

MARSHALL'S
MILL

MARSHALL
STREET LS11 9YJ



TO LET

Innovative & Inspiring Creative Space

618 – 3,944 SQ FT





WELLINGTON
PLACE

OUR CREATIVE

NORTHERN MONK
REFECTORY

GLOBE POINT

CHANNEL 4

THE CROSS KEYS

MIDNIGHT BELL

DOUBLE TREE
AT THE HILTON

LEEDS RAILWAY STATION
SOUTH ENTRANCE

TRINITY

LHSA

GREEN FLAG

VICTORIA GATE

BRIDGEWATER
PLACE -
ANYTIME FITNESS



About The Mill

Marshall's Mill is a successful and sought after 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.

The South Bank is the place to be with 85 companies located in the area. Employing around 1,800 people, this is not just a place to do work and business. With a range of creative companies alongside independent pubs, cafés and restaurants, Marshall's Mill provides a diverse and inviting business neighbourhood.

CURRENT MARSHALL'S MILL
OCCUPIERS INCLUDE



truenorth
productions

edward
architects

blynk

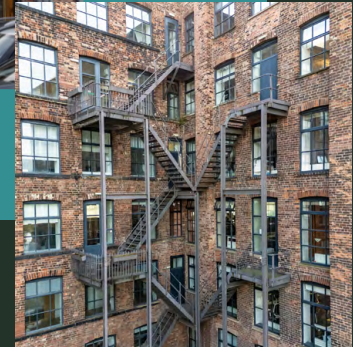


STORMBRANDS

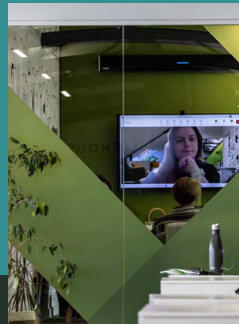
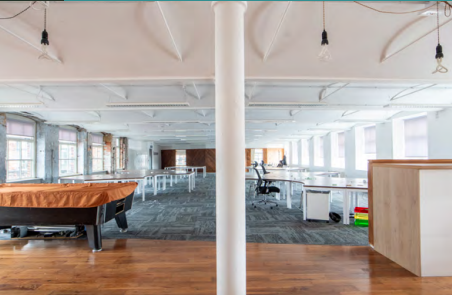
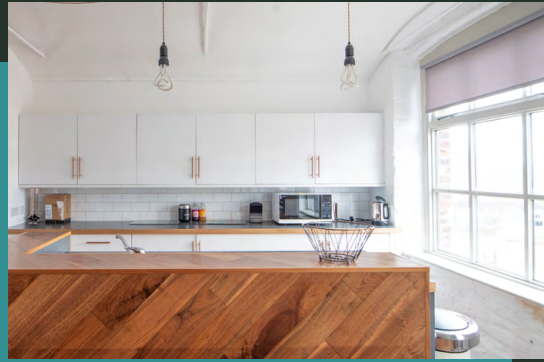
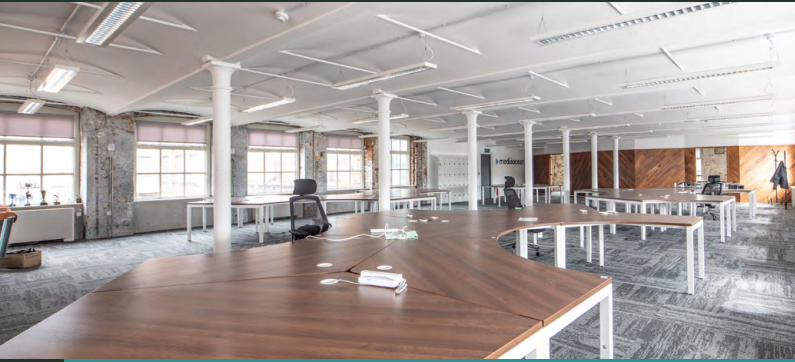
mediacom



Response
Media



Your Own Office



FLOOR	SQ FT	SQ M
Ground South	3,521	327
1st Annex	618	57
1st North	3,944	366
2nd South	1,184	110
5th South	3,573	332
6th South	1,840	171

All measurements based on NIA



STRIKING
RECEPTION



EXPOSED
BRICKWORK



MANAGED
RECEPTION



ON-SITE
PARKING



SUSPENDED
LED LIGHTING



FIBRE OPTIC
BROADBAND



CYCLE
STORAGE



FULL ACCESS
RAISED FLOORS

On Your Door Step

The Mill offers a place for you right in the heart of a dynamic and creative community, nestled in the historic site of Marshall's Mill, formerly a flax mill.



Walking Times

DESTINATION

Southbank	2 mins
Leeds Railway Station (Southern Entrance)	8 mins
Granary Wharf	8 mins
Trinity Leeds	11 mins
Victoria Gate	18 mins
Leeds Bus Station	20 mins

TIME

- | | | |
|---------------------------|-------------------------|----------------------|
| 1 The Cross Keys | 6 Fazenda Leeds | 11 The Hop |
| 2 Midnight Bell | 7 SALT Granary Wharf | 12 Anytime Fitness |
| 3 Northern Monk Refectory | 8 Archies Bar & Kitchen | 13 Philpotts |
| 4 Out of the Woods | 9 The Lock | 14 Bridgewater Place |
| 5 Water Lane Boathouse | 10 DoubleTree by Hilton | 15 Tesco Express |

MARSHALL'S MILL



Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information available upon request.

Business Rates

Business rates will be payable the tenant in respect of the demise. Further information available upon request.

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

All prices/rents are deemed to be exclusive of VAT.

Terms

Upon application.

Further Information

For further information or to arrange an inspection, please contact the joint sole letting agents:

Creative Space
Management

0113 394 4300
www.creativespaceman.com

PAUL TAYLOR

paul@creativespaceman.com
07860 738 524

Knight
Frank

0113 246 1533

KnightFrank.co.uk

ELIZABETH RIDLER

elizabeth.ridler@knightfrank.com
07500 032 855

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

Knight Frank and Creative Space Management on their behalf and for the sellers or lessors of this property whose agent they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Knight Frank and Creative Space Management has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is August 2024.