

The Engine House

AT THE ROUND FOUNDRY

Leeds

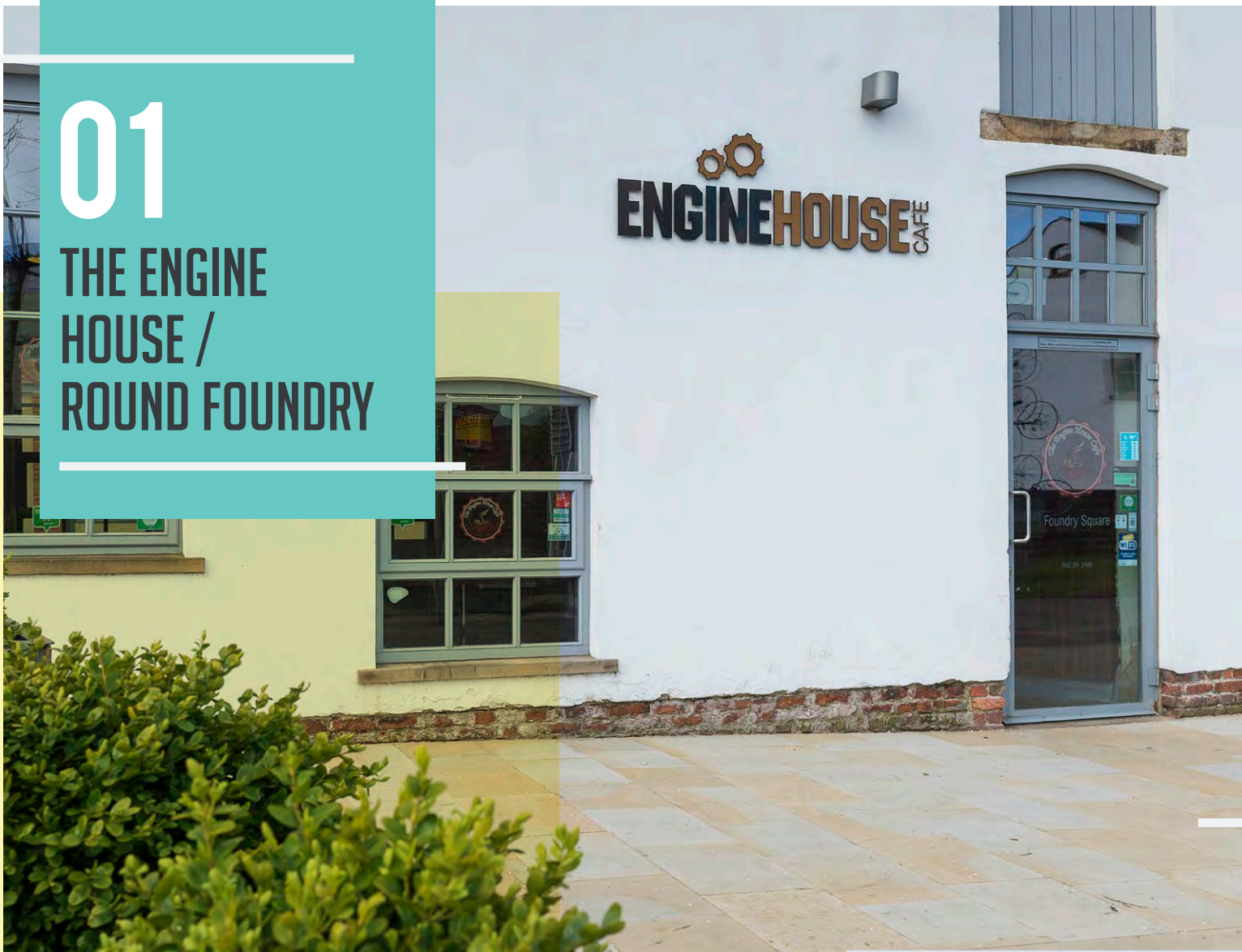


SELF-CONTAINED GROUND
FLOOR OPPORTUNITY
WITH PARKING

960 SQ FT

01

THE ENGINE HOUSE / ROUND FOUNDRY



THE ROUND FOUNDRY

The scheme was comprehensively redeveloped from the 1990's into a multi award winning complex providing a unique business space whilst retaining as much of the original character as possible. Each office unit is distinctive and unique in its character providing accommodation unlike anywhere else in Leeds.

As a part of Holbeck Urban Village which has been named the "coolest corner in Leeds", the Round Foundry is of particular appeal to the creative industries, although the business range is diverse and includes architects, film makers and web consultancies. With all the benefits of the City on the doorstep, it creates a village feel within a sustainable community taking full advantage of the character of Leeds' heritage.



02

THE ENGINE HOUSE SPECIFICATION

- Feature Lighting
- Exposed Brickwork
- Vaulted Ceiling
- Parking
- Kitchenette
- Toilet
- Glazed Triple Aspect

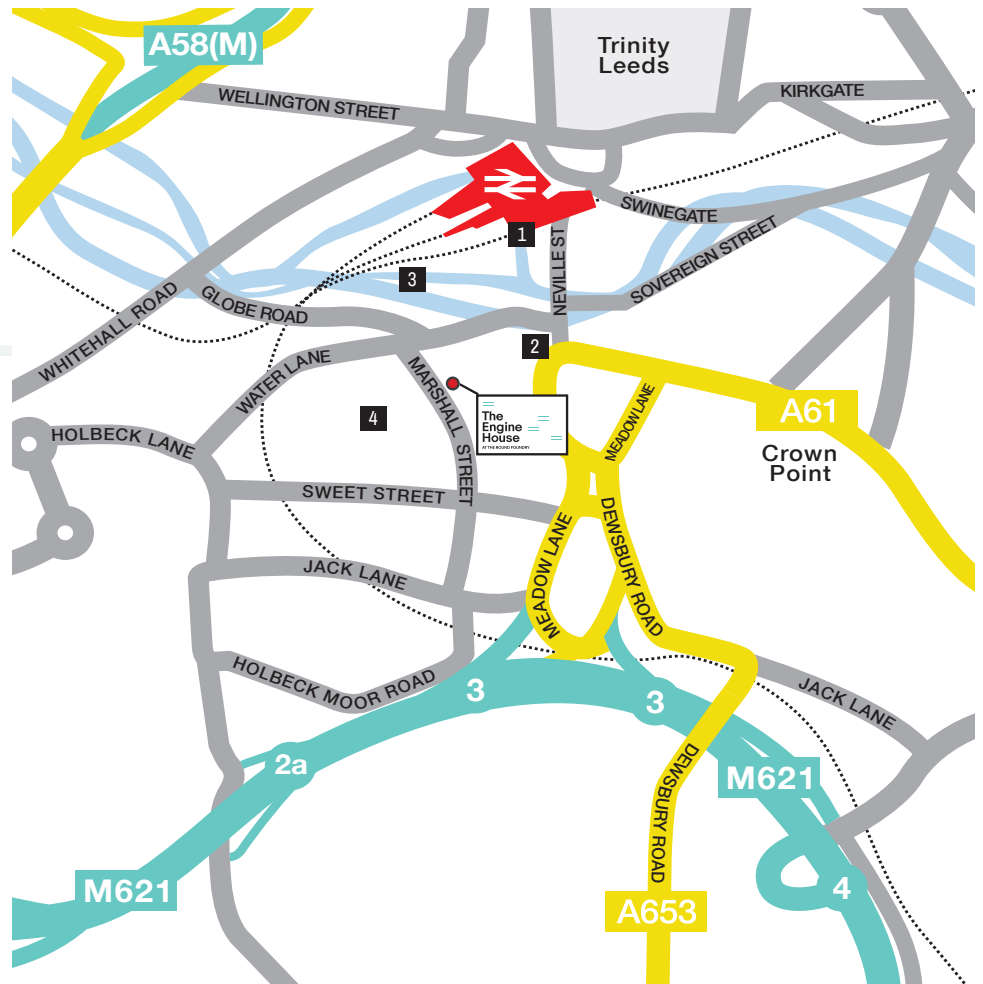


03 DESTINATION

Located at the heart of Holbeck Urban Village, The Engine House is ideally situated on the south side of Leeds City Centre. The area is well served by public transport and allows for easy access to the road network whilst being within a short walking distance of the retail core.

Leeds Southern Station Entrance is within easy walking distance and the property is well positioned to benefit from the array of artisan, independent style cafés and bars within the vicinity.

- 1** Leeds Southern Station Entrance
M&S Simply Food, Starbucks, Sainsburys, WHSmiths.
- 2** Bridgewater Place
Phillipotts, Anytime Fitness, Tesco Express, Starbucks.
- 3** Granary Wharf
Double Tree, Sky Lounge, Wasabi, Fazienda, 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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