



Hanover Walk, Leeds LS3 1AB



Where heritage meets modern working

Flexible, high-quality office
space in Leeds City Centre

250 sq ft – 10,000 sq ft
suites available



A vibrant business community

Once the heart of a thriving clothing empire, Joseph's Well has been reimaged as one of Leeds' most distinctive office destinations.

Behind its heritage brick façade lies a vibrant, connected workspace designed for ambitious, forward-thinking businesses ready to make their mark. Just 15 minutes from Leeds train station, Joseph's Well blends character with flexibility – offering beautifully refurbished spaces for teams of every size. With on-site parking, contemporary amenities and a thriving community of creatives, professional services, tech consultancies and healthcare specialists, Joseph's Well is more than just a workplace – it's a place to grow, connect and belong.



"Our office suite at Joseph's Well is designed for flexibility and productivity. With a tailored layout, new workstations, and a private kitchen for relaxed lunch breaks, the space supports our team and allows room for future growth - our team is set for success."

*Patricia Walker
GT Stewart Solicitors & Advocates*



MILLENIUM SQUARE

LEEDS GENERAL INFIRMARY

GREAT GEORGE STREET

LEEDS TOWN HALL

MAGISTRATES COURTS

NUFFIELD HEALTH



PARK SQUARE

THE QUEENS HOTEL

LEEDS TRAIN STATION

APSPLEY HOUSE





Why Joseph's Well?

Accessible central location



Leeds city centre, just 15 minutes' walk to Leeds Station



Direct access to A58(M) Inner Ring Road



Ample on-site parking – a rare city centre benefit



Modern space with heritage charm



Heritage character and architectural charm with blue plaque status



Contemporary office suites with comfort cooling & fibre connectivity available



Flexible layouts from 250 to 10,000 sq ft





Why Joseph's Well?

A community of like-minded businesses



Join a diverse tenant mix from tech start-ups, solicitors, accountants, charities, healthcare specialists and creative agencies to name a few



On-site landlord and customer service team – always on hand and ready to help



Shared community facilities and breakout spaces – weekly run club, pop up stalls, BBQ's, socials, etc

A workspace that grows with you



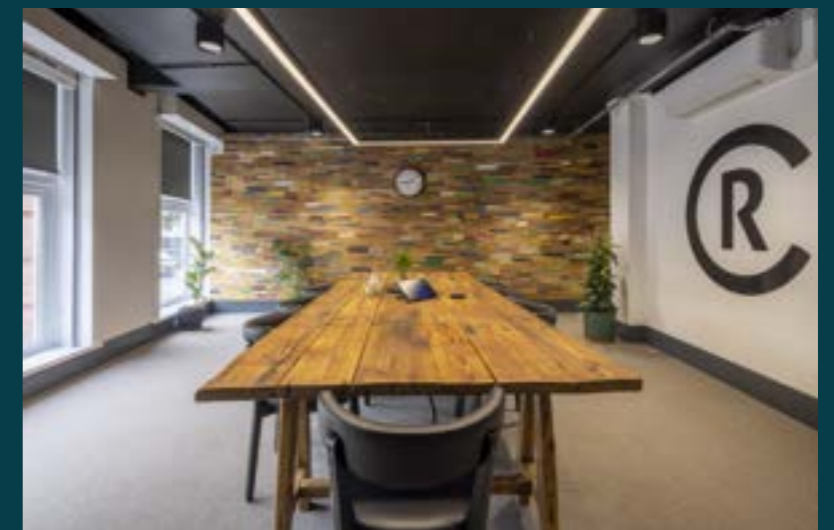
No one-size-fits-all: tailor your space with help from our in-house design and fit-out team



Affordable rents with no additional service charges making Joseph's Well the best value in Leeds



Room to grow and expand – your next move is right here





Be part of something bigger

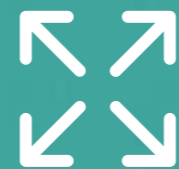
Joseph's Well is more than just an office building. It's a place where heritage meets ambition - where businesses thrive in a setting that's full of character and built around flexibility, service and value.



Key Amenities



Contemporarily refurbished
high-spec office suites with furnished options available



Flexible sizes
250 - 5,000 sq ft, with combined suite options up to 10,000 sq ft



Extensive
on-site car parking



24/7 access
with secure entry

"As our business has grown at Joseph's Well, Pullan's have supported our need for more space with flexibility and enthusiasm. We have moved within the building a couple of times as we have needed more space with business expansion, and we really couldn't be happier. The reception area and bike stores are fantastic and the parking facilities are so flexible and useful for our regular visitors."

*Imogene Coyne
Leeds Supply Service*



Bookable meeting rooms
plus pods & communal breakout areas



Indoor cycle store
showers, and lockers



Superfast
fibre broadband connectivity



Catering service
available including lunch options and meeting/event delivery



A well connected location

Joseph's Well offers excellent connectivity with easy access for commuters and proximity to everything Leeds city centre has to offer.

15 min walk to Leeds Station

Next to A58(M) Inner Ring Road - great for city-wide travel

Well served by public transport routes

5 min walk to Leeds Magistrates Court

Directly next door to Leeds General Infirmary

Nearby amenities including coffee shops, bars and restaurants along Great George Street

Key

- | | | |
|---------------------------|----------------------------|------------------------|
| ① Leeds City College | ⑩ Stage Espresso & Brewbar | ①⑥ Park Square |
| ② The Fox and Newt | ⑪ Brød Sandwich Bar | ①⑦ IF... Up North |
| ③ The Highland Laddie | ⑫ Leeds Town Hall | ①⑧ Bagel Factory |
| ④ Leeds Magistrates Court | ⑬ Leeds Art Gallery | ①⑨ La Bottega Milanese |
| ⑤ Senbon Sakura | ⑭ Millenium Square | ②⑦ Tesco Express |
| ⑥ Leeds General Infirmary | ⑮ Leeds City Museum | ②⑧ Starbucks |
| ⑦ The Union Coffee House | | ②⑨ Blackhouse |
| ⑧ Greggs | | ②⑩ My Thai |
| ⑨ TAO | | ②⑪ Nosh |
| | | ②⑫ Editors Draught |
| | | ②⑬ Woflox |
| | | ②⑭ Caffè Nero |
| | | ②⑮ Toast |
| | | ②⑯ Sociable Folk |
| | | ③⑰ Leeds Train Station |

- Bar / Restaurant
- Cafe / Coffee
- Landmarks



"Joseph's Well provides an ideal location for our office because of its proximity to the LGI, as our charity works directly with hospital staff, in-patients with congenital heart disease and their families. We continue to take advantage of the on-site parking, bookable board rooms and it's great to have our own kitchen area."

Andy McNally
Children's Heart Surgery Fund



A landmark building, a modern workspace

We offer a variety of suite sizes designed to suit all businesses and a dynamic environment allowing seamless growth. For those seeking more space, selected suites can be combined to create larger, flexible workspaces.



In-House Design & Fit-Out Team

Our dedicated in-house design and fit-out team can help bring your vision to life. Whether you need to merge suites or introduce specialist facilities such as content studios, laboratories, or collaborative zones, we can create a tailored solution to meet your exact needs.

As both landlord and occupier, we know the building inside out - allowing us to deliver customised, practical, and inspiring workspaces for every type of business.

Floor

- E
- D
- C
- B
- A





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Viewing / further information

For further information or to
arrange a viewing please
contact the joint letting agents:



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