



the lock

8 GEORGE MANN ROAD
LEEDS LS10 1DJ

4,327 SQ FT REFURBISHED
WATERSIDE OFFICES

FINAL GROUND FLOOR SUITE TO LET

the building

Waterside working at The Lock;
Fully refurbished waterside office space
within its own landscaped grounds with
private car parking provision.

The final available suite comprises the ground
floor West Wing totalling 4,327 sq ft of efficient
Grade A office space. The suite comes with
14 car parking spaces and access to secure
on-site cycle storage.



Entrance.



Aerial view of The Lock.

focusing on wellness



Outside terraces
providing outdoor
space and riverside
views



A new breakout
area providing a quiet
space for staff



New secure
covered
cycle parking



Dedicated
areas for BBQs



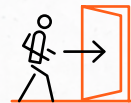
Opening windows
to provide fresh
air throughout the
building



Fibre
connectivity



EV charging points
for electric cars



Impressive reception
with informal
meeting space



New 4 pipe fan
coil air conditioning
system



New carpets and
new LED lighting



New WCs & showers
on each floor



New lockers (with
power for charging
phones) on each floor



Ground floor breakout area.



Reception & breakout space.



Bespoke kitchenette.



Shower & changing facilities.



the local area

- M621 Junction 6/7
- A639 Pontefract Road
- Elland Road Leeds Utd Stadium
- Quayside Business Park
- the lock
- Leeds Train Station
- Leeds City Centre
- River Aire



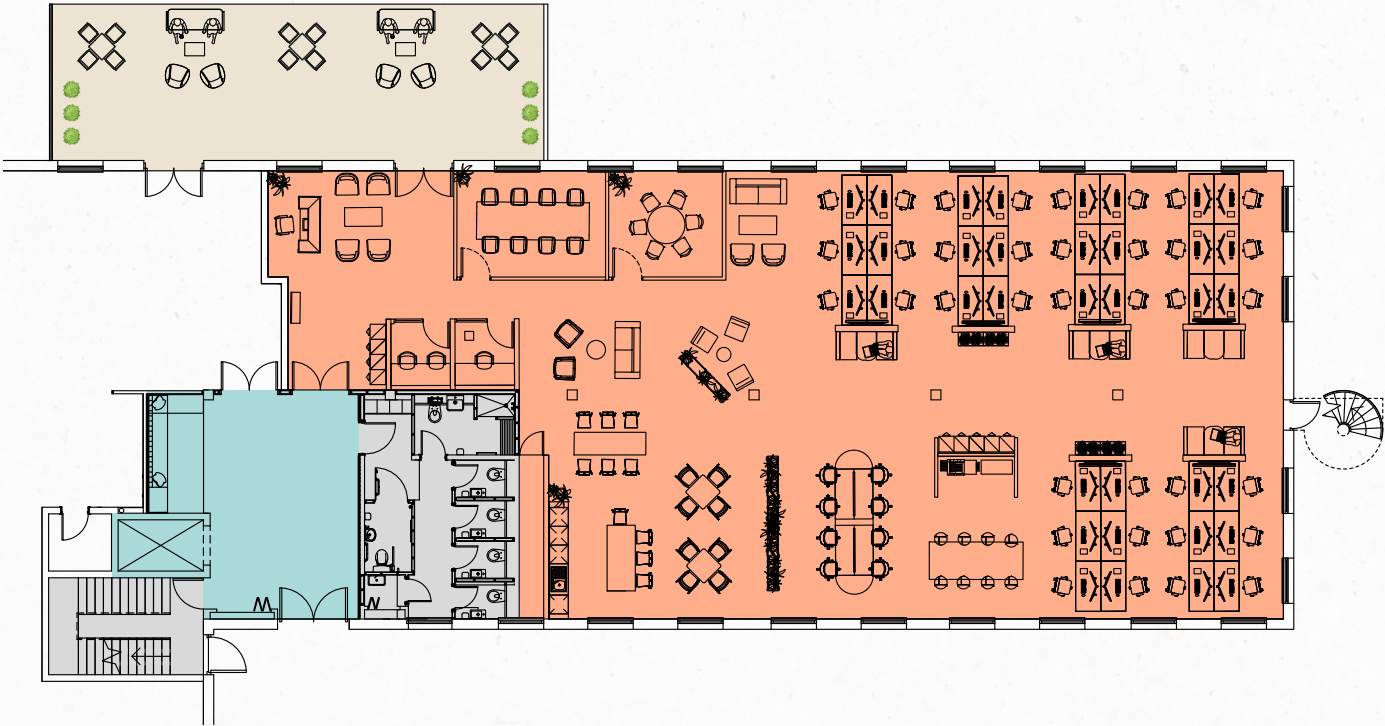
the space



ground floor west

indicative space plan
4,327 sq ft / 402 sq m

illustrative fit-out &
occupancy breakdown



- Office
- Terrace
- Reception



Plans not to scale. Indicative only.



Desks for 36



8 x Hotdesks



4 x 2 person
booths



2 x 2 person
quiet rooms



1 x 6 person
meeting room



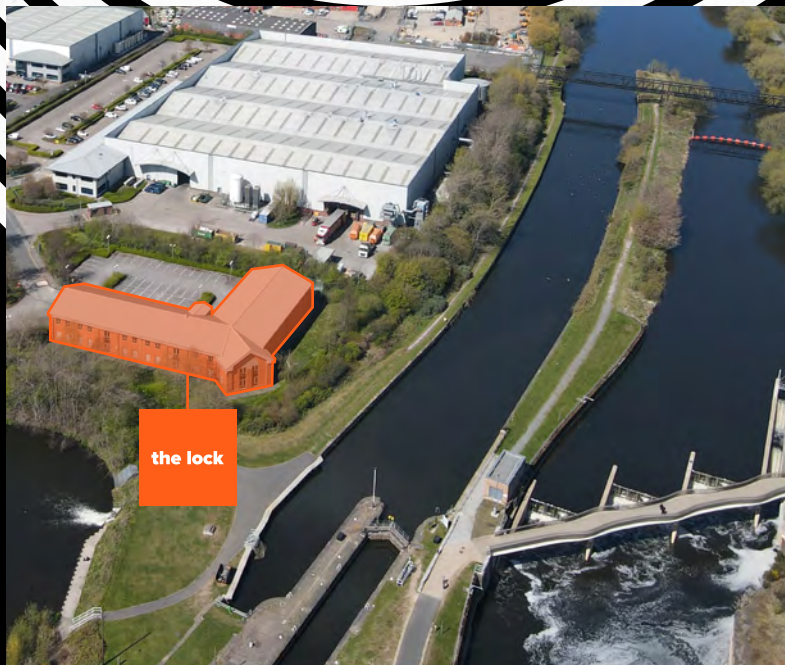
1 x 8 person
meeting room



1 x Reception



Breakout area



the position

The Lock is situated within Quayside Business Park off the A61, approximately 1 mile from Leeds City centre close to J7 of the M621 and J44 of the M1.

Ideally located for the city centre and the national motorway network, the building backs onto the Leeds Liverpool Canal and the River Aire giving it a picturesque riverside setting.

car



M621 Junction 7
4 mins

M1 Junction 44
5 mins

bus



by Flyer Bus

Leeds City Centre
10 mins

Leeds Train Station
10 mins

Leeds Bradford Airport
28 mins

rail



Leeds Station
10 mins via bicycle

Huddersfield
17 mins

York
30 mins

Sheffield
52 mins

Manchester
55 mins

Journey times sourced from Google Maps.

the contacts

Viewings

Strictly through the agents.

Alex Hailey

07917 168 676

alex.hailey@cbre.com

Duncan Senior

07888 730 366

dsenior@wsbproperty.co.uk

Terms

Upon application.

Clair McGowan

07920 532 468

clair.mcgowan@cbre.com

Robin Beagley

07733 895 927

rbeagley@wsbproperty.co.uk

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