



THE GRANARY

WATER LANE, LEEDS

PERFECTLY POSITIONED SINCE 1776

250 years of history. 19,129 sq ft of workspace.

ENTER



THE GRANARY

LOCATION

CONTACT

GALLERY

FLOOR PLANS

SPECIFICATION

HISTORY

DISCOVER THE GRANARY'S UNIQUE CANAL-SIDE WAREHOUSE, WITH CUTTING-EDGE OFFICE SPACE IN THE HISTORIC HEART OF LEEDS

+ READ MORE





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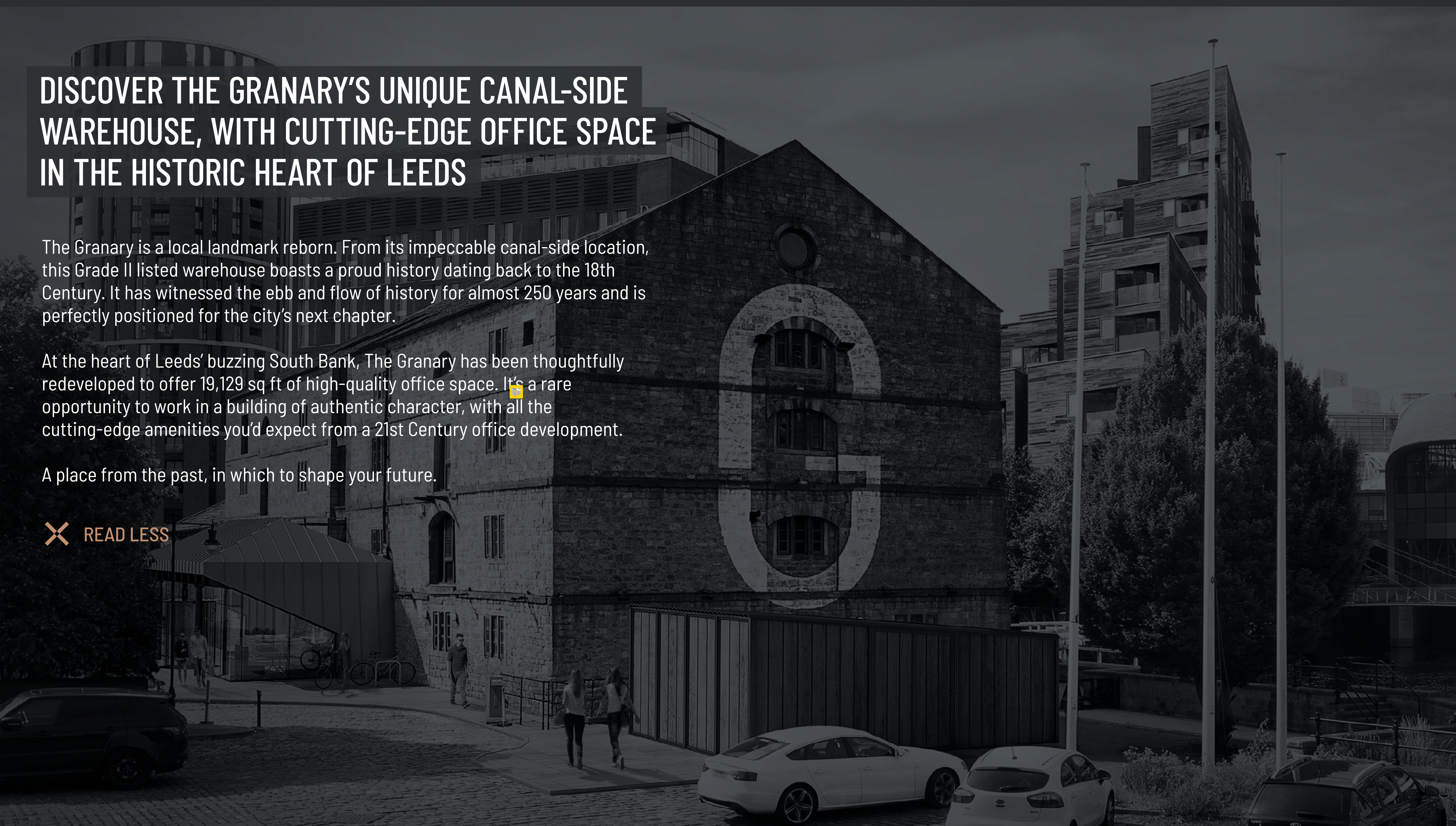
DISCOVER THE GRANARY'S UNIQUE CANAL-SIDE WAREHOUSE, WITH CUTTING-EDGE OFFICE SPACE IN THE HISTORIC HEART OF LEEDS

The Granary is a local landmark reborn. From its impeccable canal-side location, this Grade II listed warehouse boasts a proud history dating back to the 18th Century. It has witnessed the ebb and flow of history for almost 250 years and is perfectly positioned for the city's next chapter.

At the heart of Leeds' buzzing South Bank, The Granary has been thoughtfully redeveloped to offer 19,129 sq ft of high-quality office space. It's a rare opportunity to work in a building of authentic character, with all the cutting-edge amenities you'd expect from a 21st Century office development.

A place from the past, in which to shape your future.

 [READ LESS](#)





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THE RECEPTION







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3RD FLOOR OFFICE

1,900 - 19,000 sq ft available
across the whole building.







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THE BUILDING







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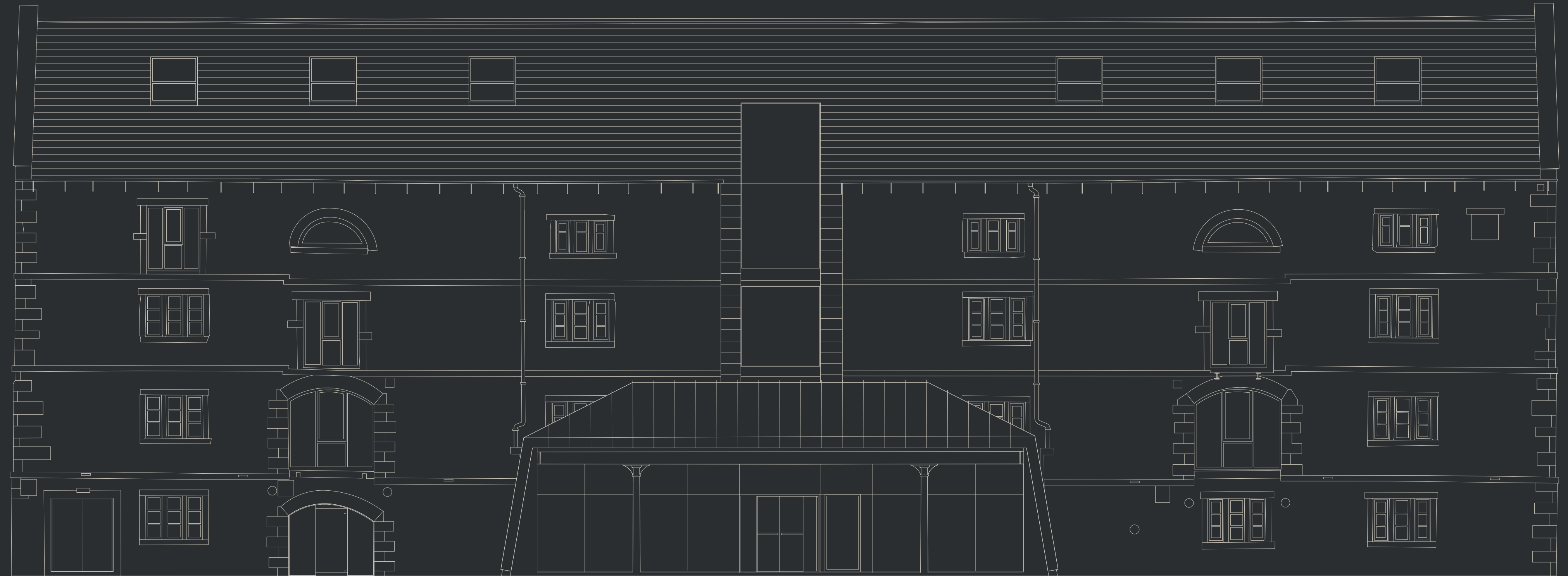
HISTORY

THREE

TWO

ONE

GROUND



TOTAL OFFICE AREA: 19,129 SQ FT



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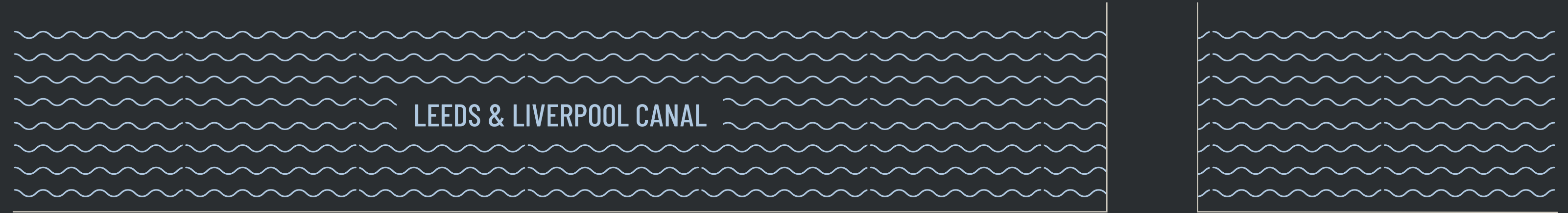
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TOTAL SQ FT FOR EACH FLOOR

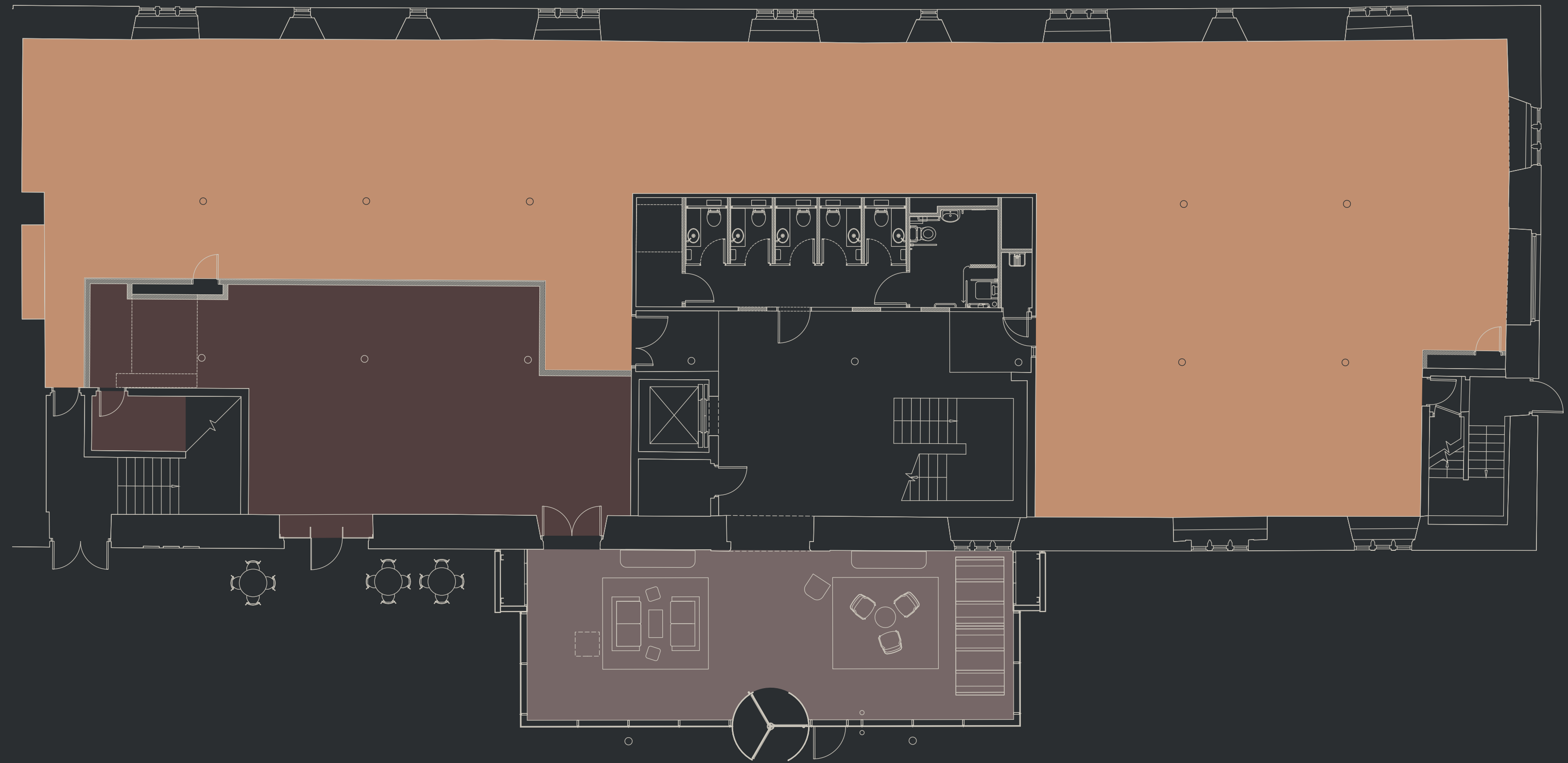
THREE 4,779

TWO 4,792

ONE 4,694

GROUND 4,864

TOTAL: 19,129



● OFFICE SPACE ● RETAIL SPACE ● RECEPTION / BUSINESS LOUNGE



THE GRANARY

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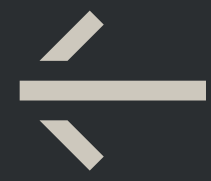
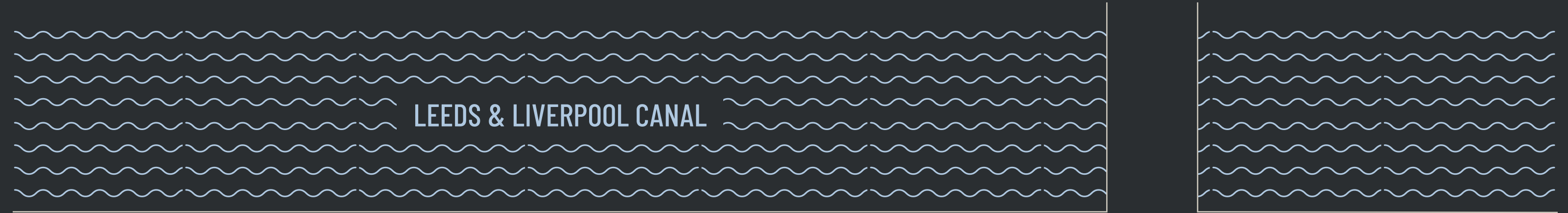
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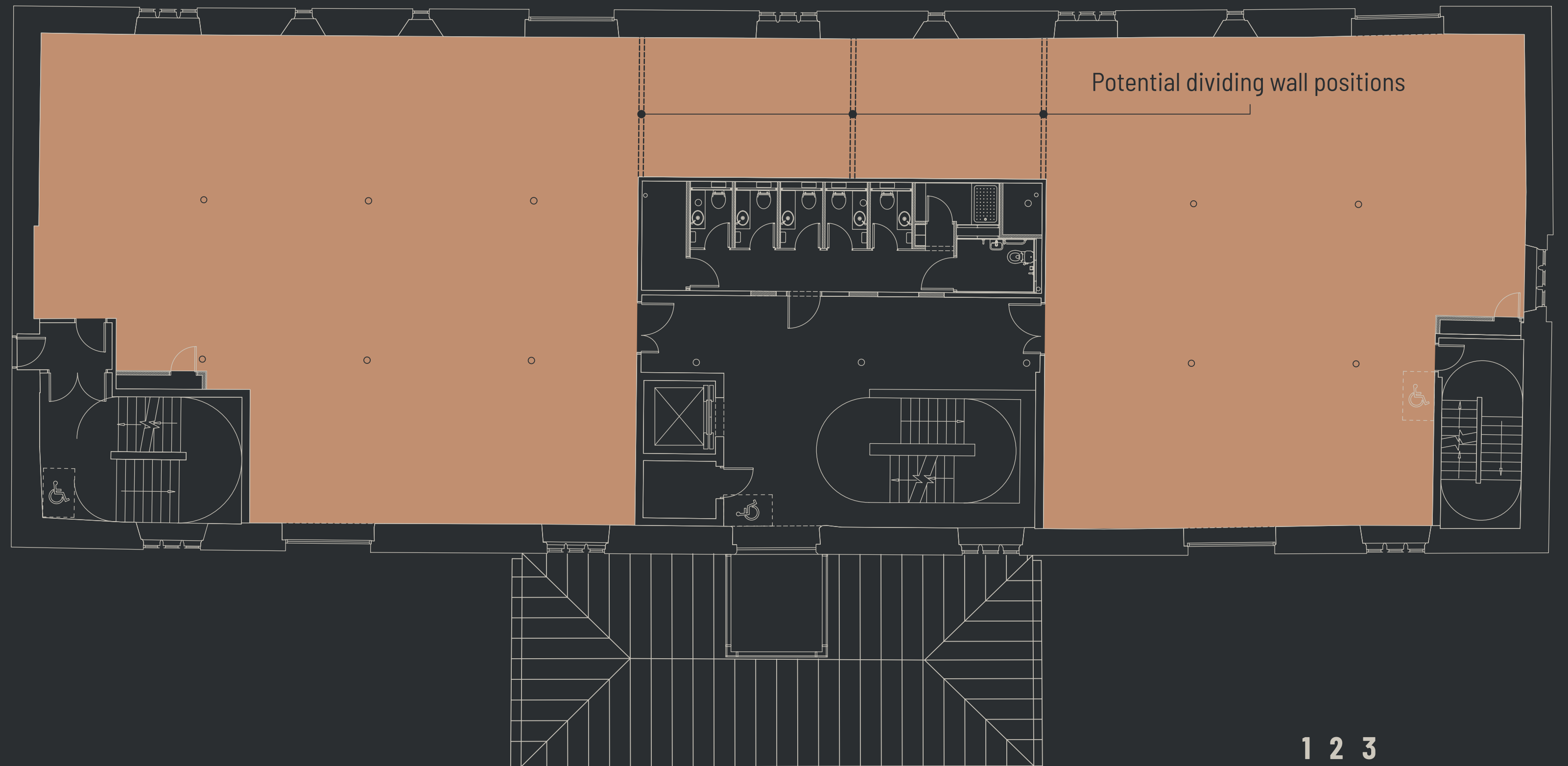
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● OFFICE SPACE

1 2 3
CLICK ON THE PLAN TO
CYCLE FLOOR SPLITS



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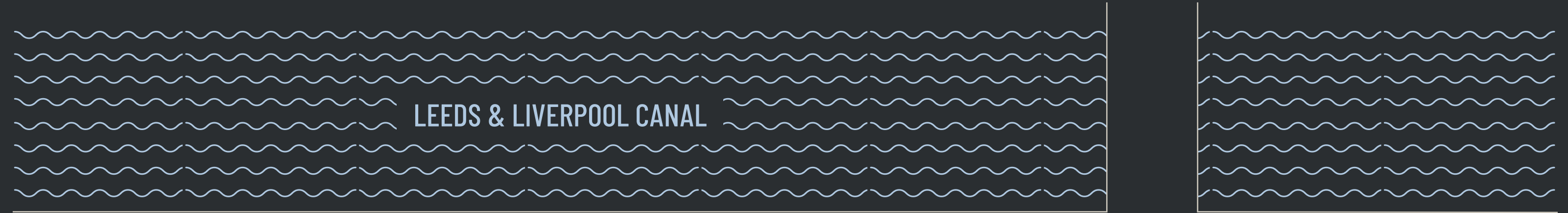
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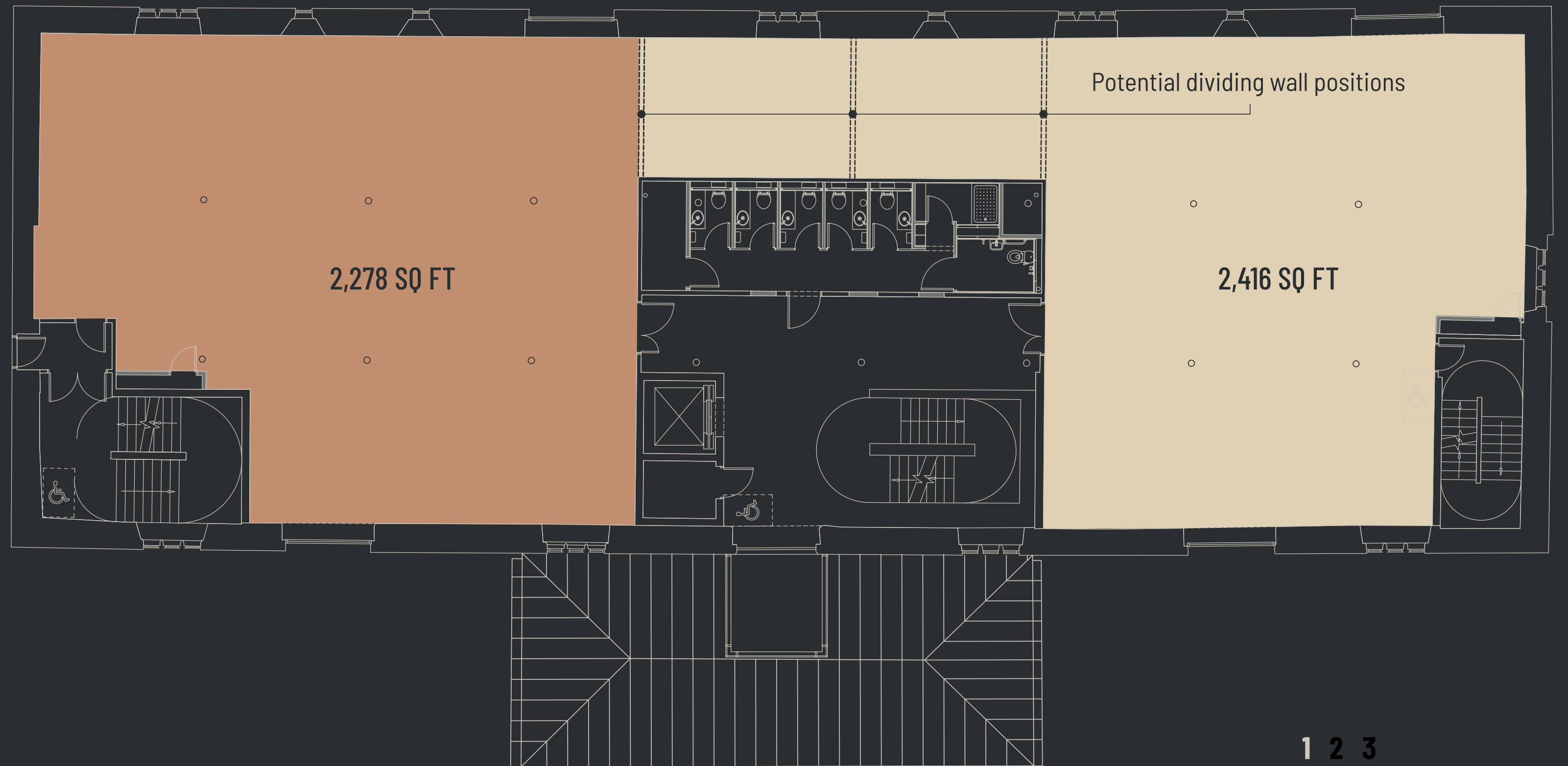
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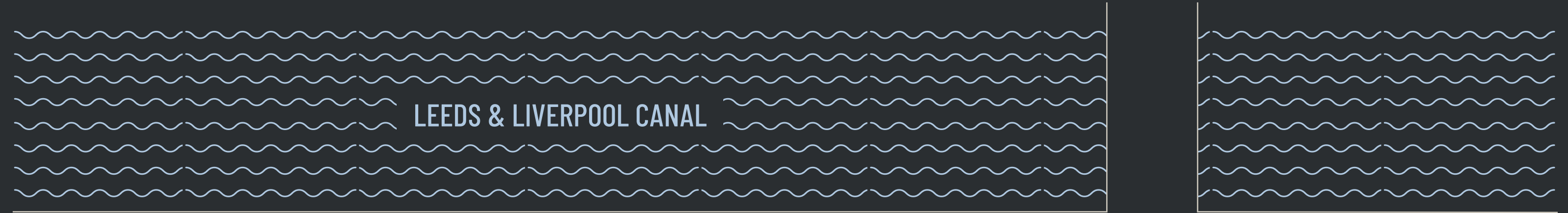
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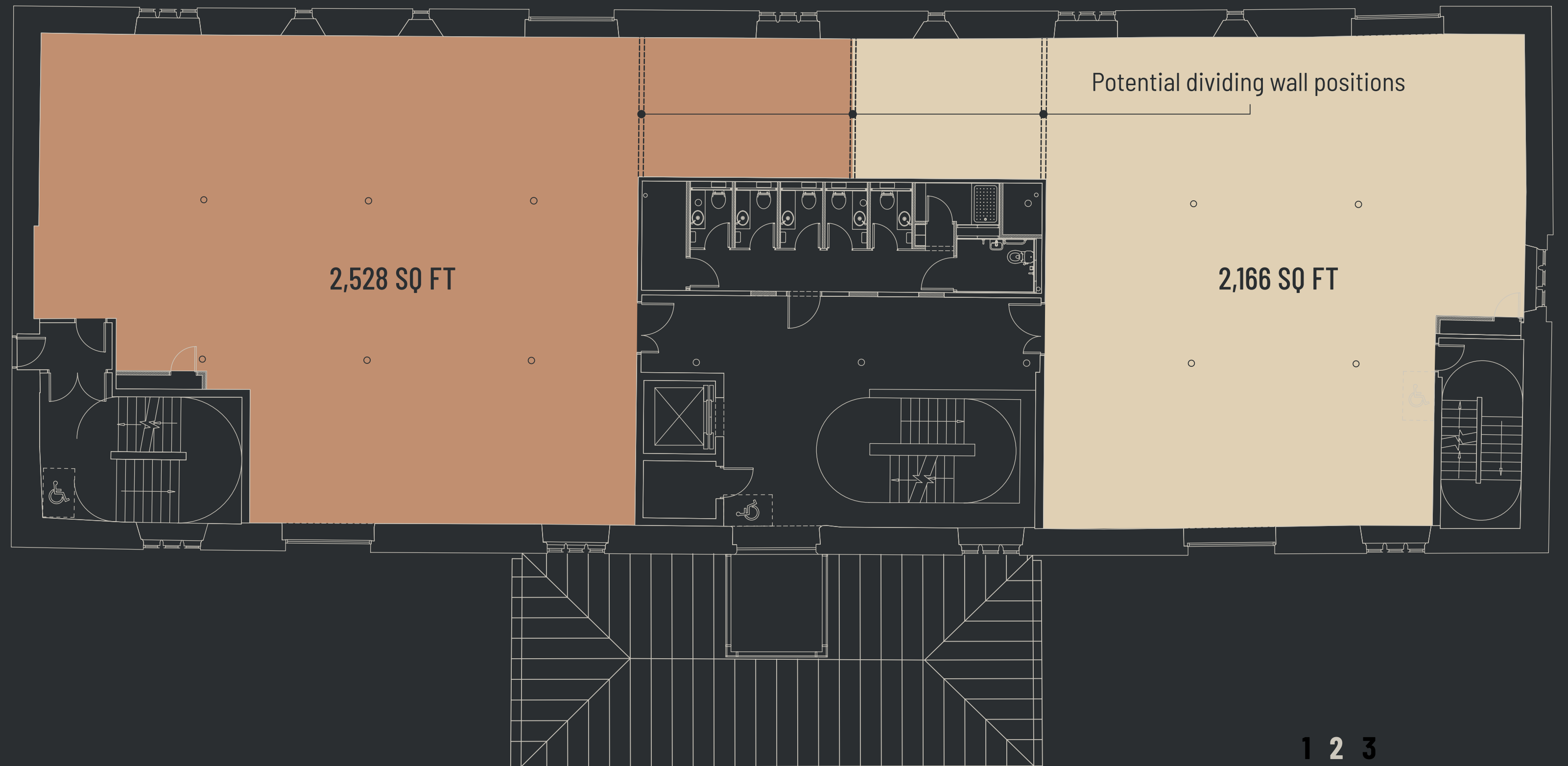
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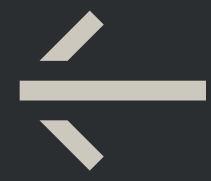
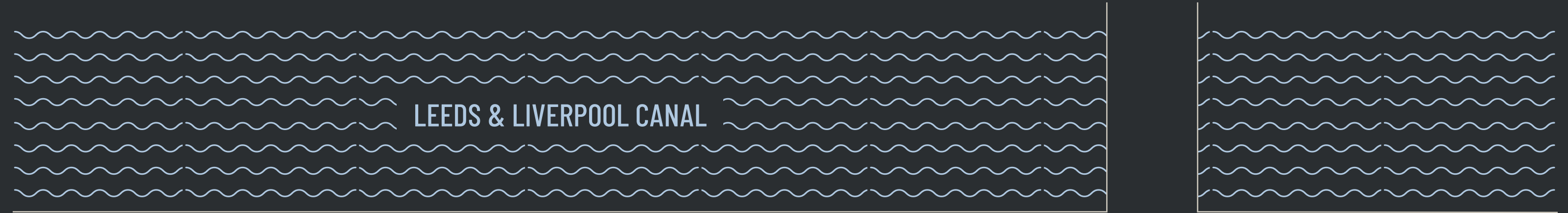
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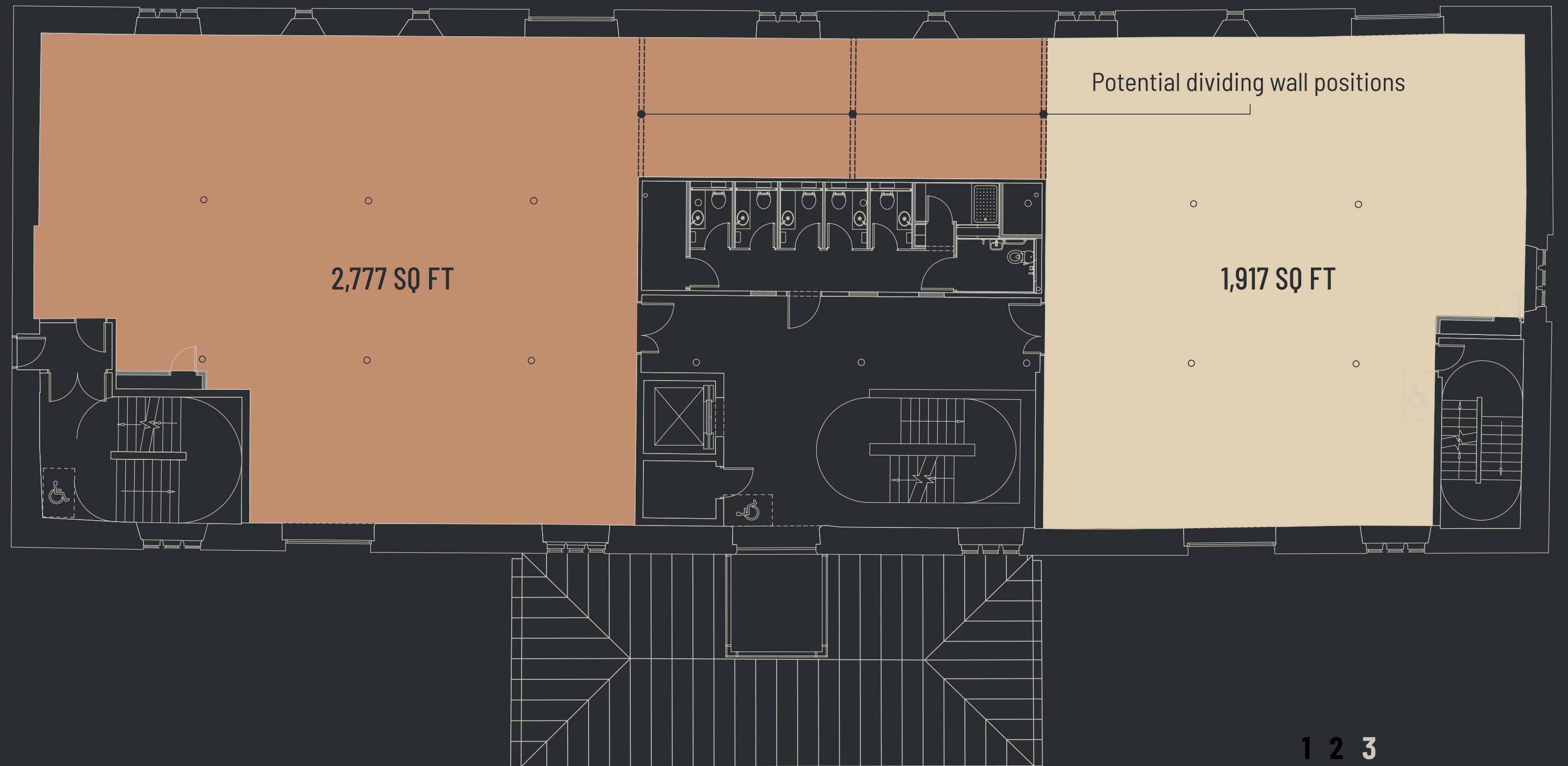
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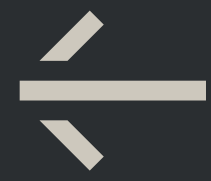
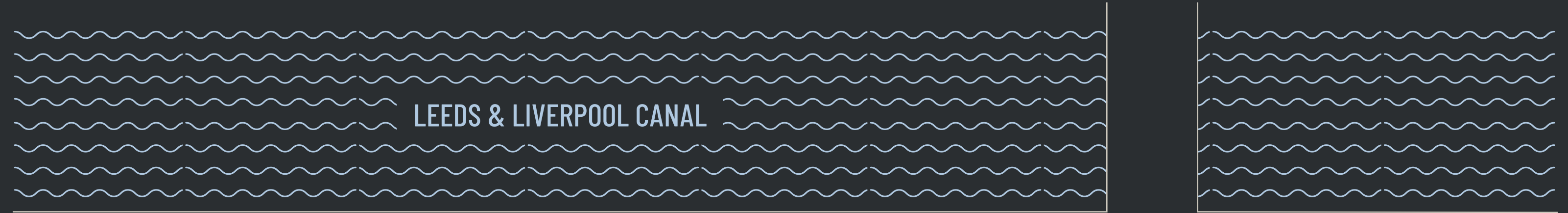
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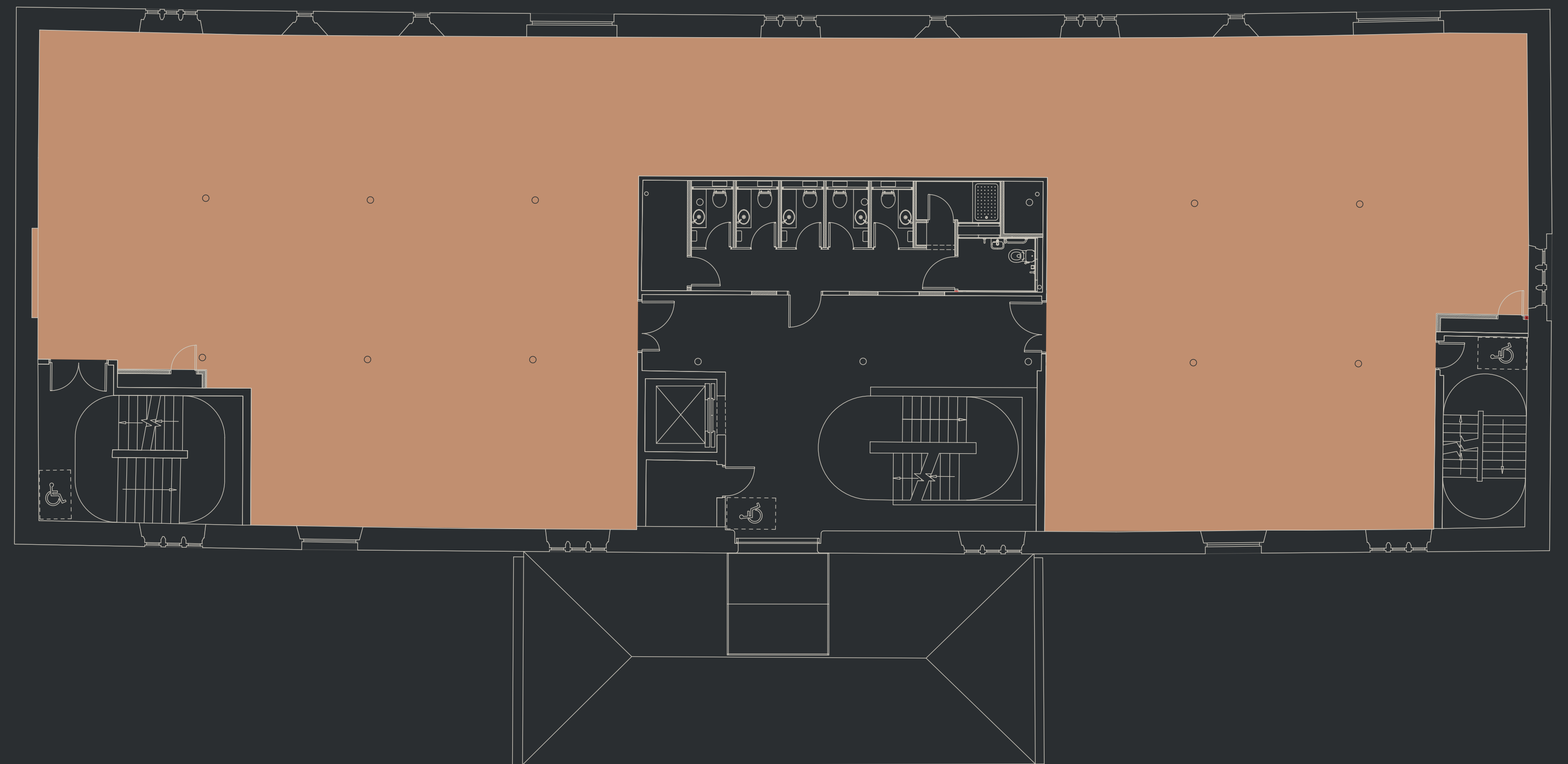
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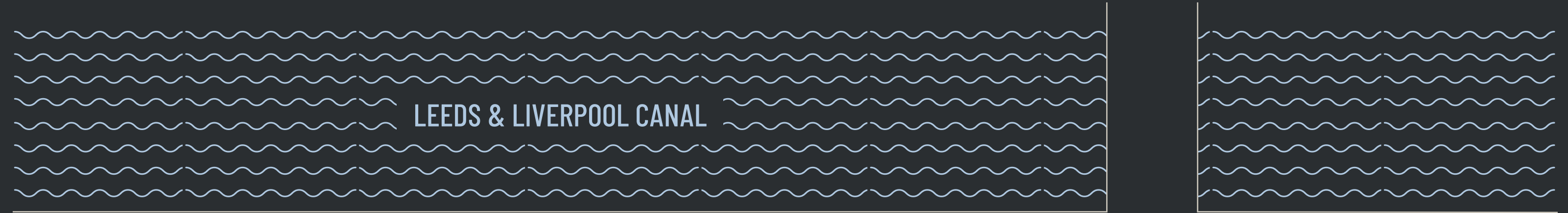
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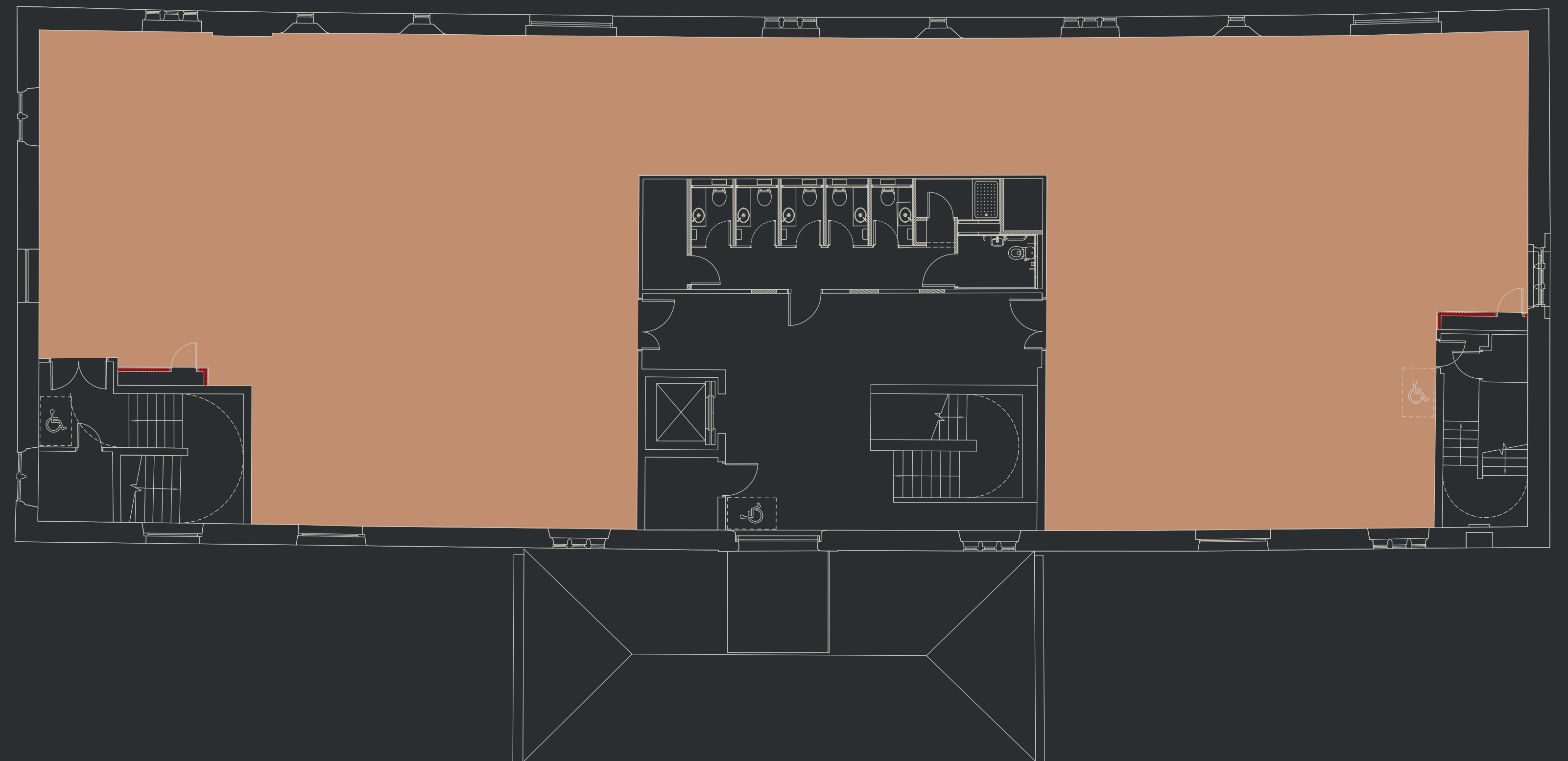
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● OFFICE SPACE



AUTHENTIC CHARACTER. CUTTING-EDGE FEATURES.



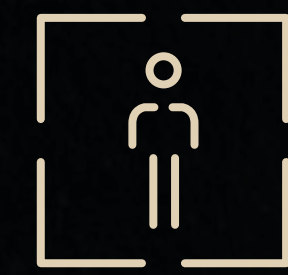
40 car park spaces
Including 2 disabled parking.



Secure covered cycle
storage for 20 bikes.



New fresh air
ventilation system.



1 person per 10 sq m
occupational density.



Disabled WC facilities
on every level.



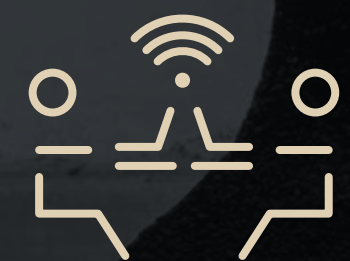
Shower facilities on every level.
Wheelchair accessible shower
at ground level.



Secure lockers for
personal storage.



Installation of new 13 person lift,
also wheelchair accessible.



Large, glazed entrance lobby
providing informal meeting
space with Wi-Fi access.



Electronic fob access
to office suites.



New rooflights to third floor level to
increase natural daylight levels.



Potential coffee shop operator
located on ground floor with direct
access from reception lobby.



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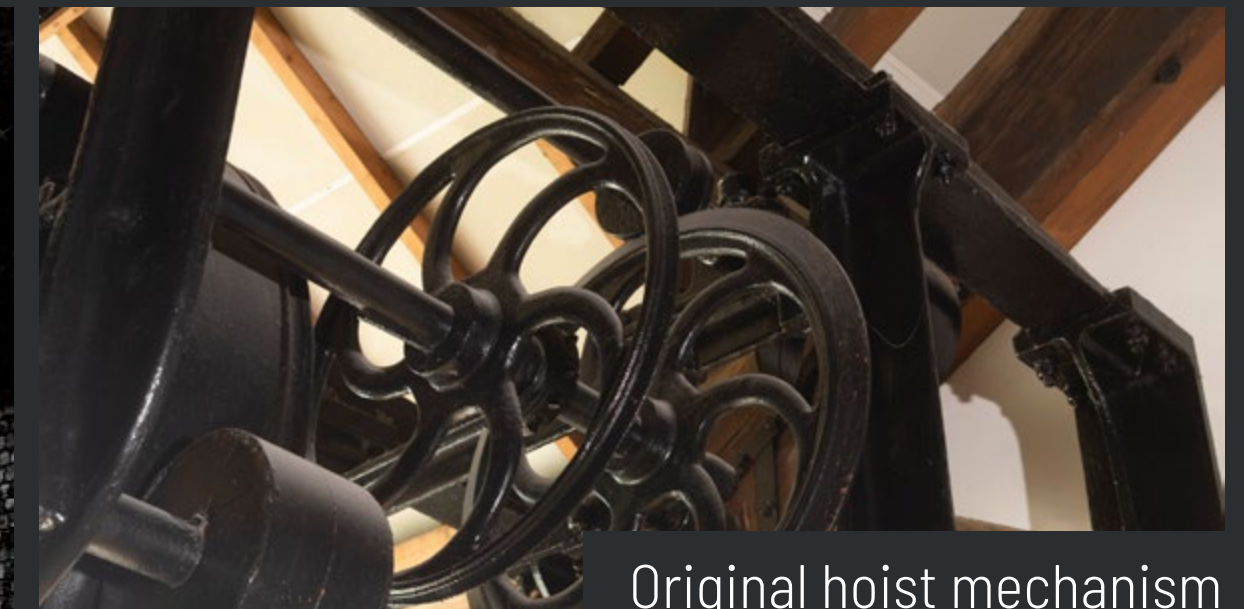
HISTORIC ICON. CONTEMPORARY CLASSIC.

Formerly a warehouse for the Leeds & Liverpool Canal Company, The Granary was constructed c.1776 to store a variety of goods such as cloth and agricultural products. It was then associated with the wool trade in the early 19th century.

Designed by Robert Owen, an engineer for the Leeds Liverpool Canal Company, the unique internal dock located at ground floor of the building was used for the loading and unloading of barges undercover.



The Granary from the River Aire arches



Original hoist mechanism



The Granary - 1989



Water Lane - 1937



Leeds Liverpool Canal - 1951

During the mid to late 19th century the interior was remodelled with brick vaults, cast iron beams and columns, a new canopy and a timber clad loading tower was added to the southern façade.

In 1994-95 the building was converted for office use and was occupied by the Baird Group Ltd, a menswear company until May 2021.



THE GRANARY

LOCATION

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MAP

BY THE CANAL

CONNECTIONS

AMENITIES

LEEDS LANDMARK.
FUTURE BENCHMARK.





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BY THE CANAL

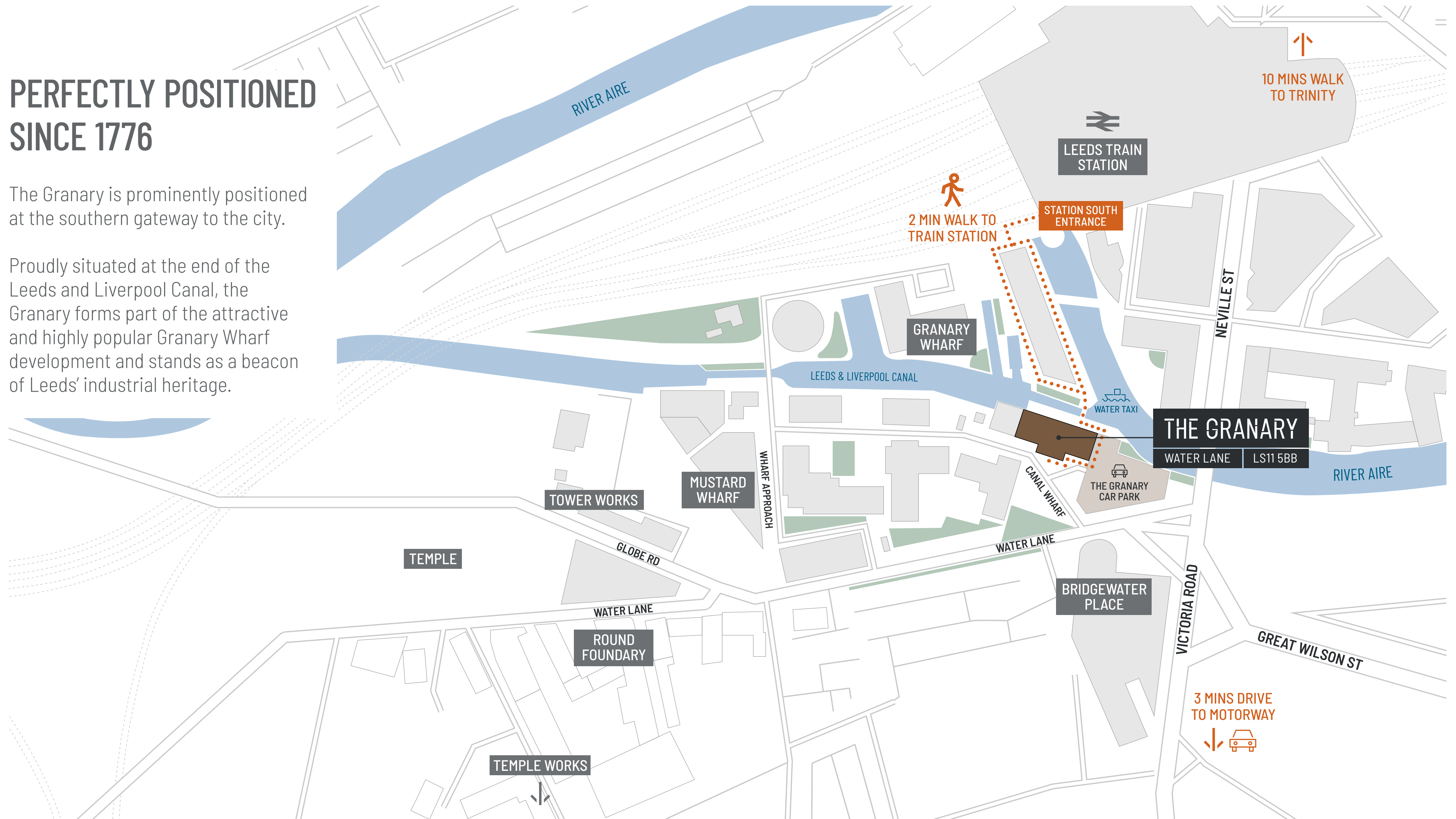
CONNECTIONS

AMENITIES

PERFECTLY POSITIONED SINCE 1776

The Granary is prominently positioned at the southern gateway to the city.

Proudly situated at the end of the Leeds and Liverpool Canal, the Granary forms part of the attractive and highly popular Granary Wharf development and stands as a beacon of Leeds' industrial heritage.





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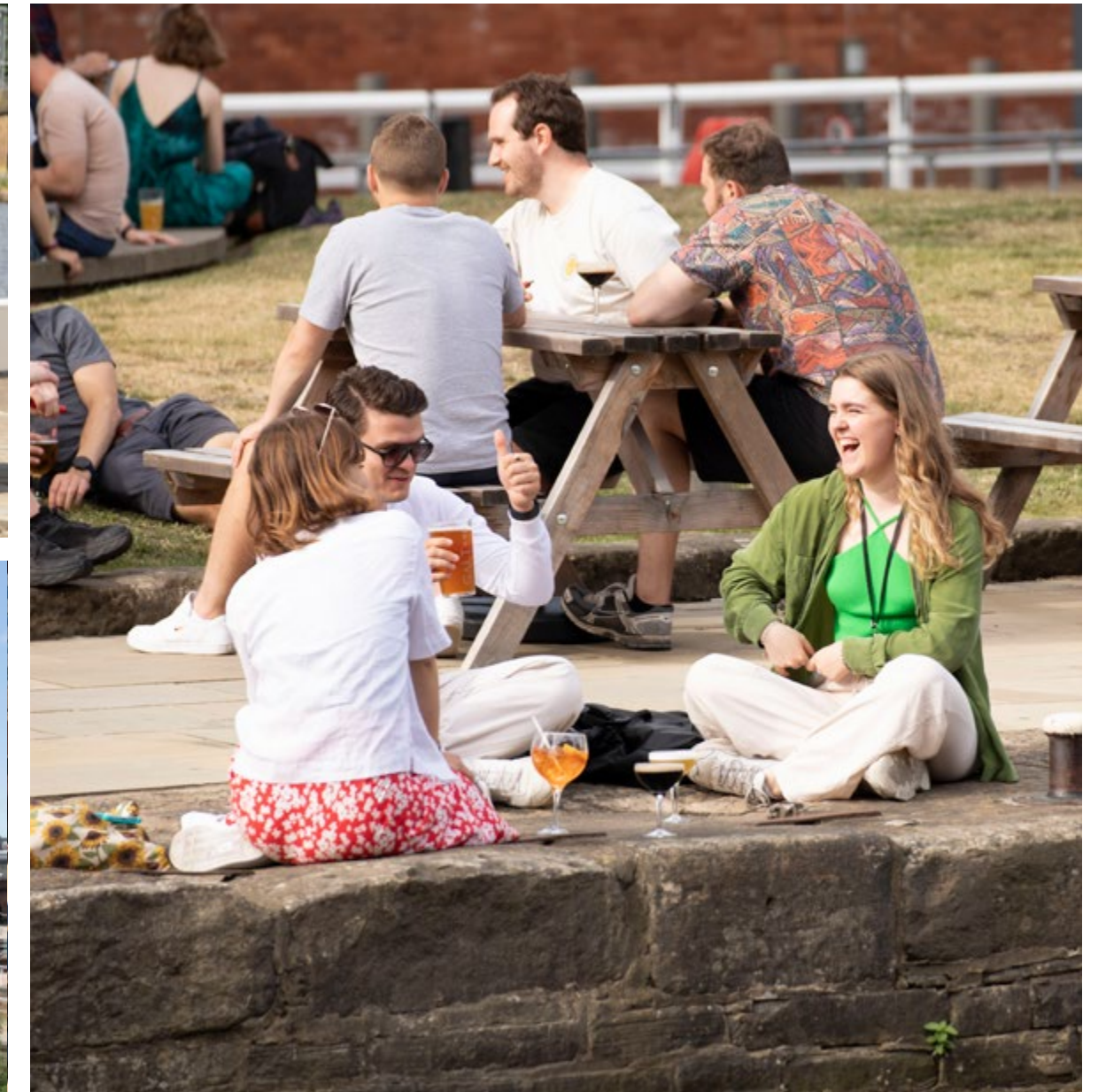
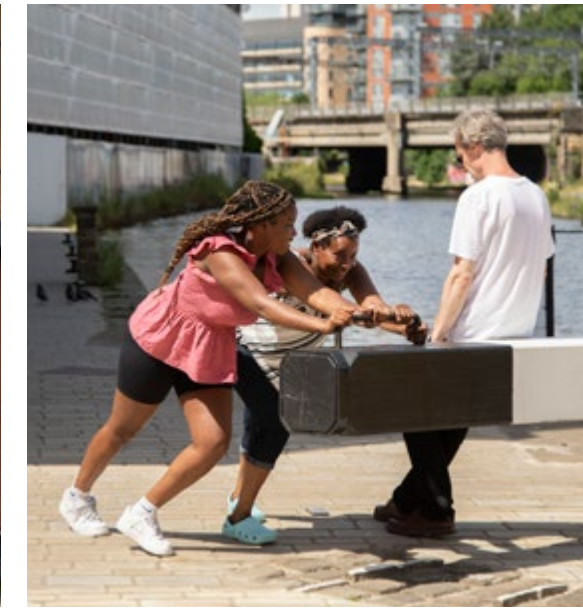
CONNECTIONS

AMENITIES

BY THE BANKS OF THE CANAL. AT THE GATEWAY TO THE CITY.

The vibrant canalside development in the heart of Leeds' South Bank is a hub of buzzing activity and scenic views.

An attractive gateway to the city which benefits from a superb range of amenities, a contemporary hotel, along with great entertainment and leisure activities.





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BY THE CANAL

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AMENITIES

ENDLESS CONNECTIONS. LIMITLESS POSSIBILITIES.

The Granary offers easy vehicle access to and from the motorway network, and is only a two minute walk from  Leeds Railway Station (southern entrance).

There is also a water taxi that runs between Granary Wharf (just by the South entrance of Leeds train station) & Leeds Dock.

Train Travel Times

York	22 mins
Sheffield	42 mins
Manchester	55 mins
Hull	56 mins
Newcastle	1 hr 21 mins
Liverpool	1 hr 38 mins
Birmingham	1 hr 53 mins
London	2 hrs 16 mins
Edinburgh	2 hrs 53 mins



South entrance to the train station



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CONNECTIONS

AMENITIES

VIBRANT ATMOSPHERE. FIRST-RATE AMENITIES.

The canalside area is steeped in heritage and truly unique, and is home to a collection of high-quality independent restaurants, craft breweries and bars.



WATER LANE BOATHOUSE

+

EXPAND FOR MORE INFO




CLICK HERE TO SEE A MAP OF AMENITIES



THE TOP

10 CASK ALES
4 CRAFT KEGS
ARTISAN WINE
PREMIUM GIN
PIE HOLE
STONE BAKED PIZZA

➔

WINE STORE

Panini

PROSECCO

TAKE AWAY DELI

PASTA FRESCA





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**WATER LANE
BOATHOUSE**

X EXPAND FOR
MORE INFO

The Water Lane Boathouse is an idyllic gastropub right next door to The Granary. Overlooking the canal it offers the perfect location for food & drinks.





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VIBRANT ATMOSPHERE. FIRST-RATE AMENITIES.

The canalside area is steeped in heritage and truly unique, and is home to a collection of high-quality independent restaurants, craft breweries and bars.

FOOD

- Archie's _____ 1
- Bomba _____ 2
- The Cross Keys _____ 3
- Falafel Guys _____ 4
- Fazenda _____ 5
- LIVIN'Italy _____ 6
- The Lock _____ 7
- The Midnight Bell _____ 8
- Owl _____ 9
- Panini Shack _____ 10
- Philpotts _____ 11

DRINKS

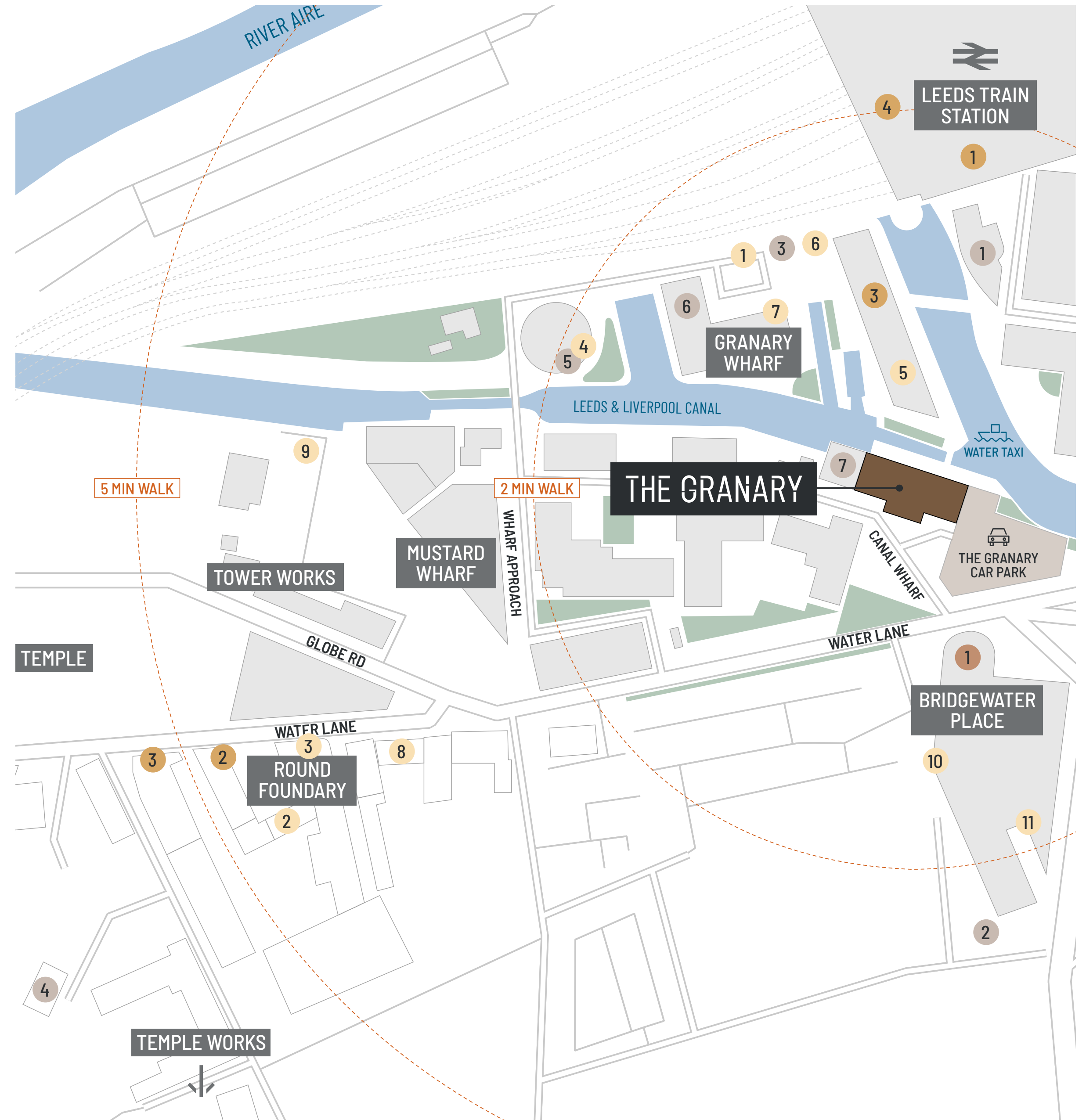
- Canal Club _____ 1
- The Grove _____ 2
- The Hop _____ 3
- Northern Monk Refectory _____ 4
- SALT _____ 5
- Sky Lounge _____ 6
- Water Lane Boathouse _____ 7

COFFEE

- Coffee Room _____ 1
- David Street Café _____ 2
- Out of the Woods _____ 3
- Starbucks _____ 4

OTHER AMENITIES

- Anytime Fitness _____ 1





GET IN TOUCH. LET'S GET MOVING.

Full Address:

**The Granary
Water Lane
Leeds
LS11 5BB**

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Particulars dated Sep 2022. Photographs and CGI dated Aug 2022.

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A development by:

