

BOWMAN **HOUSE**
HERITAGE OFFICES

**FOR SALE
OR
TO LET**



FOR SALE/TO LET

740 - 4,967 sq ft

68.74 - 461.5 sq m

49 Mabgate, Leeds LS9 7DR

BOWMAN HOUSE

HERITAGE OFFICES

Bowman House is a former mill which has been fully restored and now offers contemporary office space in one of Leeds' most creative and up and coming areas.



Arranged over four floors with character features such as exposed beams and brickwork, Bowman House is ideal for a variety of office/studio uses.

FLOOR AREAS		
FLOOR	Sq Ft	Sq M
Second	740	68.74
First	1,500	139.35
Ground	1,445	134.24
Lower Ground	1,281	119.00
TOTAL	4,967	461.50



- Mixture of open plan and adjoining, glazed office accommodation
- Fully centrally heated
- Perimeter trunking
- Modern male & female toilet facilities
- Lift to all floors
- Two fitted kitchens
- Parking by private arrangement



LEEDS CITY CENTRE



BARS & EATERIES

The Reliance
Brew Dog
The Swine that Dines

Three's a Crowd
The Brunswick
Wen's



A64 YORK ROAD

REGENT STREET



Situated in a rapidly developing area and just a short stroll away from Leeds city centre and transport hub, Bowman House presents an excellent opportunity for an occupier seeking contemporary facilities in a fringe city centre setting. Mabgate is an exhilarating hub that combines modernity, convenience, and a dynamic atmosphere.

Just a few minutes away from the exciting buzz of the new John Lewis department store, and Leeds' shopping experience, and conveniently positioned near a variety of eateries, cafes, and entertainment venues, catering to the diverse needs of modern office workers.

MABGATE



49 Mabgate, Leeds LS9 7DR

Bowman House enjoys excellent connectivity, with easy access to major transport links. The proximity to Leeds bus station and the well-connected A64(M) and A61 arterial roads ensures effortless commuting for employees and clients alike.



Mabgate is part of a rapidly improving neighbourhood that embraces innovation and growth. As a result, businesses located here benefit from a thriving environment and a sense of energy, with new developments and amenities continuously enhancing the area's appeal.

BOWMAN HOUSE

HERITAGE OFFICES



VAT

All prices quoted are exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATES

To be supplied

RENT/PRICE

Upon application

TERMS

The property is available to let as a whole by way of a new effectively full repairing and insuring lease for a term to be agreed. An offer for sale will be considered.

SERVICE CHARGE

A service charge will be levied in respect of the upkeep and maintenance of the exterior and internal common areas.

RATING ASSESSMENT

RV £25,750.00

VIEWING

Strictly by prior appointment with the sole letting agent:-



Gerwyn Bryan MRICS

Tel: 07768 443712

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