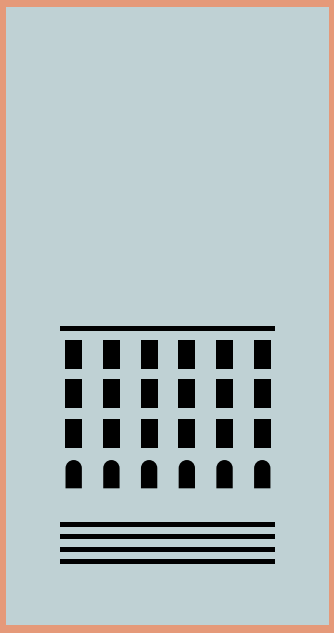


# ROSE WHARF

LEEDS

TRADITIONAL AND FULLY FITTED WORKSPACES FROM 400 - 35,000 SQ.FT.



This iconic building is being renovated and reworked with stylish designs, clean lines and bright open spaces whilst maintaining all of it's industrial charm and character.

Rose Wharf is being remodelled to include the following best-in-class building amenity:

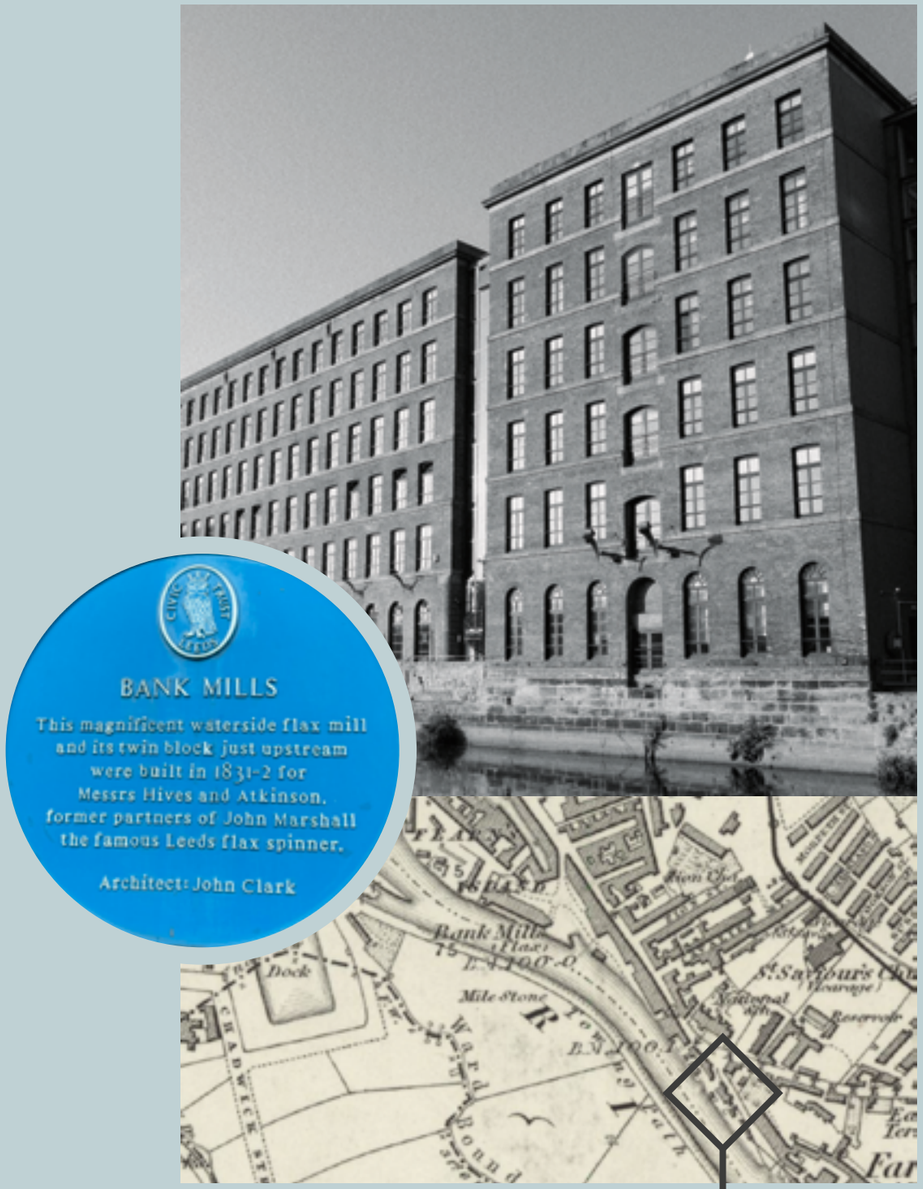
- RIVERSIDE BUSINESS LOUNGE AND CAFE
- OUTDOOR TERRACE OVERLOOKING RIVER AIRE
- FITTED WORKSPACES
- BOOKABLE MEETING ROOMS AND EVENT SPACE
- NEW CYCLE STORAGE HUB
- SHOWERS & CHANGING FACILITIES
- SUBSTANTIAL CAR PARKING WITH EV CHARGING

This Grade II Listed former Flax mill has been a part of the Leeds landscape since 1831 and appears in the The National Heritage List for England.

This iconic warehouse style building has been home to hard work, industrious spirit and big ideas for almost 200 years, with inspiring features including exposed brick walls and vaulted ceilings.

Here's to

# THE ORIGINAL ONE



# WORKS BETTER by the river

It's more than just inspiring views from your office window. Here, employees enjoy rejuvenating walks and our inviting outdoor spaces along the riverfront. The perfect, balanced environment for business success.

# NATURAL



Join a part of the city that embraces its green nature in every aspect. Take riverside strolls, shaded by lush canopies or find solace on the grassy banks, watching boats glide by. Positioned at the gateway of Leeds' climate innovation district and waterfront cycling routes, Rose Wharf invites you to embrace the city's green spirit.

# HABITAT





Expansive lift lobbies



Business lounge with communal working and break out spaces

# REWORKED

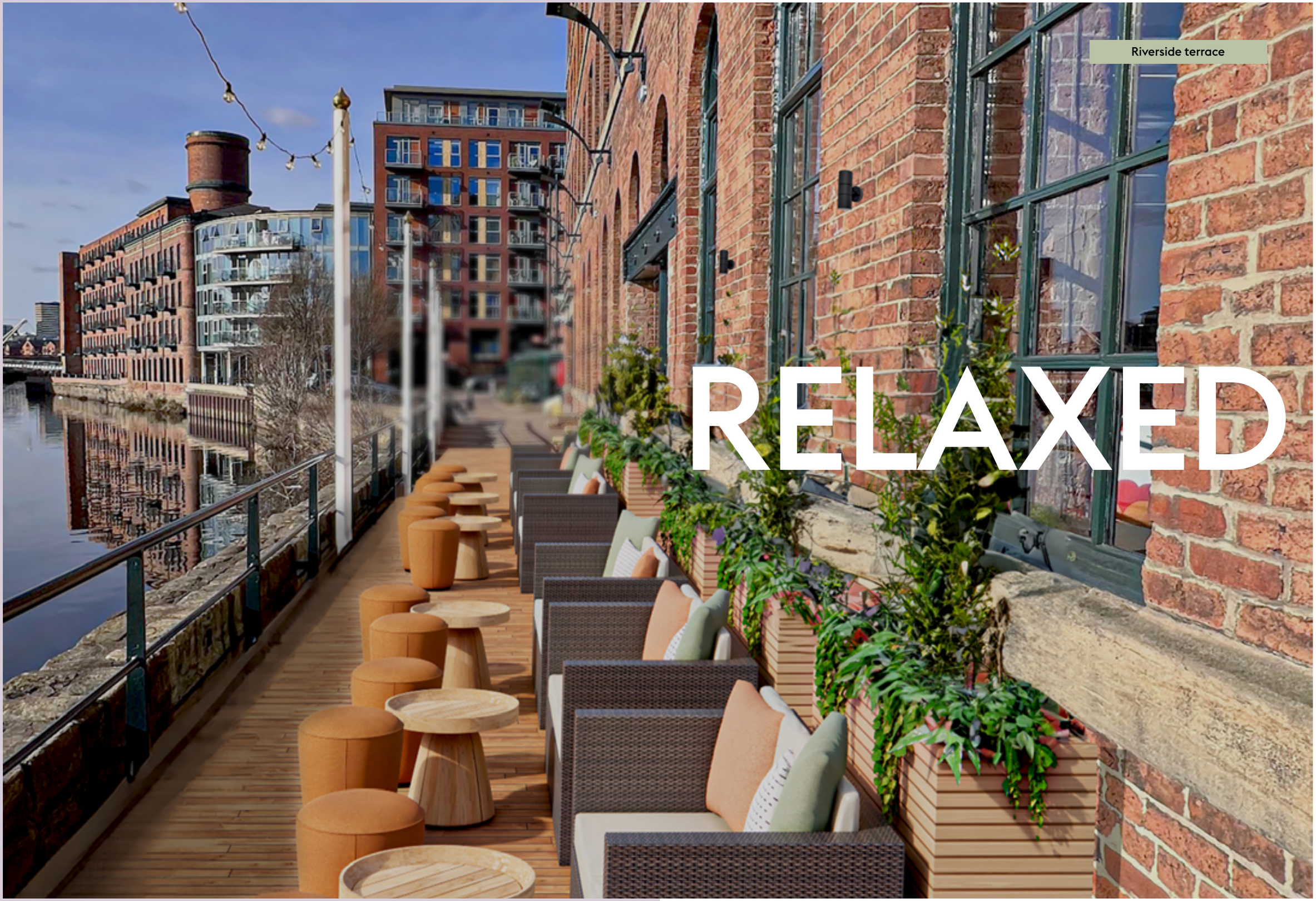


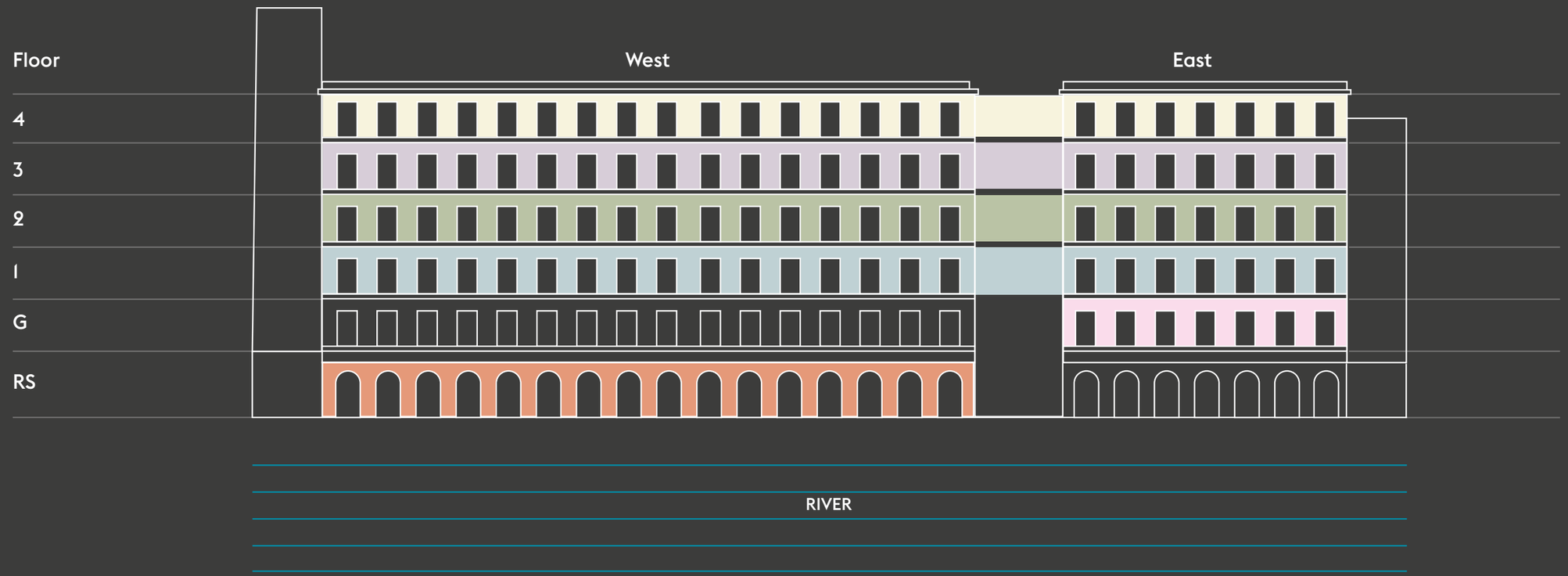

Kitchen

Harness the true potential of Rose Wharf with its common areas where functionality meets collaborative spirit. Our bold reimagination of the waterfront creates usable and relaxing spaces, fueling a dynamic, positive and productive working environment.



Business lounge with communal working and break out spaces


Riverside terrace
RELAXED




## Accommodation:

| Floor | Total Floor (SQ FT.) | West (SQ FT.) | East (SQ FT.) |
|---|---|---|---|
| 4 | 7,145 | 4,680 | 2,465 |
| 3 | 7,245 | 4,780 | 2,465 |
| 2 | 7,245 | 4,780 | 2,465 |
| 1 | 7,245 | 4,780 | 2,465 |
| G | LET | LET | 2,465 |
| RS | N/A | 365-1,470 | LET |
| LGF | 365-1,470 | N/A | N/A |

## Specification:

- 24 hour access
- Bike Storage
- Changing Facilities
- Showers
- Business Lounge
- Bookable Meeting Rooms
- Coffee Shop
- Riverside Terrace
- LED Lighting
- Super Fast WiFi
- High Speed Lifts
- CCTV
- Several Car Parking Spaces
- EV Charging
- Original Features

The Rose Wharf Estate is already home to a diverse range of dynamic businesses including:

CURTINS
BARHALE CONSTRUCTION
TELESCOPE
HOLLIS
DESIGN SOMETHING MORE
PRAGMATIC DIGITAL
MOTION 12




# FULLY FITTED SUITES

## Business Lounge

Our business lounge is designed to be enjoyed by every occupier who's home is Rose Wharf.

Simply step out onto our new Riverside Terrace, grab a coffee from our local coffee shop or host a team event - the opportunities are endless.



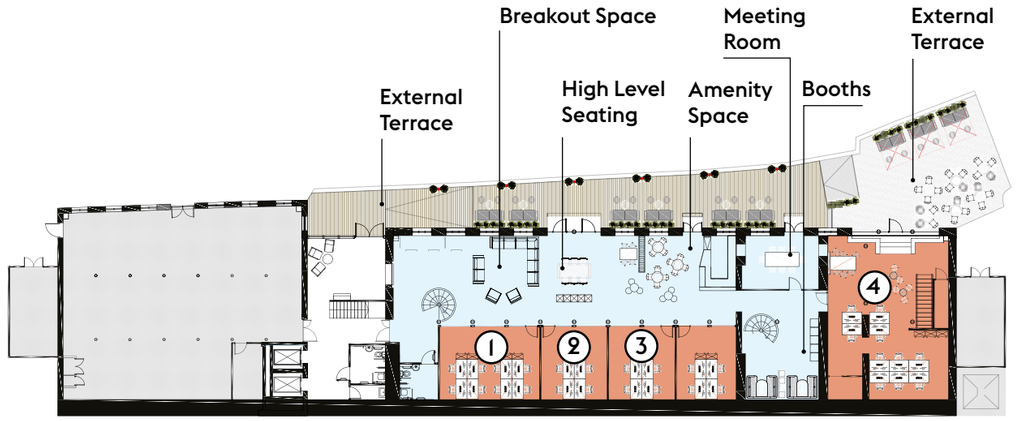
## Riverside Fitted Suites

Fitted & ready-to-go workspace with a simple all-inclusive monthly bill. Our Riverside Fitted Suites are perfect for growing businesses who require simplicity and flexibility.

The Riverside Suites include:

- Fully furnished (chairs & desks)
- Access to the business lounge
- Unlimited meeting room access
- Prices are inclusive of rent, service charge, building insurance, electricity / gas, internet, business rates & fair wear & tear policy.

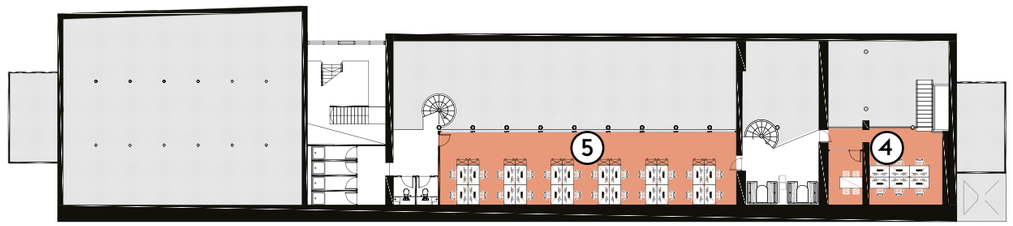
# Riverside Fitted Suites




1. SUITE 1: 8 WORKSTATIONS.
2. SUITE 2: 4 WORKSTATIONS.
3. SUITE 3: 4 WORKSTATIONS.
4. SUITE 4: 16 WORKSTATIONS.

RIVERSIDE BUSINESS LOUNGE AND CAFE

# Riverside Fitted Suites (Mezzanine)

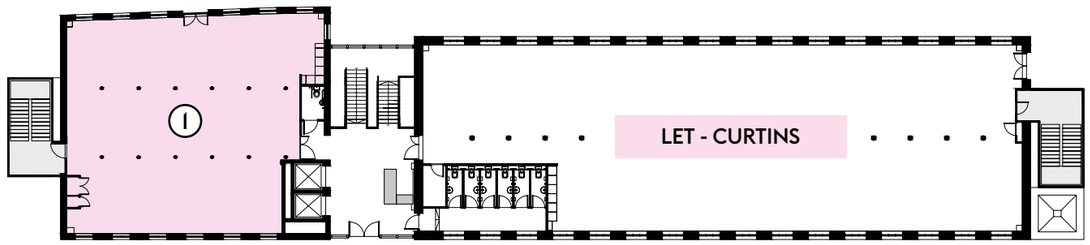



1. SUITE 5: 24 WORKSTATIONS.
2. SUITE 4: 16 WORKSTATIONS.

# TRADITIONAL WORKSPACES

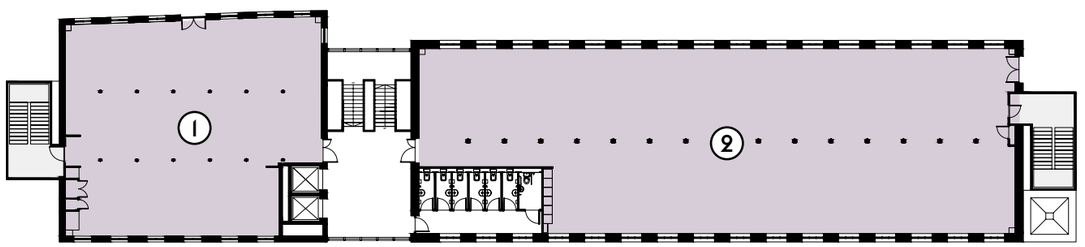
# Traditional Workspaces

## Ground



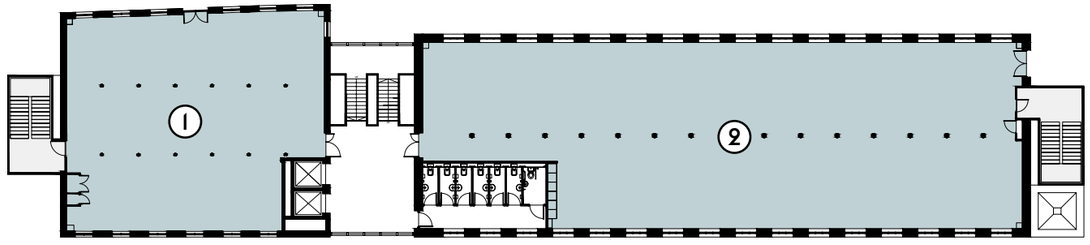

1 EAST: 2465 SQ.FT.

## Third



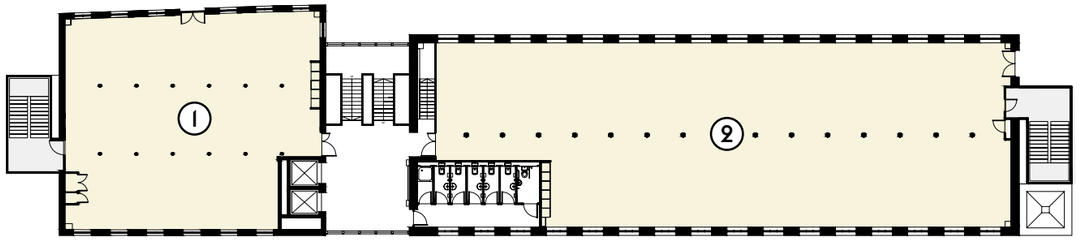

1 EAST: 2465 SQ.FT. 2 WEST: 4780 SQ.FT. FULL FLOOR SUITE: 7245 SQ.FT.

## First



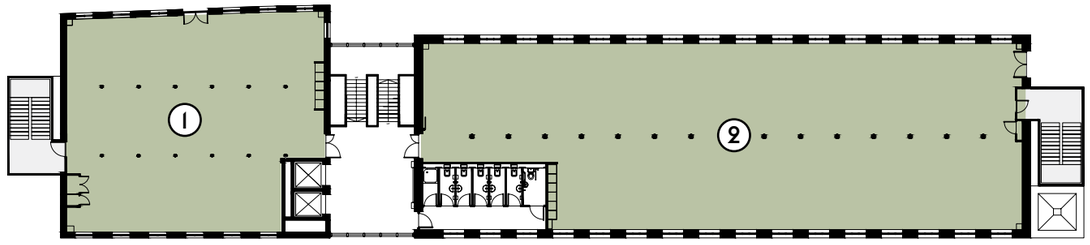

1 EAST: 2465 SQ.FT. 2 WEST: 4780 SQ.FT. FULL FLOOR SUITE: 7245 SQ.FT.

## Fourth




1 EAST: 2465 SQ.FT. 2 WEST: 4680 SQ.FT. FULL FLOOR SUITE: 7145 SQ.FT.

## Second




1 EAST: 2465 SQ.FT. 2 WEST: 4780 SQ.FT. FULL FLOOR SUITE: 7245 SQ.FT.

Each suite can be let on an individual basis or combined to suit occupier requirements ranging from 2,465sq.ft. – 35,000sq.ft.





North Star Coffee

# LOCAL



Free Little Library, Leeds Dock.



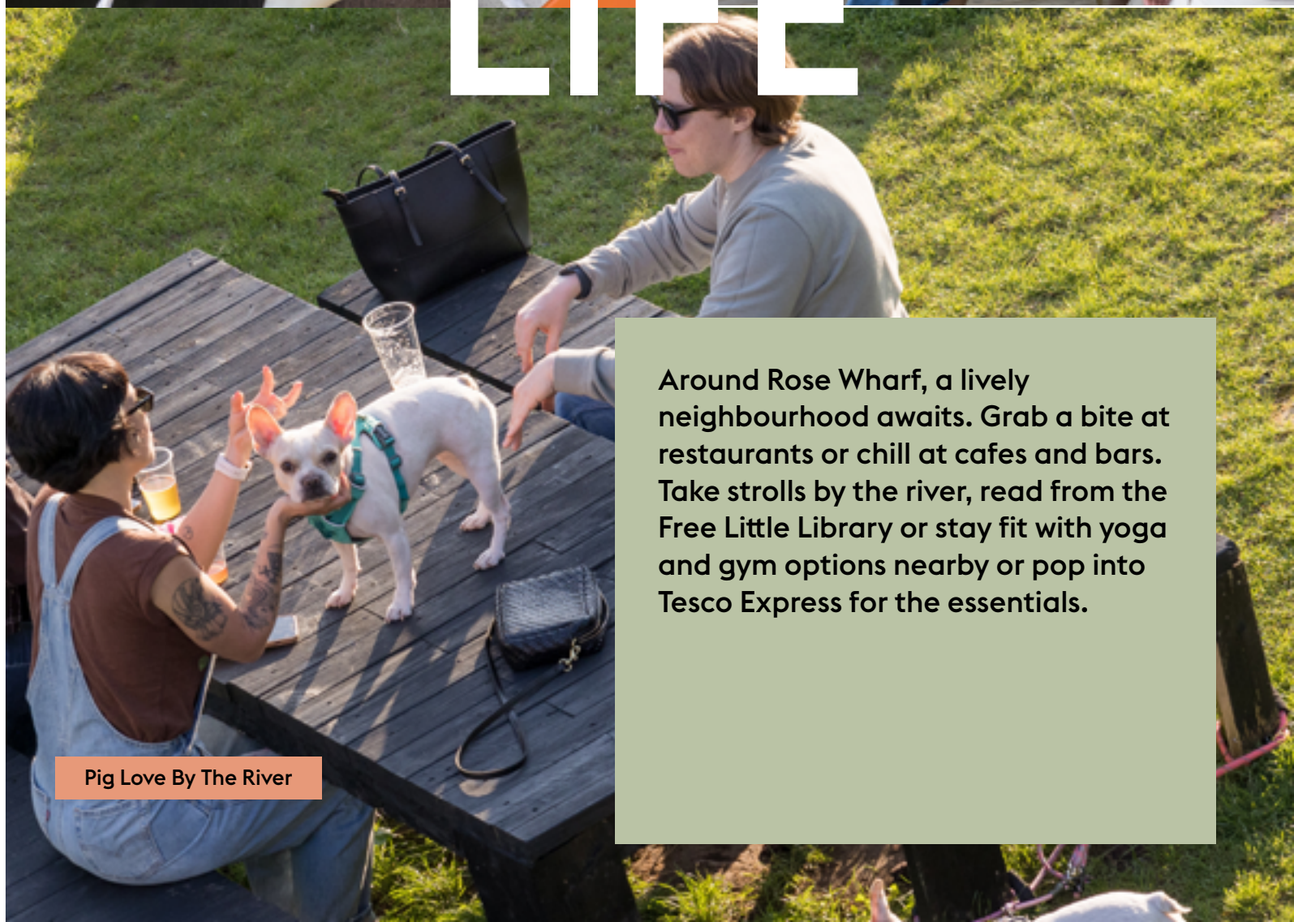





The Boulevard, Leeds Dock.


THE CANARY

# LIFE


Pig Love By The River

Around Rose Wharf, a lively neighbourhood awaits. Grab a bite at restaurants or chill at cafes and bars. Take strolls by the river, read from the Free Little Library or stay fit with yoga and gym options nearby or pop into Tesco Express for the essentials.

Stay connected but with the distance you need to focus. Rose Wharf's unique location places it in close proximity to the Leeds Dock neighbourhood and all of its benefits with the option to head into the busier city centre if required.

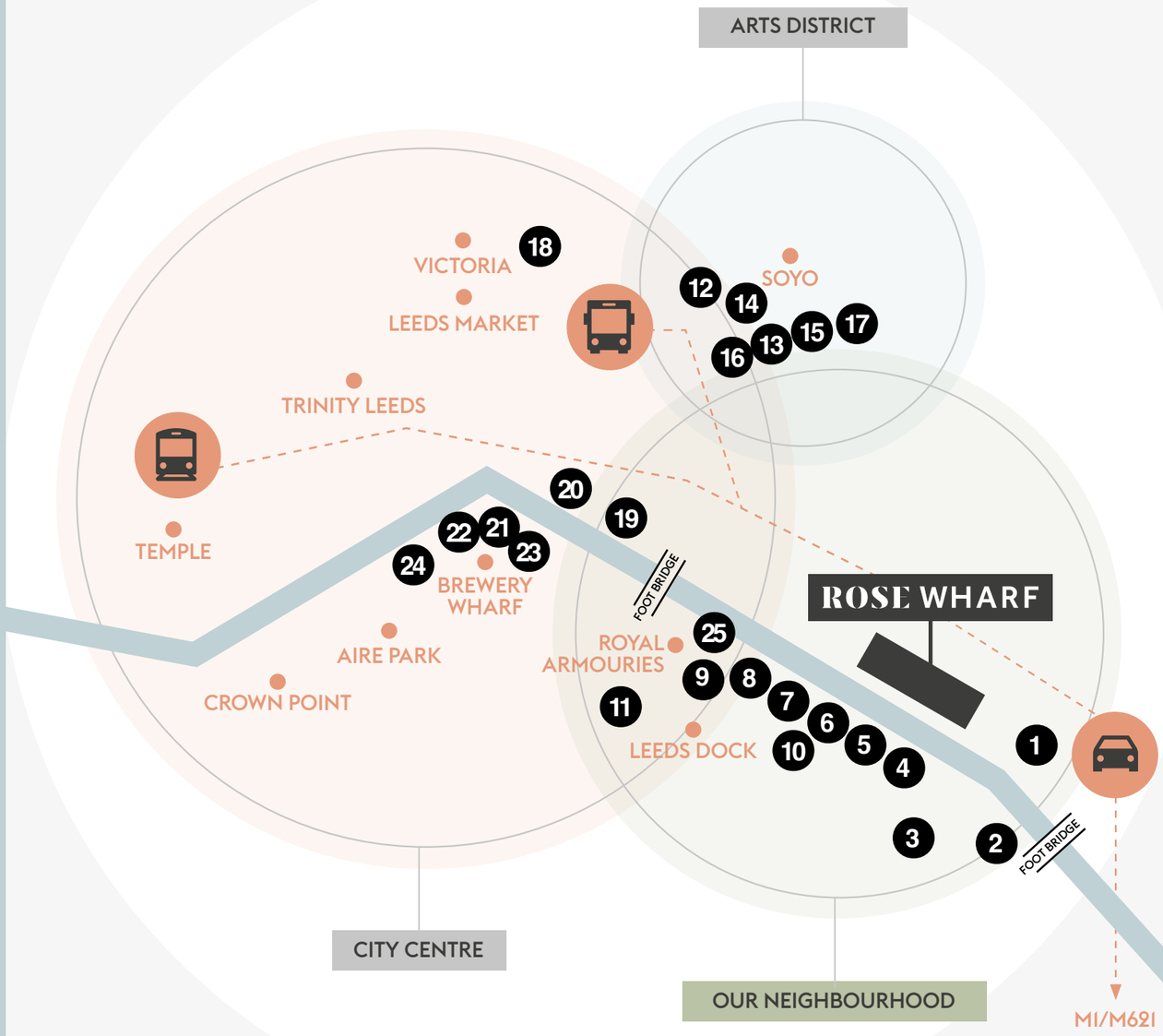
# CONNECTED
# not crowded

## Amenities

1. Climate Innovation District
2. Piglove by the river
3. Tesco Express
4. Fearns
5. Yoga Hero
6. North Star
7. Nova Bakehouse
8. Pizza Express
9. The Canary
10. Condition Gym
11. Mumtaz
12. Leeds Playhouse
13. The Wardrobe
14. Aagrah
15. Kendells
16. Sarto
17. Saku
18. John Lewis
19. The Palace
20. Lamb & Flag
21. Home
22. 212
23. Yum Yum
24. The Adelphi
25. Holiday Inn

## From Here to There

- Train Station
  15 Mins Walk
- Bus Station
  12 Mins Walk
- M621
  5 Mins Drive
- J45 - M1
  5 Mins Drive




CLICK FOR STREET VIEW


J3 M621
(5 mins drive / 1.5 mls)
CITIPARK
HOLIDAY INN
LEEDS DOCK
ROYAL ARMOURIES
AIRE PARK
TRAIN STATION
TRINITY LEEDS
BUS STATION
ROSE WHARF
J45 M1
(5 mins drive / 3 mls)

# REFINE
# REVAMP
# REUSE

the ultimate in sustainability.

A refurbished building reflects a responsible and balanced approach to development impact. Reusing existing architecture is faster, cost-saving, and more sustainable than constructing new buildings.

**35%** of a new build office building carbon is emitted before the building is operational.

**50%** re-use of super structure makes up approximately 50% of the upfront embodied carbon alone.

**10+ yrs** Even energy efficient buildings can take decades to save more operational energy emissions than were created in the construction.

Source: UKGBC The Green Building Council

Sustainability at Rose Wharf:

**EPC B** (Target)
**PV Panels**
**EV Charging**
**Natural Ventilation**
**Air Source Heat Pumps**



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www.fljltd.co.uk

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CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

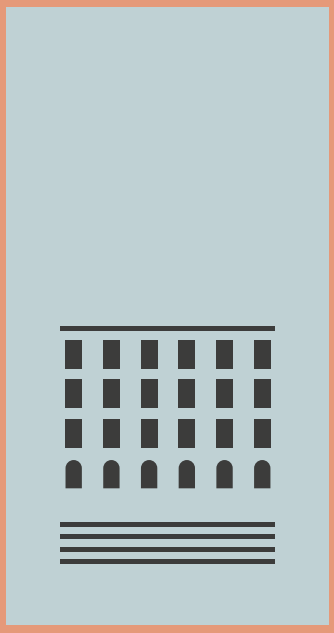
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## rosewharfleeds.co.uk

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# ROSE WHARF

LEEDS