bnpparibas.com



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**Granary Wharf
Residential Sales Office**

Arch U
Granary Wharf
Dark Neville Street
Leeds LS1 4BR

**Residential Sales Office
Opening Times**

Monday to Saturday
10am–5pm
Sunday
12pm–4pm

**For residential
enquiries contact:**

0113 243 4324
granary.wharf@kingsturge.com

www.granarywharf.co.uk

**Independent
Developer of the Year 2008**

Yorkshire Business Insider
Regeneration Award – Winner

RIBA White Rose Awards 2010
Building of the Year – Winner

RIBA White Rose Awards 2010
**Candle House – Gold Award
for Architecture**

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