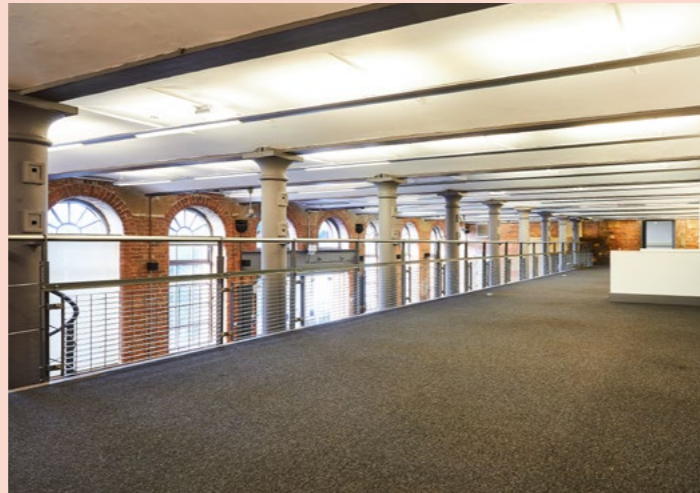




# ROSE WHARF

TO LET  
7,012 sq.ft.  
**OFFICES/STUDIO**  
AVAILABLE  
NOW

EAST STREET, LEEDS.



## LOCATION

Admiral House forms part of Rose Wharf and is located on the bank of the River Aire. Easily accessible from J45 of the M1 via the A63, Rose Wharf is also just a 15 minute walk from Leeds City Centre and the train station from where local, regional and national services run.

Rose Wharf is located opposite the Royal Armouries Museum and New Dock development which offers many amenities including North Star coffee shop, Tesco Express, Yoga Hero, Pizza Express and Citipark car park.

## DESCRIPTION

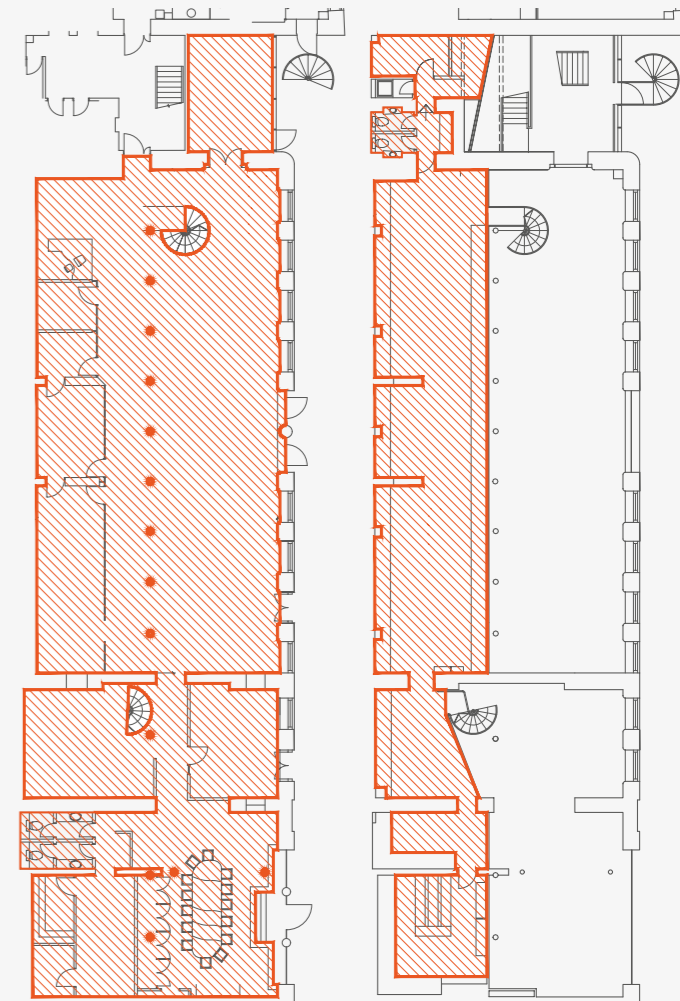
Located in the eastern part of central Leeds, this Grade II Listed former flax mill building has been extensively refurbished and converted to provide approx. 60,000 sq ft of high quality office space.

Rose Wharf is an important and symbolic landmark in this area of Leeds and is home to a variety of businesses including Arup, Barhale Construction, Curtins and Malcolm Hollis.

The available accommodation comprises the Riverside Suite of Admiral House and benefits from:-

- Raised access floors
- Feature barrel-vaulted ceiling
- Separate studio/meeting space
- Riverside terrace
- 24/7 manned reception/CCTV security
- Dedicated car parking
- Kitchen facilities and showers
- Mezzanine office/studio floorspace
- Partitioned private offices
- New LED lighting

The suite is accessed via the spacious ground floor reception area to the building, as well as a separate dedicated access directly from the Riverside.



GROUND

MEZZANINE

# RW

## PARKING

There are 11 dedicated parking spaces available.

## EPC

The property has an Energy Performance Asset Rating of 'C' (72). A full copy of the certificate is available upon request.

## RATEABLE VALUE

The Riverside Suite is assessed for rating purposes as "Office and Premises" with a current rateable value of £45,250.

## TERMS

The suite is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed. Quoting rent details on application.

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## FURTHER INFORMATION



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