



Marshalls Mill



AT THE ROUND FOUNDRY

Leeds



THIRD FLOOR NORTH
OFFICE SUITE WITH
ON-SITE PARKING

3,910 SQ FT

01

MARSHALLS MILL/ ROUND FOUNDRY

Marshalls Mill offers a place for you right in the heart of a dynamic and creative community, nestled in the historic site of the Round Foundry, formerly a specialist engineering works.

Marshalls Mill, a Grade II* Listed former Flax Mill, has undergone a major refurbishment programme, to deliver flexible open-plan floor plates that mix historic character with high quality contemporary design. Each suite is unique but many include vaulted ceilings, large window openings and full access raised flooring. On-site parking is available with each suite.



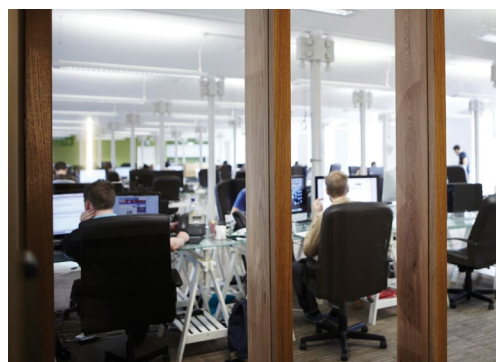
THE ROUND FOUNDRY

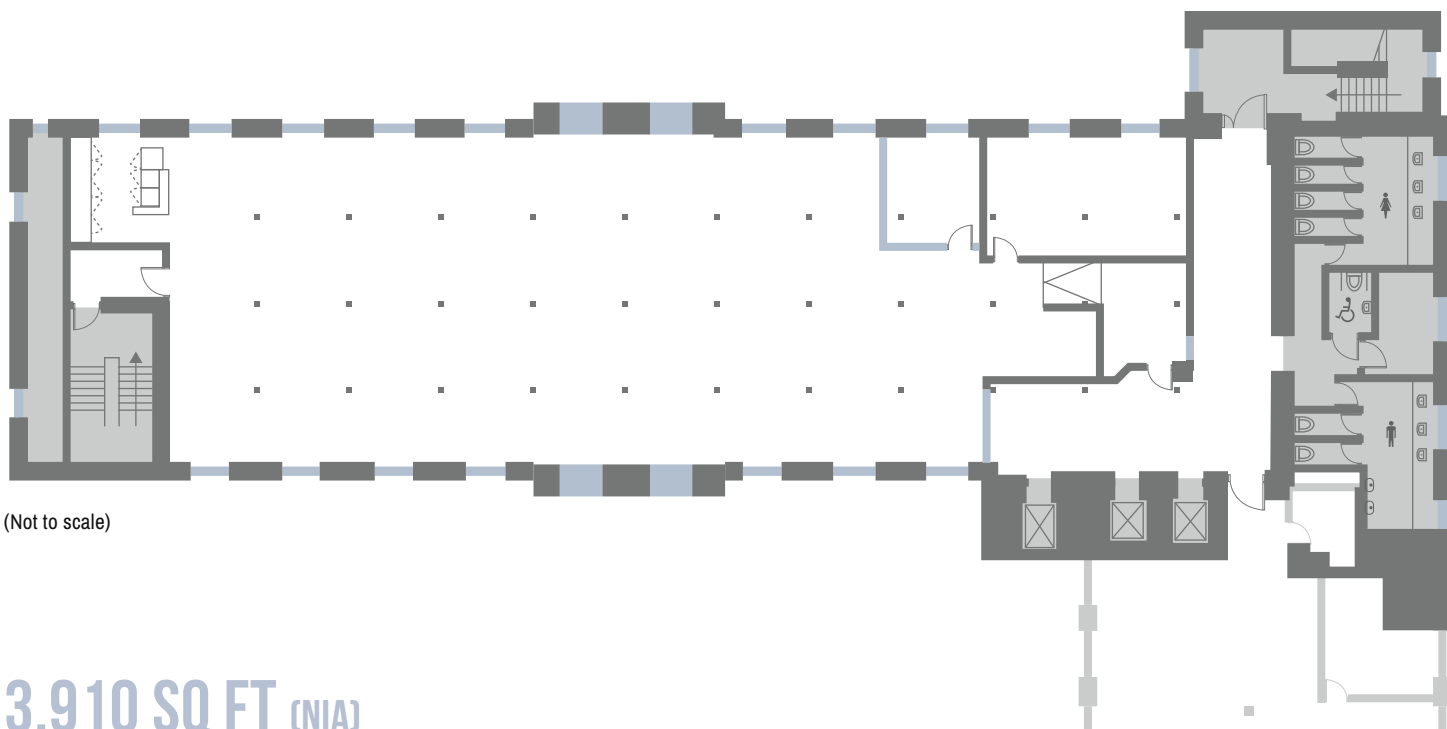
The Round Foundry area is fast asserting itself as a successful destination where you can live, work and socialise in a sustainable community. With all the perks of the city but the intimacy of a village, you have all you need right on your doorstep.

Named as 'the coolest corner of Leeds', with 85 companies located in the area, employing around 1,800 people, this is not just a place to work and do business. Creative companies including architects, artists, designers, film-makers, games developers and web consultancies sit alongside independent cafés, pubs and restaurants, creating a diverse business neighbourhood.

Marshalls Mill has everything you would expect to find in a modern building including super-fast fibre optic broadband available to your door*, up to 1GB per second in both download and upload (that's a whole feature film in 1.5 seconds) while retaining the wealth of character and soul you would expect from one of Leeds' most important historical buildings.

* By separate agreement

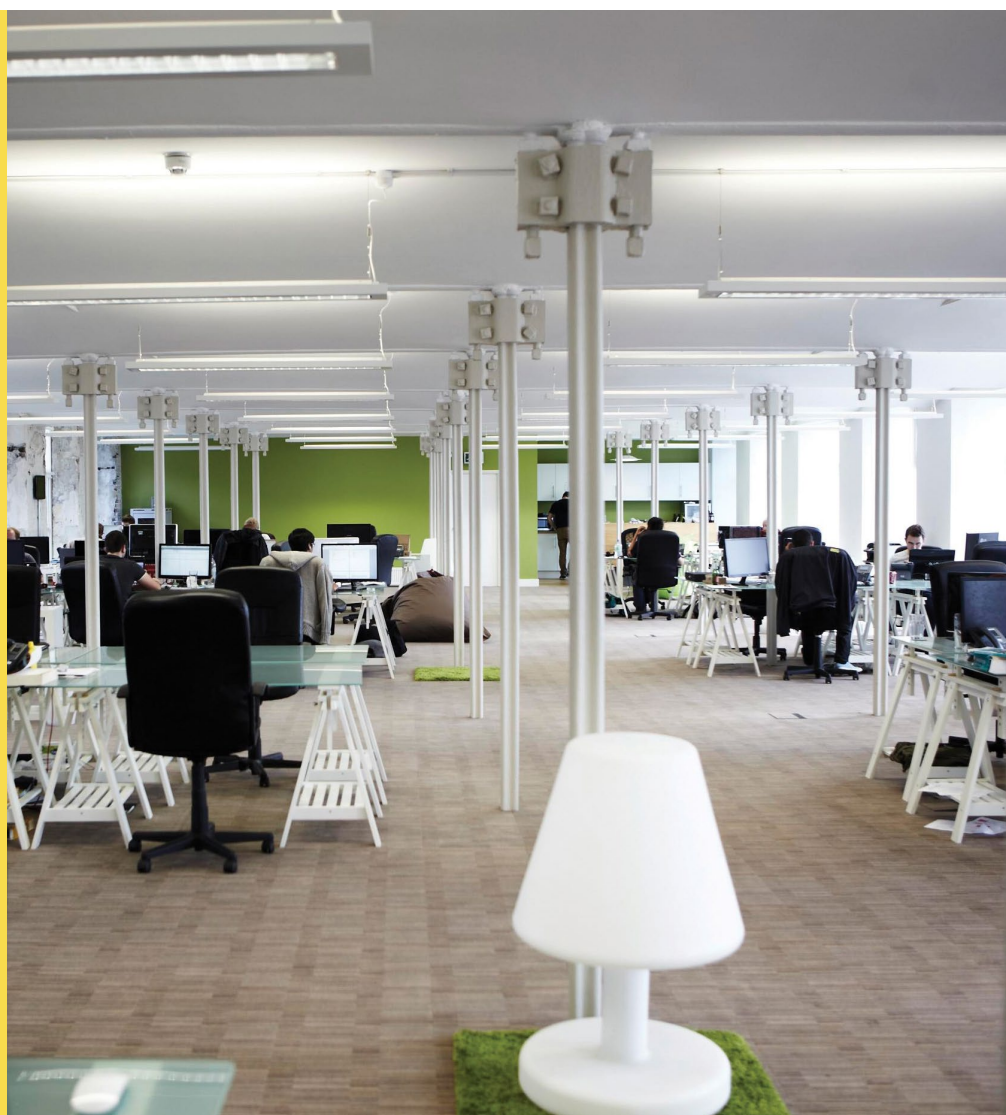




02

MARSHALLS MILL SPECIFICATION

- Striking reception
- Exposed brickwork
- Full access raised floors
- Suspended feature lighting
- Fibre optic broadband
- On-site parking
- 24 hour on-site security
- Managed reception



03

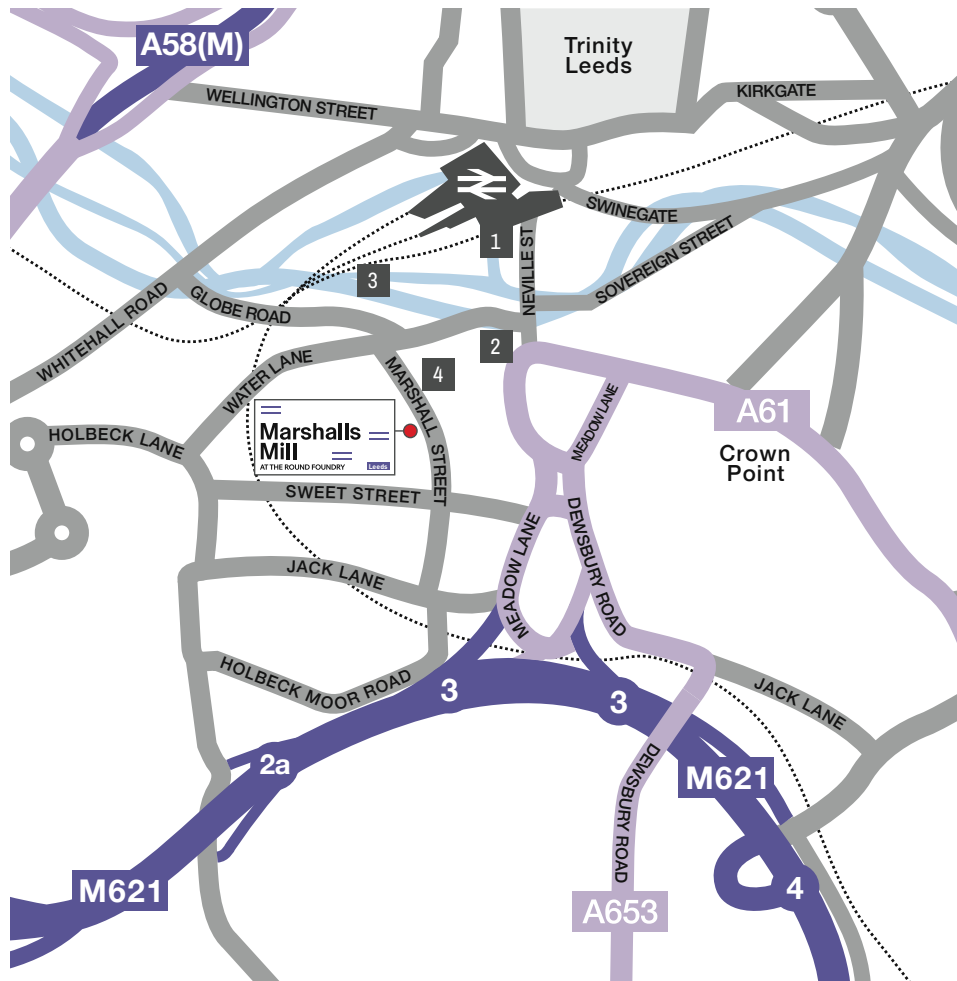
DESTINATION

Located to the South of Leeds Railway Station, the Round Foundry area offers a range of fantastic accommodation as well as pubs, restaurants, deli's and cafés.

It combines city centre convenience of public transport, road networks and parking with fantastic local independent amenities, an urban village atmosphere and the real soul and character of Leeds' heritage.

Our tenants work for a diverse range of clients from small and niche, to international brands including AT&T, BMW, Google Apps, Marks and Spencer, O2, Ryanair, Vidal Sassoon, Virgin Atlantic, Walmart and Wembley Stadium.

- 1** Leeds Southern Station Entrance
M&S Simply Food, Starbucks, Sainsbury's, WHSmiths
- 2** Bridgewater Place
Phillipotts, Anytime Fitness, Tesco Express, Starbucks.
- 3** Granary Wharf
Double Tree, Sky Lounge, Wasabi, Fazenda, The Hop, City Café, The Boat House, LIVIN' Italy.
- 4** Round Foundry
Out of the Woods, Taste, Northern Monk Brew Co, David St Café, Foundry Wine Bar, The Cross Keys, The Midnight Bell.



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