

# COMPASS HOUSE

AT ROSE WHARF  
1,850 – 3,700 SQ.FT.

TO LET

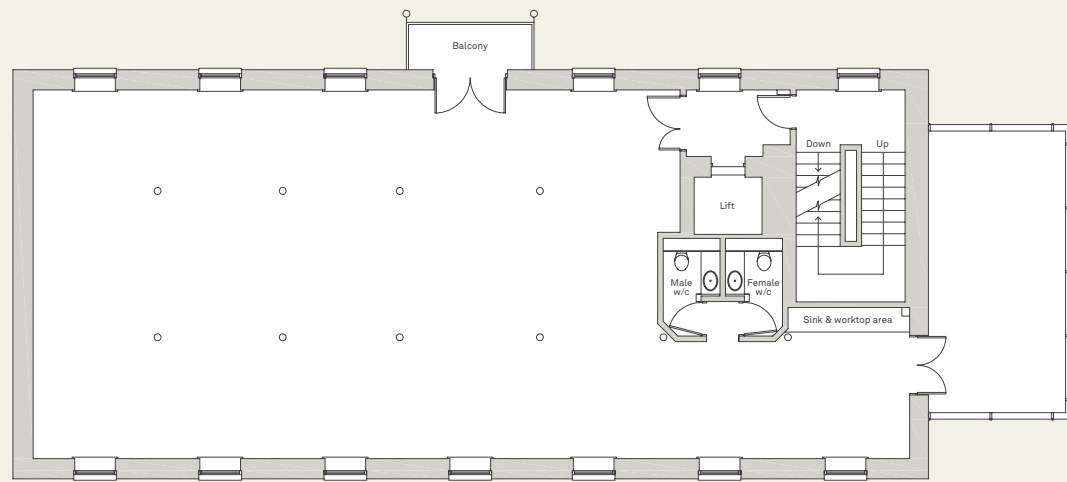
CHARACTERFUL RIVERSIDE STUDIO  
OFFICES WITH ABUNDANT NATURAL  
LIGHT AND AMPLE PARKING

ONLY TWO FLOORS REMAINING

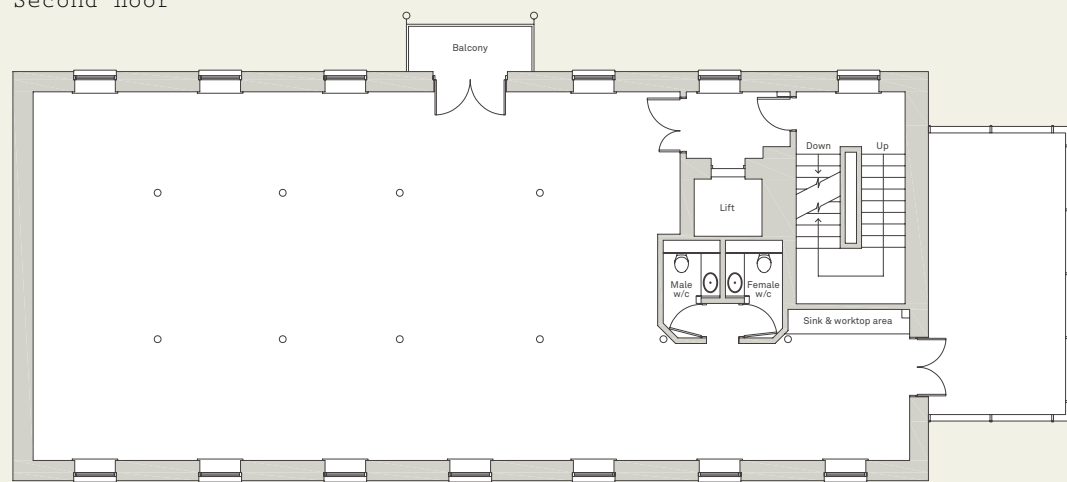


**ORIENTED SOUTH OVERLOOKING THE RIVER AIRE, THE ROYAL ARMOURIES AND LEEDS DOCK, COMPASS HOUSE IS PROMINENTLY SITUATED IN A CHARMING COURTYARD SETTING ON THE EDGE OF LEEDS CITY CENTRE.**

**REGARDLESS OF WHERE YOU ARE HEADING, COMPASS HOUSE IS IN A CHOICE LOCATION. LEEDS' INNER LOOP IS ON THE DOORSTEP TO FACILITATE TRAVEL LOCALLY WHILST THE NEARBY M1 (J45) AND M621 BOTH PROVIDE CONNECTIVITY TO THE NATIONAL MOTORWAY NETWORK BEYOND; SIMILARLY, LEEDS CITY STATION, THE COACH STATION AND THE URBAN CORE ARE WITHIN AN EASY WALK TOO.**



Second floor



First floor

**AMENITIES**

A range of retail facilities are easily accessible from Compass House, including a coffee shop and convenience store at The Gateway and a wider selection of restaurants plus a Tesco Express, a Holiday Inn Express hotel, conference hall and multi-storey car park at Leeds Dock.

**DESCRIPTION**

Dialling in on its finer details, Compass House is an attractive Grade II-listed former warehouse; as a consequence, the property enjoys a wealth of beautiful historic features including exposed bricks, large windows and cast iron columns.

Completing its wider heritage appeal, the property comprises characterful studio office accommodation featuring:

- > RAISED ACCESS FLOOR
- > MODERN LIGHTING
- > GAS CENTRAL HEATING
- > NEW DECORATIONS & CARPETING
- > KITCHEN FACILITIES
- > WC FACILITIES
- > FRONT DOOR INTERCOM ENTRY SYSTEM
- > PASSENGER LIFT

**24 HOUR ESTATE SECURITY**

**GRADE II LISTED BUILDING**

**BEAUTIFUL HISTORIC FEATURES**

**WATERFRONT LOCATION**

**AVAILABILITY**

Compass House consists of several self-contained studio office suites with the following net internal areas:

FIRST FLOOR  
1,850 sq.ft.  
SECOND FLOOR  
1,850 sq.ft.

**PARKING**

The office suites benefit from free allocated parking spaces situated to the front of Compass House and in the main Rose Wharf car park close by:

FIRST FLOOR  
6 spaces  
SECOND FLOOR  
6 spaces

**RATES**

The office suites are to be separately assessed for rating purposes upon occupation.

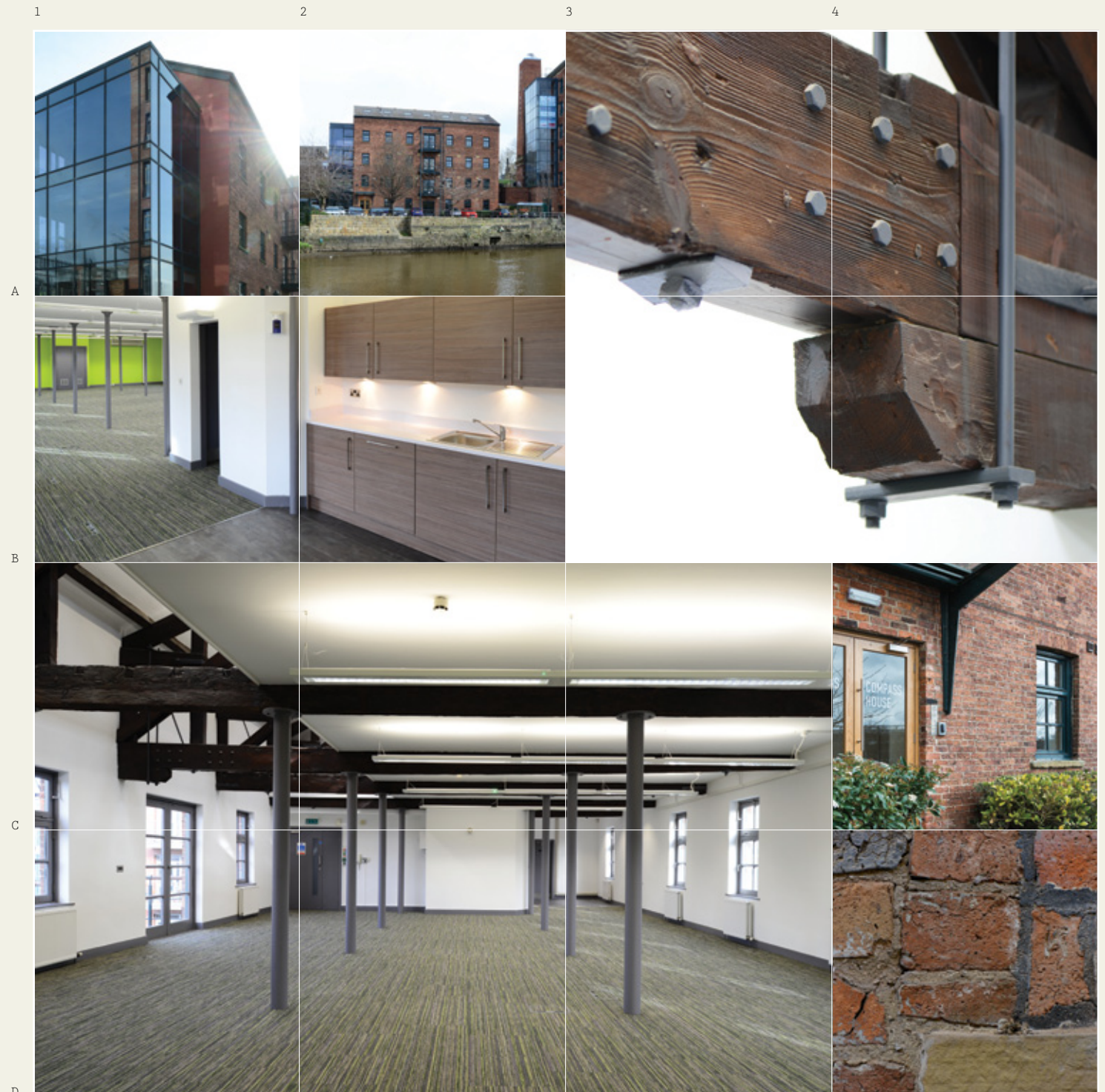
**ENERGY PERFORMANCE CERTIFICATE (EPC)**

FIRST FLOOR  
Band D (92)  
SECOND FLOOR  
Band D (92)

Further information is available upon request.

**TERMS**

The accommodation is available by way of a new full repairing and insuring lease, for a term to be negotiated and agreed. Information on the quoting rent can be obtained from the letting agents.





**COMPASS HOUSE**  
**76 EAST STREET**  
**LEEDS LS9 8EE**

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**TO LET**

**CHARACTERFUL RIVERSIDE STUDIO**  
**OFFICES WITH ABUNDANT NATURAL**  
**LIGHT AND AMPLE PARKING**



53° 47'28.38" N 1° 31'43.11" W

Richard Fraser or  
 Philip Shopland-Reed

Richard Dunn  
 or Tom Goode

www.cartertowler.co.uk

**CARTERTOWLER**  
 CHARTERED SURVEYORS

**0113 245 1447**

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