



THE TANNERY

DISCOVER OUR WORKSPACES IN LS3

WELCOME





WELCOME TO BRACKEN WORKSPACE PLUS

Established in 2008 we have long been serving the needs of companies from startups to SME's and global brands here in Leeds in our signature style of boutique flexible workspaces.

Bracken is led by a Board of experienced directors who are passionate about our city and the service we provide to businesses in Leeds.

Our onsite teams are the best in the business, knowing when you're ready for a friendly chat and also recognizing when you need to crack on with your day. They're helpful, supportive and highly experienced.

We'd love to be able to welcome you to join our community of businesses that have a shared appreciation of quality and service.

We hope to see you soon,



Denise
COO

Denise

LOCATION





THE TANNERY, 91 KIRKSTALL RD, LEEDS LS3 1HS



-  On-site parking
-  Rooftop terrace
-  Electric car charging
-  24 Hour access
-  Reception and concierge
-  Work from anywhere
-  Shared spaces
-  Easy IT upgrades

OFFICE SPACES IN LS3 AND JUST MAKE PERFECT FOR COMMUTERS

The Tannery sits just one mile outside Leeds' city centre, at the heart of the city's industrial quarter based on Kirkstall Road. There are 32 workspaces available across all four floors at The Tannery, along with three fully equipped meeting rooms, stylish breakout areas and a colourful, welcoming reception.

COMMUTING

The Tannery is the perfect location if you are commuting by bike, car, train or even by foot due to its great location just outside Leeds City Centre. Professionals working here can take full advantage of free secure onsite parking, secure bike storage, electric car charging points and discover some of the outer city's hidden gems close by.



KIRKSTALL BREWERY

NEARBY THE TANNERY

Just across the road from The Tannery you'll find Kirkstall Brewery, a venue famous for its array of different beers, lagers and IPAs, and not to mention its delicious food menu. The perfect spot for lunch or after work drinks.

You'll also find Archive nearby, an independent coffee house known for it's wonderful drinks and thriving event space, where you can take part in all sorts of activities from board game nights to musical acts.



ARCHIVE

PARKING

Parking facilities that are designed with convenience and peace of mind in mind.

Free on-site parking means you can drive straight to your workspace without the hassle of searching for a space in the busy city centre. Our fully secure, well-maintained car park provides easy access for both your team and your visitors, making it ideal for professionals who value flexibility and efficiency. With the added benefit of being just minutes from Leeds city centre and major transport links, The Tannery's parking facilities perfectly complement its stylish, modern workspaces, ensuring your day starts and ends as smoothly as possible.

- **Secure, fob controlled entry gates**
- **Dedicated EV charging spaces**
- **Accessible, disabled parking spaces**





📍 THE TANNERY, 91 KIRKSTALL RD, LEEDS LS3 1HS



LOCAL AREA

— 🍴 KIRKSTALL BREWERY

Just across the road from The Tannery, Kirkstall Brewery offers a variety of unique drinks and a mouthwatering food menu.

— 🏋️ JD GYMS

If you're looking for a nearby workout, JD Gyms is just a short walk/drive away from The Tannery with some excellent facilities and membership rates

— ☕ ARCHIVE

This coffee house also includes an event space with a variety of activities and fun acts to get involved with.

— 📷 ITV STUDIOS

If you're a fan of the hit ITV soap, Emmerdale, you can get a behind the scenes tour of the studio, just outside The Tannery.

— 🍴 MR T'S

This delicious takeaway has been visited by some notable figures including Tyson Fury, and it's just a five minute walk from The Tannery.

— 🍴 MYLAHORE LEEDS

If you're looking for Indian food to take away or eat in, MyLahore is the perfect place, just a few minutes away from the Tannery.

WHAT'S COMING TO LS3

PLACE YORKSHIRE'S £152M KIRKSTALL ROAD VENTURE

One, two and three bedroom apartments divided across five buildings, with landscaped grounds and more than 10,000 sq ft of amenity space including a residents' lounge, a gym, two private roof terraces, and almost 4,000 sq ft of commercial space.

GLENBROOK'S KIRKSTALL ROAD SCHEME

600 new, high-quality and sustainable homes that will play a vital role in the regeneration of this area of Leeds, transforming this former brownfield site into a vibrant community with riverside views public and commercial space.

DYECOATS, KIRKSTALL ROAD, LEEDS

This new development involves the construction of 1,400 build for sale residential units together with 350 student units on the former brownfield site of the old Yorkshire Chemicals plant.



Place Yorkshire



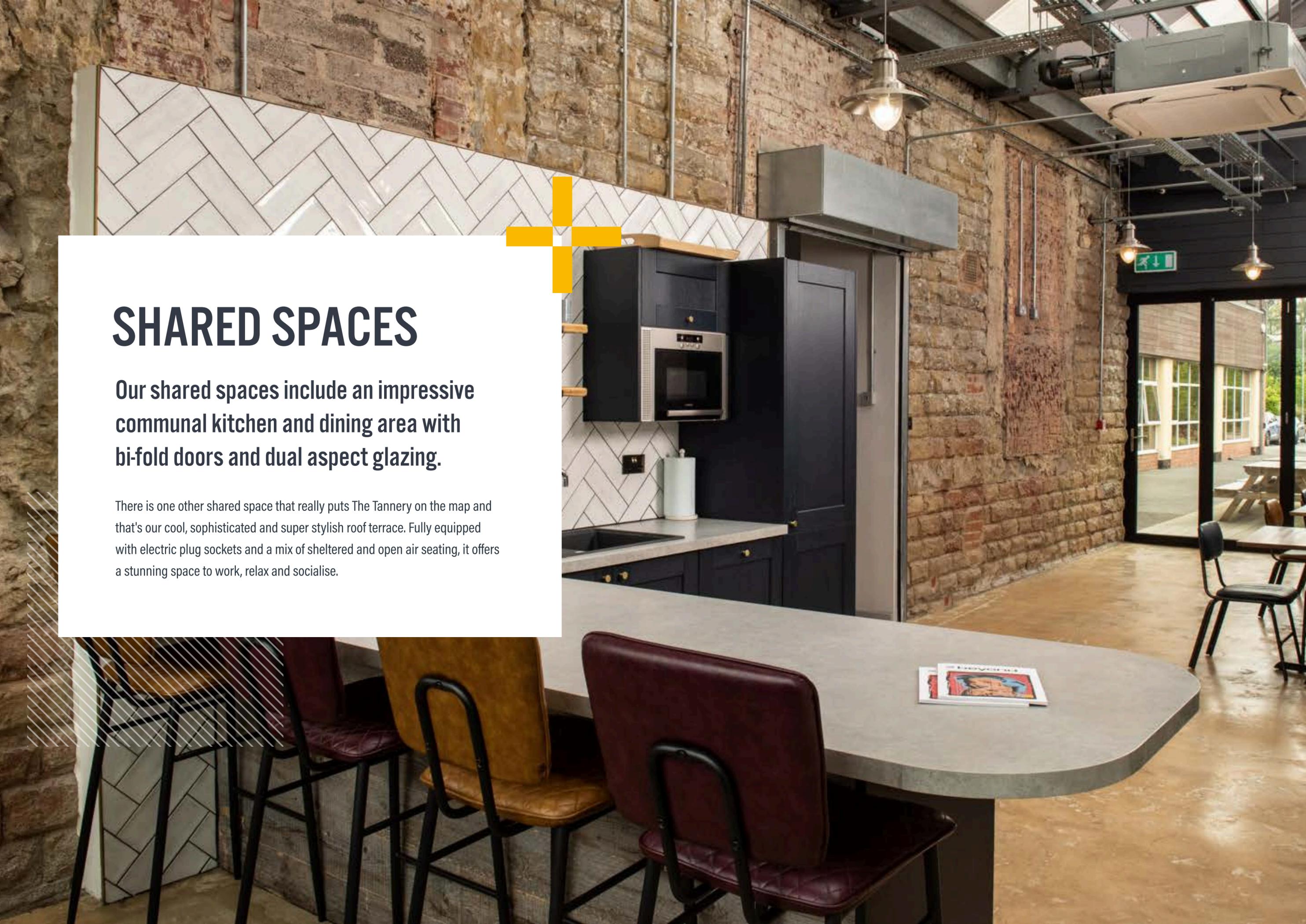
Glenbrook's



Dyecoats

WORK





SHARED SPACES

Our shared spaces include an impressive communal kitchen and dining area with bi-fold doors and dual aspect glazing.

There is one other shared space that really puts The Tannery on the map and that's our cool, sophisticated and super stylish roof terrace. Fully equipped with electric plug sockets and a mix of sheltered and open air seating, it offers a stunning space to work, relax and socialise.



ROOF TERRACE

- + Electric plug sockets
- + Sheltered seating
- + Open air seating
- + Festoon lighting
- + Real planting

A STUNNING SPACE TO WORK, RELAX AND SOCIALISE.

One shared space that really puts The Tannery on the map is our cool, sophisticated and super stylish roof terrace. Fully equipped with electric plug sockets and a mix of sheltered and open air seating, it offers a stunning space to work, relax and socialise all year round.



Brilliant

MEETINGS





MEETING ROOMS

- + Free Wi-Fi
- + Wall mounted display screens for HD visuals
- + Flip charts & white boards
- + Free flowing tea, coffee and cold water
- + Optional catering so you can work through lunch

MUSTARD SUITE

Seats 8 - £15+VAT - Non residents - £25+VAT

The meeting room table can easily seat up to eight people and like all our meeting rooms, it comes fully equipped with conferencing technology, free guest WiFi (naturally!) and the support of our friendly reception team, who are on hand to greet your guests and keep everyone topped up with tea, coffee and water.

THE BOARD ROOM

Seats 10 - £20+VAT - Non residents - £30+VAT

The Board Room is the largest of the three meeting rooms available at The Tannery. It has a large meeting room table that can comfortably seat ten people and there is full conferencing technology available and of course, free guest WiFi. It's a spacious meeting room that's flooded with natural light and it's conveniently close to the welcoming reception area.



GET IN TOUCH

WWW.BRACKENWSP.CO.UK

• CALL US ON 0113 237 2828

• HELLO@BRACKENWSP.CO.UK



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