



NUMBER ONE  
**KIRKSTALL  
FORGE**

BRAND NEW GRADE A OFFICES AVAILABLE FROM 500 - 36,030 SQ FT  
AVAILABLE NOW



WELCOME TO  
**KIRKSTALL  
FORGE**

## INTRODUCTION

**The vision for Kirkstall Forge builds upon 800 years of heritage, offering a special place for 21st century businesses to grow and develop.**

A brand new community located right next to the recently built railway station and overlooking the River Aire. Kirkstall Forge's business hub places its working residents at the heart of a modern urban village just 3.5 miles from Leeds city centre and 7.7 miles from Bradford.

We are the proud winners of the Insider 'Commercial Developer of the Year 2017' award and Variety's 'Property Deal of the Year 2017'. We are also the first commercial building in Yorkshire to be awarded the WiredScore Platinum accreditation, joining the Empire State Building and The Shard as best in class for infrastructure resilience and connectivity.







# THE BUILDING

**Great design is at the heart of the vision for Kirkstall Forge. Number One is the first of three office buildings that will set the standard for this prestigious development.**

The office entrance opens onto a landscaped public square adjacent to the Kirkstall Forge railway station. Designed with a contemporary steel and glass frontage, the arrival experience is defined by a spacious double height reception space.









**360° VIEWS  
AND EXCELLENT  
NATURAL LIGHT**

Totalling 109,255 sq ft (net) of Grade A office space across 7 floors, Number One offers you the flexibility to shape this workplace to fit your own business needs with flexible floorplates of up to 18,538 sq ft. Split floor options also exist, please refer to page 32.

Floor to ceiling glazing at 2.8m height creates a modern, light filled work environment with views of the surrounding valley and River Aire which runs through the heart of this stunning location.





## AN INSPIRING PLACE TO WORK

Bringing together Grade A office buildings, contemporary housing, green spaces, cafés, bars and restaurants, Kirkstall Forge will define a new benchmark in 21st century placemaking for Leeds and the UK.

The quality and location of the Kirkstall Forge workplace will benefit all of our occupiers. Enabling visitors, residents and office workers to enjoy an excellent work/life balance.





# AMENITIES

**Number One, Kirkstall Forge sits at the heart of our vision for an entirely new neighbourhood and business community.**

Located within a riverside setting amongst mature, protected woodlands, there are places to meet and exchange ideas or take relaxing lunchtime woodland walks and cycle rides.

A dedicated mainline railway station links Kirkstall Forge to Leeds City Centre (6-minutes) and Bradford Forster Square (15-minutes) and for drivers there is also on-site secure parking.



## TRAVEL CONNECTIONS

- Our on-site railway station and regular bus services connect directly to Leeds city centre and Bradford.
- We're located close to the major motorways M1, M62 and M621 and Leeds Bradford International Airport is just under 5 miles away.
- The Leeds Liverpool canal runs past Kirkstall Forge and is a well used commute for cyclists, walkers and runners.
- Check our Kirkstall Forge Life portal service to see if there are any potential passengers you could car share with.



## BUTLER'S COFFEE – KITCHEN – BAR

If you're looking for breakfast, lunch or just a coffee and a place to work, Butler's offers a full menu throughout the day, opening until the early evening on Thursdays & Fridays so you can kick back and relax with your drink of choice after work.

- Fresh fruit available.
- Homemade food, made fresh daily.
- Bookable & informal meeting rooms.

## OFF-SITE AMENITIES

- Kirkstall Forge is surrounded by 150 acres of green space and within close proximity to established running and cycle paths.
- The office enjoys riverside views with accessible links to the canal towpath.
- Local amenities in walking distance include the neighbouring Kirkstall Abbey, Kirkstall Bridge Retail Park, Morrisons & M&S Simply Food.





# KIRKSTALL FORGE LIFE

## ENHANCED MANAGEMENT SERVICES

Number One offers concierge services and lifestyles activities. Co-ordinated by the Estates Manager and her team who are on hand to assist with access to the amenities on offer, five days a week from Monday to Friday between the core office working hours of 8am – 6pm.

The dedicated on-site management team can provide the following amenities including;

- Site-wide car share scheme.
- On-site car club.
- Valet service.
- Dry cleaning.
- Cycle and scooter hire schemes.
- Priority car share spaces.
- Electric vehicle charging points.



EMMA ROE AND EMMA CLARKSON  
KIRKSTALL FORGE LIFE TEAM



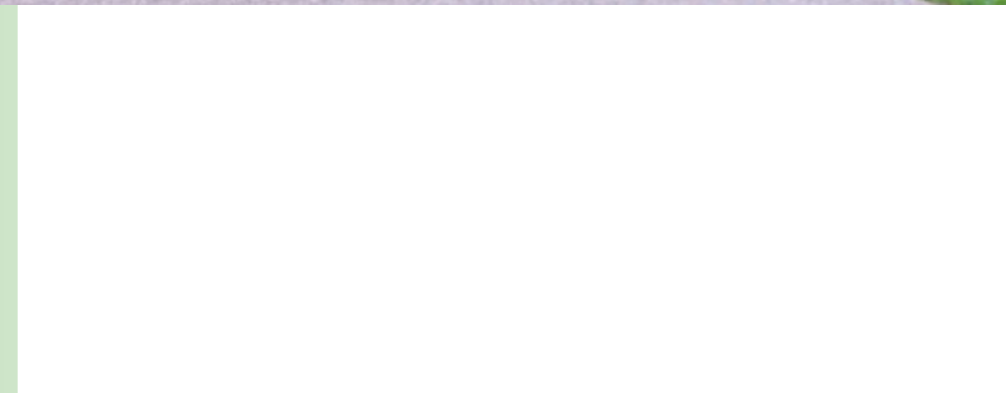
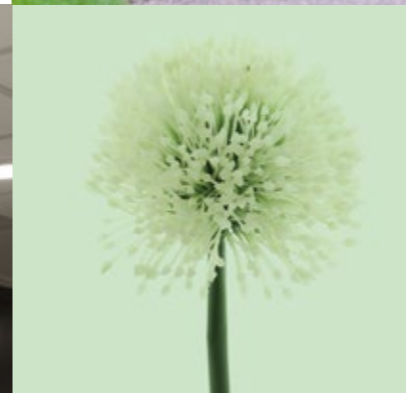


# WELLBEING

**Health and wellbeing is at the forefront of employee retention with an ever increasing link between the effect of healthy and well-motivated employees on the productivity and effectiveness of businesses.**

Number One capitalises on its woodland setting with extensive views, providing a productive and tranquil outlook maximising wellbeing. The building enables people to enjoy healthy and active lifestyles due to the provision of cycle parking, cycle hire and cycle facilities, showers, changing and drying rooms encouraging employees to commute by bicycle or by running along the canal towpath.














Those working at Kirkstall Forge have access to over 150 acres of natural woodland surrounding the development, as well as the well-used Leeds Liverpool canal towpath and nearby tennis courts. A site-wide travel plan has been developed, providing a strategy for facilitating trips to and around Kirkstall Forge by sustainable travel modes.

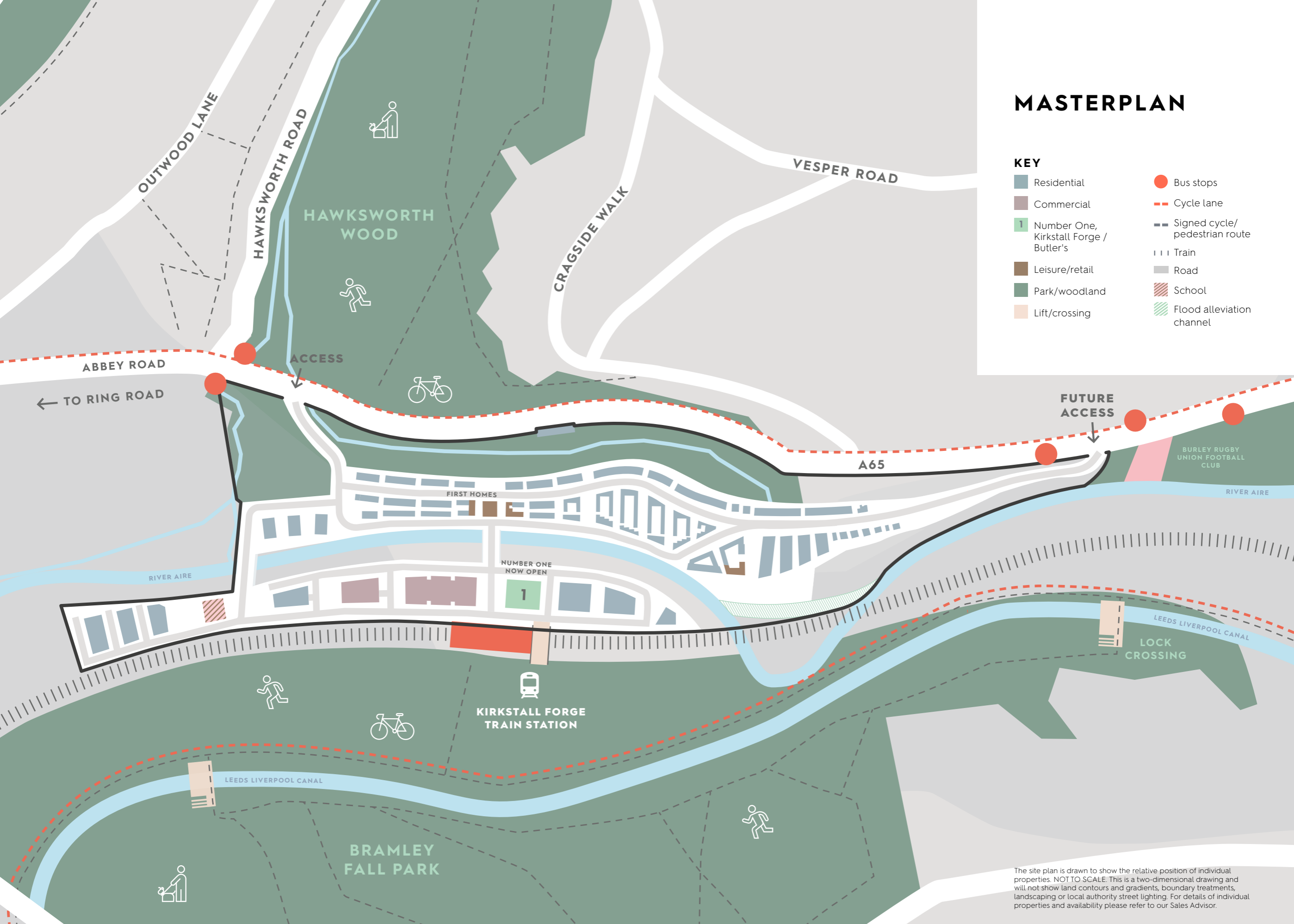




# MASTERPLAN

## KEY

- |  |  |
|--|--|
|  Residential                            |  Bus stops                      |
|  Commercial                             |  Cycle lane                     |
|  Number One, Kirkstall Forge / Butler's |  Signed cycle/ pedestrian route |
|  Leisure/retail                         |  Train                          |
|  Park/woodland                          |  Road                           |
|  Lift/crossing                          |  School                         |
|  |  Flood alleviation channel      |



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two-dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.





## BUTLER'S

**Situated on the ground floor of Number One, Butler's not only provides a social meeting place, but also an alternative environment for informal meetings with work pods, breakout space and restaurant/bar.**

It switches seamlessly between providing breakfast and lunch options to a licensed bar in the early evenings as well as offering a grocery service – offering a last minute opportunity to pick up a pint of milk on your way home.

- There's a full menu of fresh food on offer throughout the day.
- Online ordering through the Kirkstall Forge Life portal service.
- Chameleon bar with a wide range of drinks available, offering a relaxed environment for visitors and employees to unwind.





# TRAVEL CONNECTIONS

Our 57 acre site is located on the A65, 3.5 miles from Leeds city centre and 7.7 miles from Bradford city centre.

## KEY DISTANCES

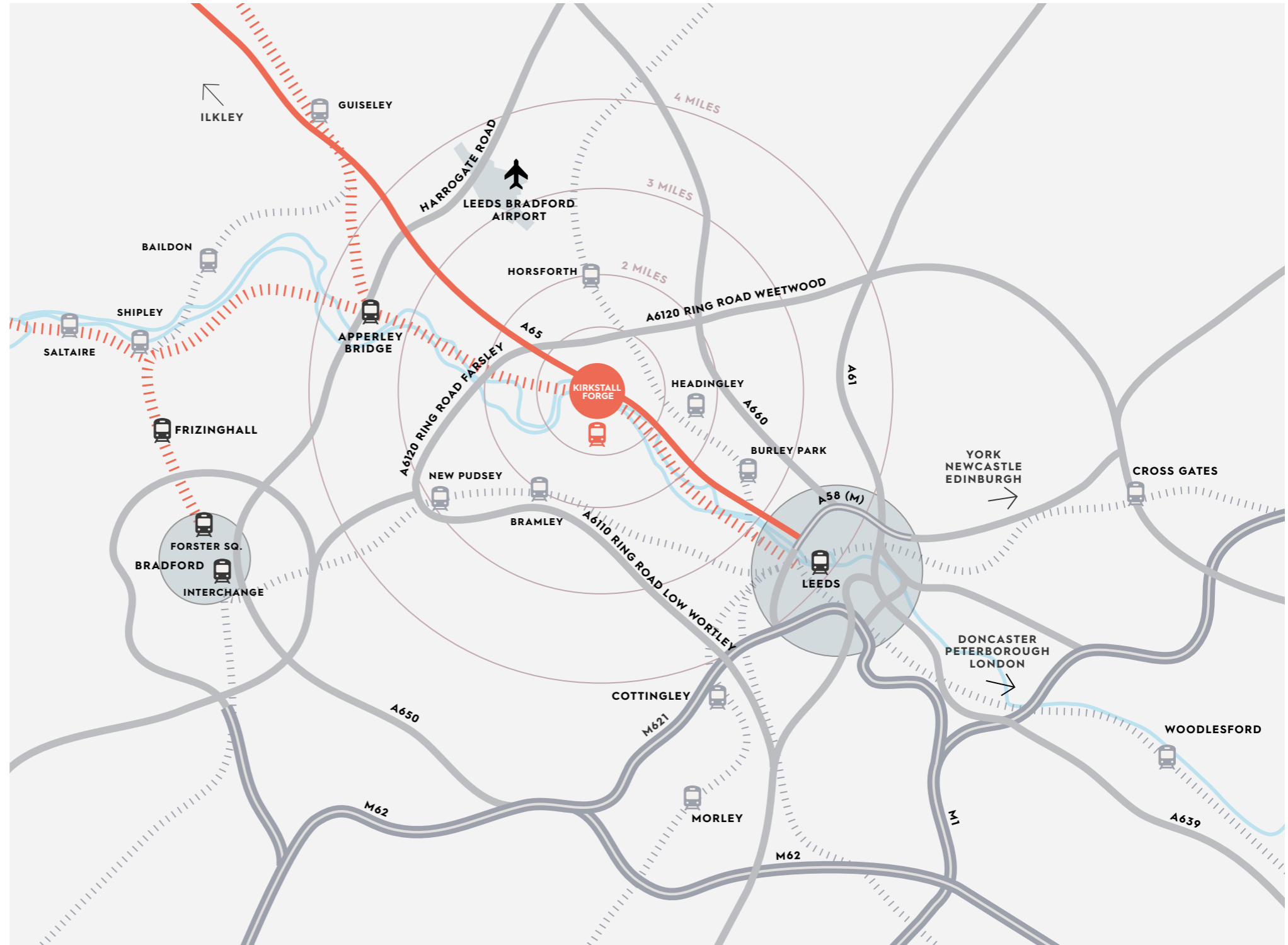
Junction 2	M621	4.4 miles
Junction 27	M62	7.1 miles
Junction 44	M1	7.5 mile
Leeds Bradford Airport	A65	4.7 miles
Leeds City Centre	A65	3.5 miles
Bradford City Centre	A65	7.7 miles

## MOTORWAY DISTANCES

Leeds to London	M1	195 miles
Leeds to Manchester	M62	42 miles
Leeds to Birmingham	M1	120 miles
Leeds to Edinburgh	A1	218 miles

## TRAIN TRAVEL TIMES

Leeds to Kirkstall Forge	6 mins
Bradford to Kirkstall Forge	15 mins
Leeds to London	1 hour 59 mins
Leeds to Manchester	49 mins
Leeds to Birmingham	1 hour 47 mins
Leeds to Edinburgh	2 hours 50 mins







## BOOKABLE MEETING ROOMS/ COLLABORATIVE SPACE

**Number One offers a unique working environment with superb Grade A office space. We offer the flexibility for informal meetings with work pods, breakout space and restaurant/bar.**

Bookable meeting rooms allow for flexible office space, and the opportunity to use these meeting rooms enables you to use your own suites zone effectively. Our aim is to deliver a flexible, co-working environment enabling teams to collaborate and most importantly, improve efficiency and reduce running costs.

We offer meeting rooms available for;

- 6-8 people.
- Boardroom for 20 people.
- Meeting rooms include: Video conference facilities and touch screens for presentations.
- Wi-Fi connectivity.







## WIREDSCORE

Number One is the first ever building in Yorkshire to be awarded the much acclaimed WiredScore 'Platinum' certification by the digital connectivity rating company WiredScore.

The accreditation acts as a trusted benchmark for technological capacity, future proofing infrastructure resilience and connectivity. In achieving the Platinum rating, Number One joins an elite club of iconic buildings across the globe including the Empire State Building and The Shard.



### CONNECTIVITY

Wireless and mobile phone signal planning ensures you're always connected anywhere in the building, at speed.



### SPEED

Ease of installation, fast speeds and high capacity so tenant can be quickly 'live' and connected.



### RELIABILITY

Tenant access to a variety of dependable connections and high quality wired infrastructure.



### MORE COMPETITIVE

Enables tenant choice of multiple high speed ISPs.



### FUTURE-PROOF

Designed with additional capacity to take advantage of future technological advancements.



### SECURITY

Telecom equipment located in secure, dedicated rooms to protect against service interruption.



### RESILIENCE

Secure telecom and power infrastructure to allow high levels of resilience.



### BUSINESS PROTECTION

Contingency planning designed into power and data supplies.



### FULLY DISTRIBUTED FIBRE

Protected cabling within the building with multiple distribution routes and intakes.



### TENANT FLEXIBILITY

Fully considered current and new tenant technology requirements.







# THE DETAIL



# ACCOMMODATION SCHEDULE

## AVAILABLE SPACE

Ground Floor – 277 m<sup>2</sup> / 2,987 ft<sup>2</sup>

First Floor – 1,348 m<sup>2</sup> / 14,505 ft<sup>2</sup>

Second Floor – 1,722 m<sup>2</sup> / 18,538 ft<sup>2</sup>

## PARKING ALLOCATION

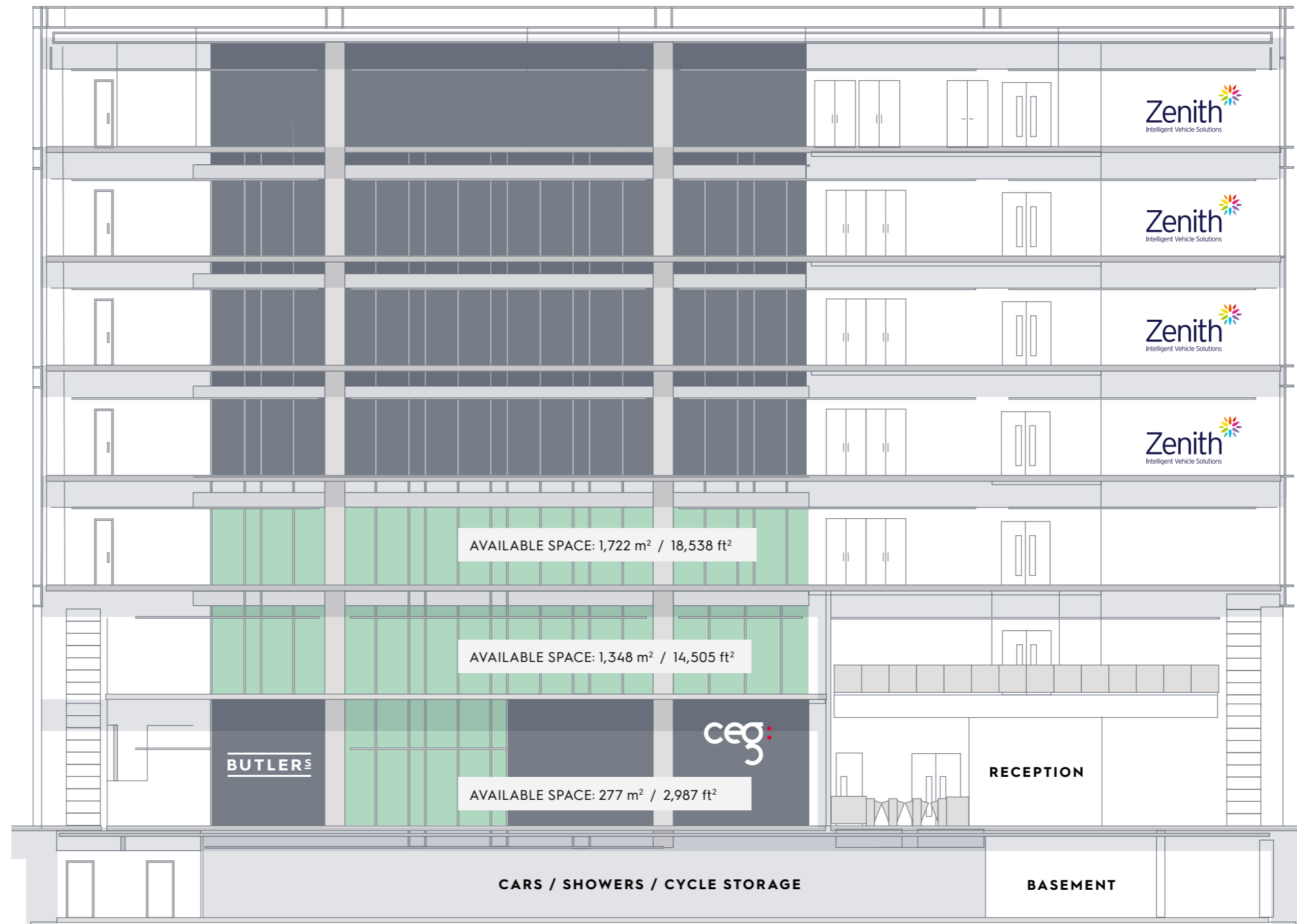
Second Floor – 56 spaces

First Floor – 43 spaces

Ground Floor Office – 9 spaces

## CAR PARKING / ACCESS

- 54 basement car parking spaces (total) with additional surface car parking.
- Car parking ratio 3:1000 overall.
- Additional train station parking.
- Dedicated train station.
- Car club on site.
- 108 basement cycle spaces.
- Bicycle racks.
- Cycle spa facilities with male and female changing areas, lockers and drying area.



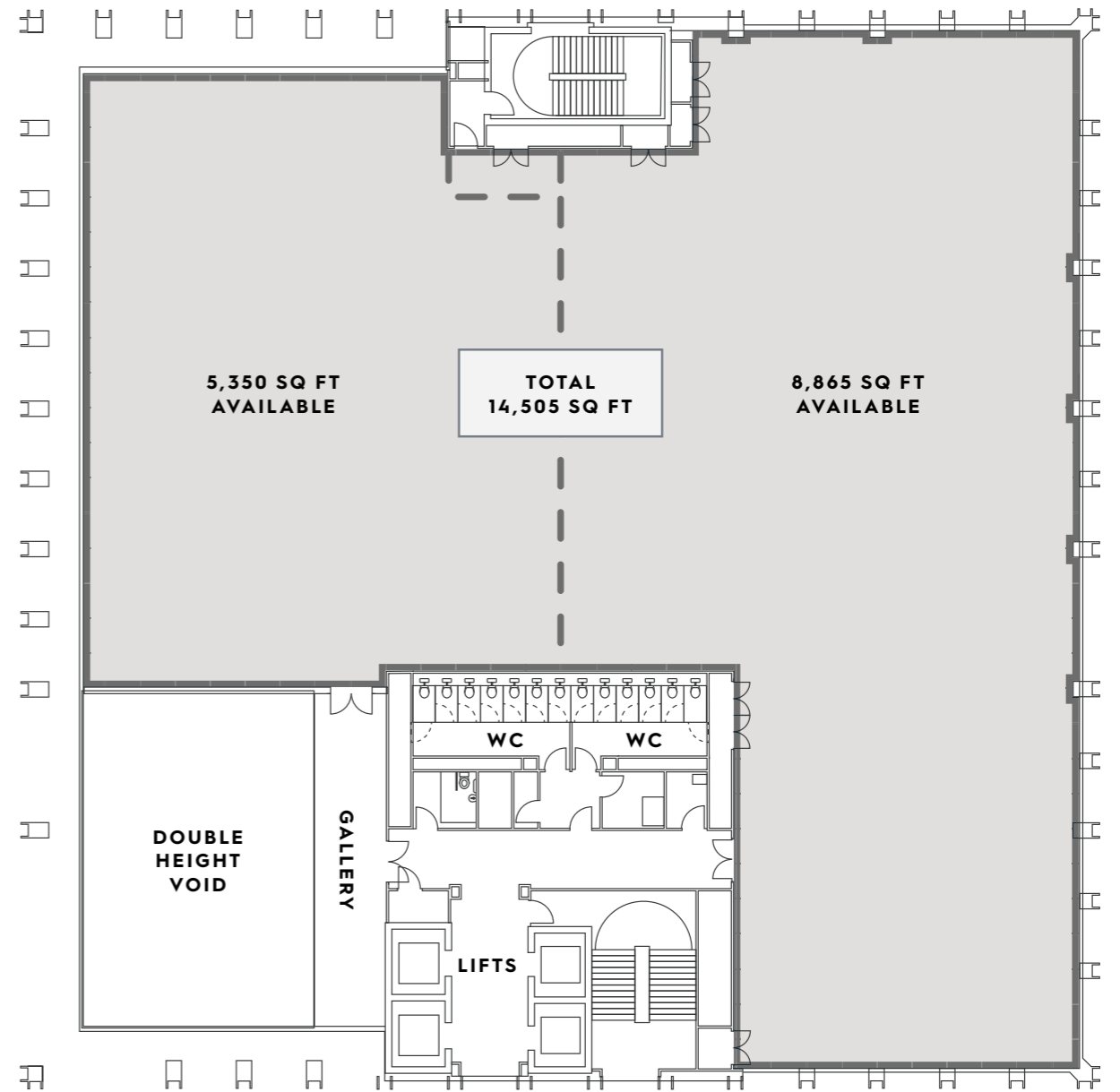


# FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



### BOOKABLE MEETING ROOMS

**Room 1:** 6-8 people capacity

**Room 2:** 10 people capacity\*

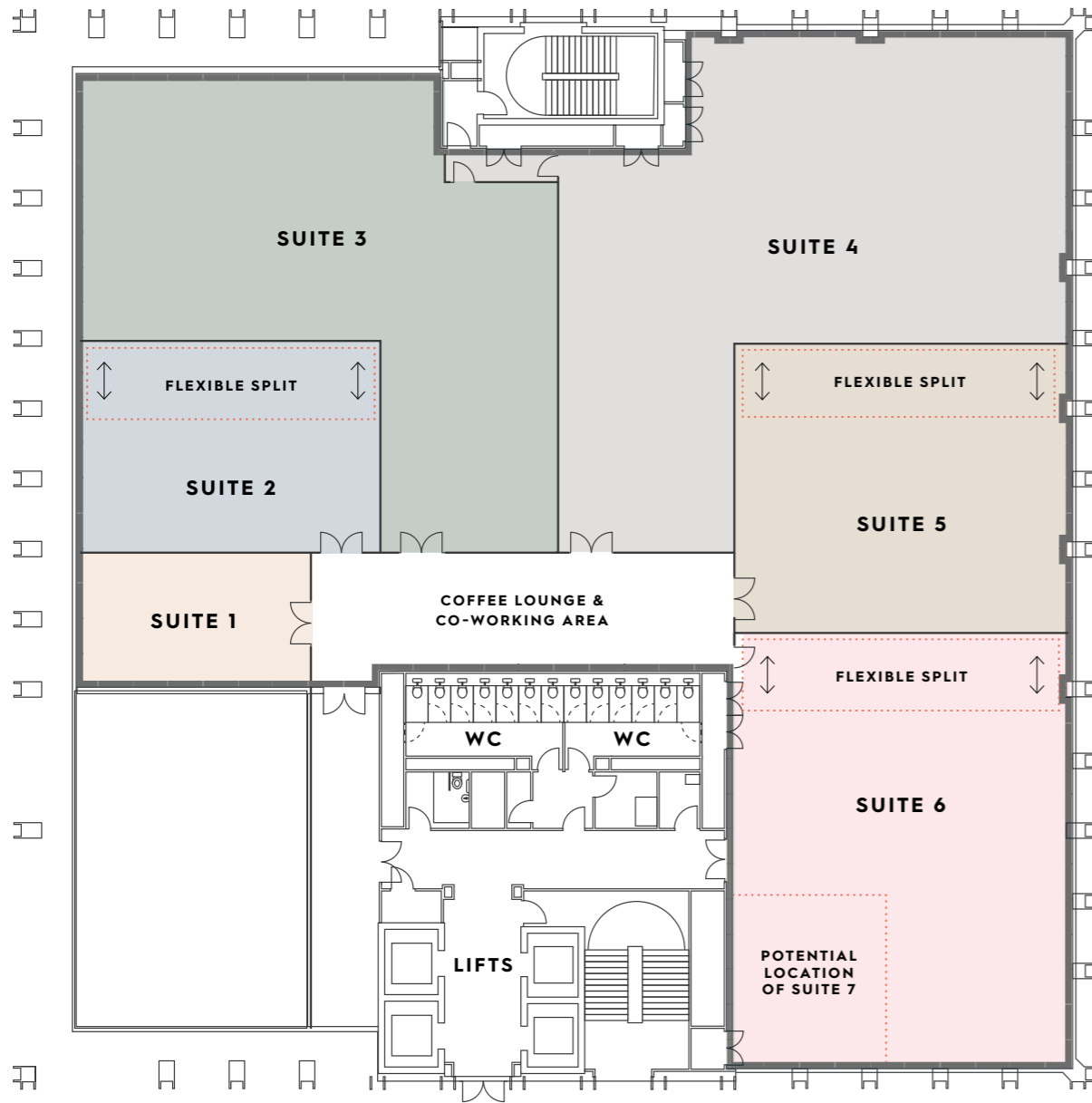
**Room 3:** 10 people capacity\*

**Room 4:** 6-8 capacity

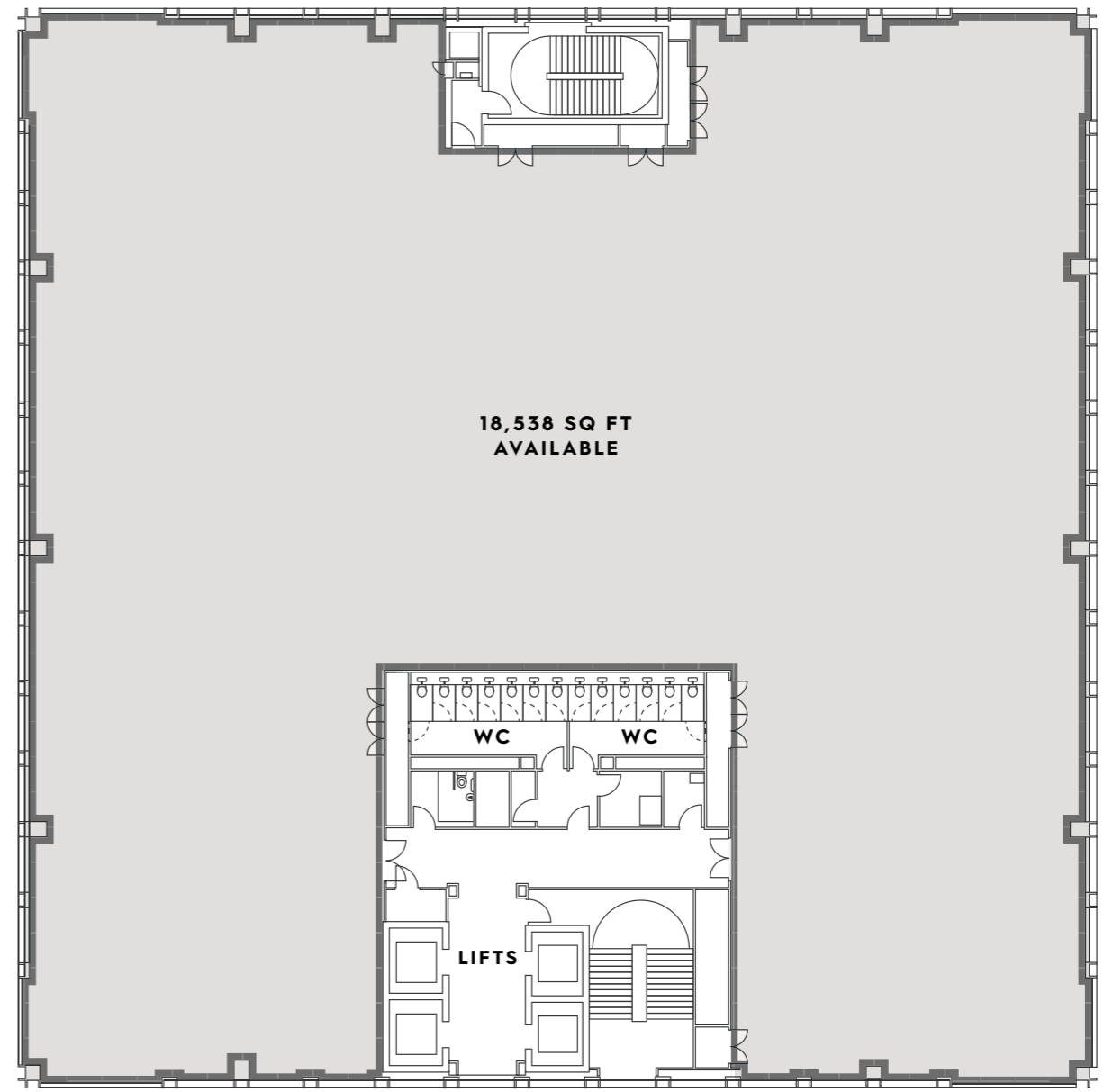
\*Room 2 & 3 can be combined for up to 20 capacity.



**FIRST FLOOR OPTIONS**



**SECOND FLOOR**



**APPROXIMATE UNIT AREAS: ft<sup>2</sup>**

- Suite 1 - 642
- Suite 2 - 1,216 - 1,500
- Suite 3 - 2,949 - 3,500
- Suite 1, 2 & 3 - 4,900
- Suite 4 - 3,552 - 4,000
- Suite 5 - 1,969 - 2,300
- Suite 4 & 5 - 5,500
- Suite 6 - 2,325 - 2,475
- Suite 7 - 500



# SPACE PLANS

## POTENTIAL GROUND FLOOR LAYOUT



**FLOOR AREA: 277 m<sup>2</sup> / 987 ft<sup>2</sup>**

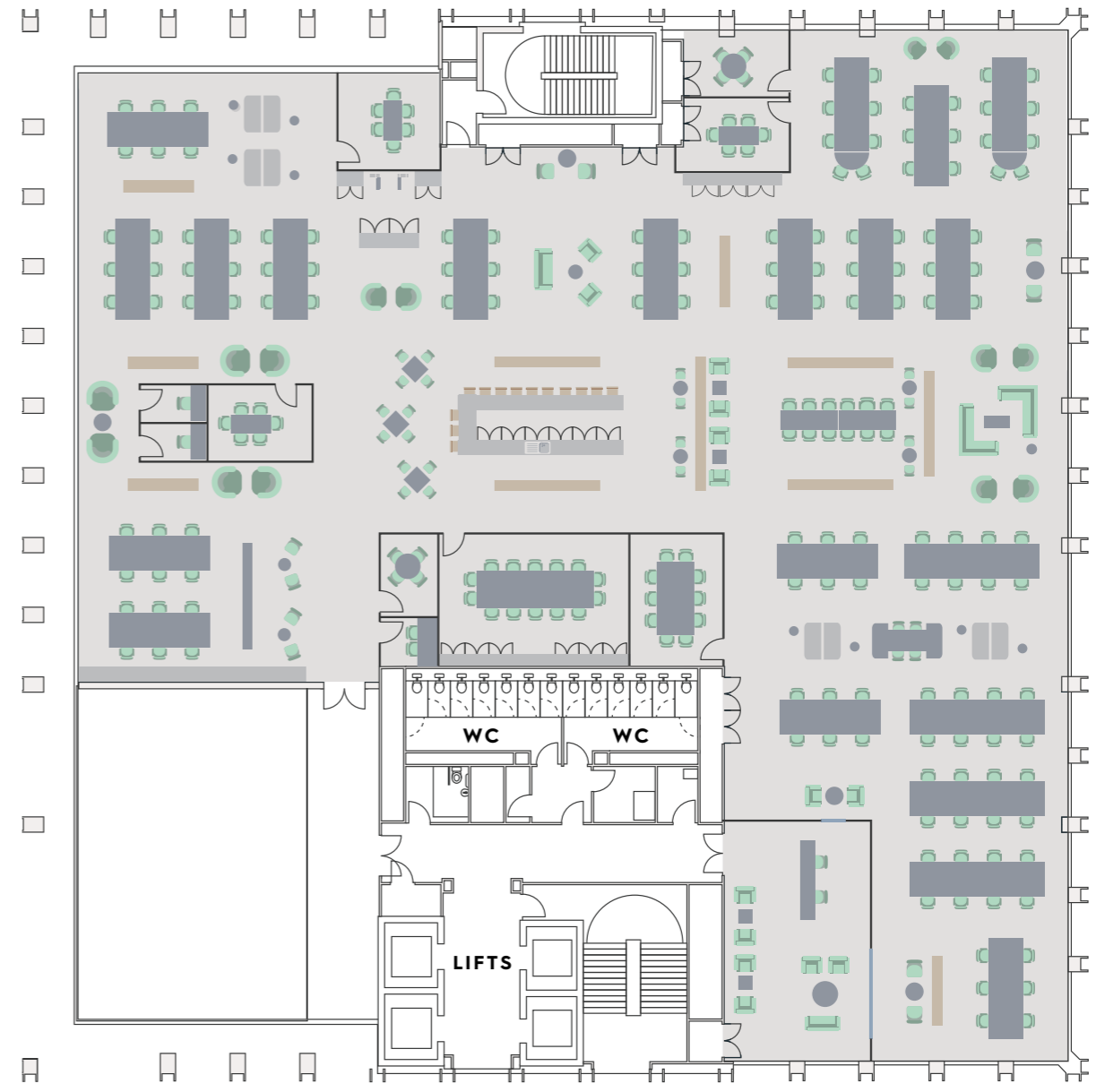
**Total traditional desk settings: 28**

**Alternative open plan settings: 6**

**Total: 34 - 1 person 8 m<sup>2</sup>**

- 1 x Reception area
- 1 x Kitchen/tea point
- 1 x Kitchen bench break-out
- 1 x 4 Person meeting room
- 1 x 10 Person meeting room
- 1 x 6 Person meeting room quiet room
- 3 x Open high-back breakout localised lockers

## POTENTIAL FIRST FLOOR LAYOUT



**FLOOR AREA: 1,348 m<sup>2</sup> / 14,505 ft<sup>2</sup>**

**Total traditional desk settings: 134**

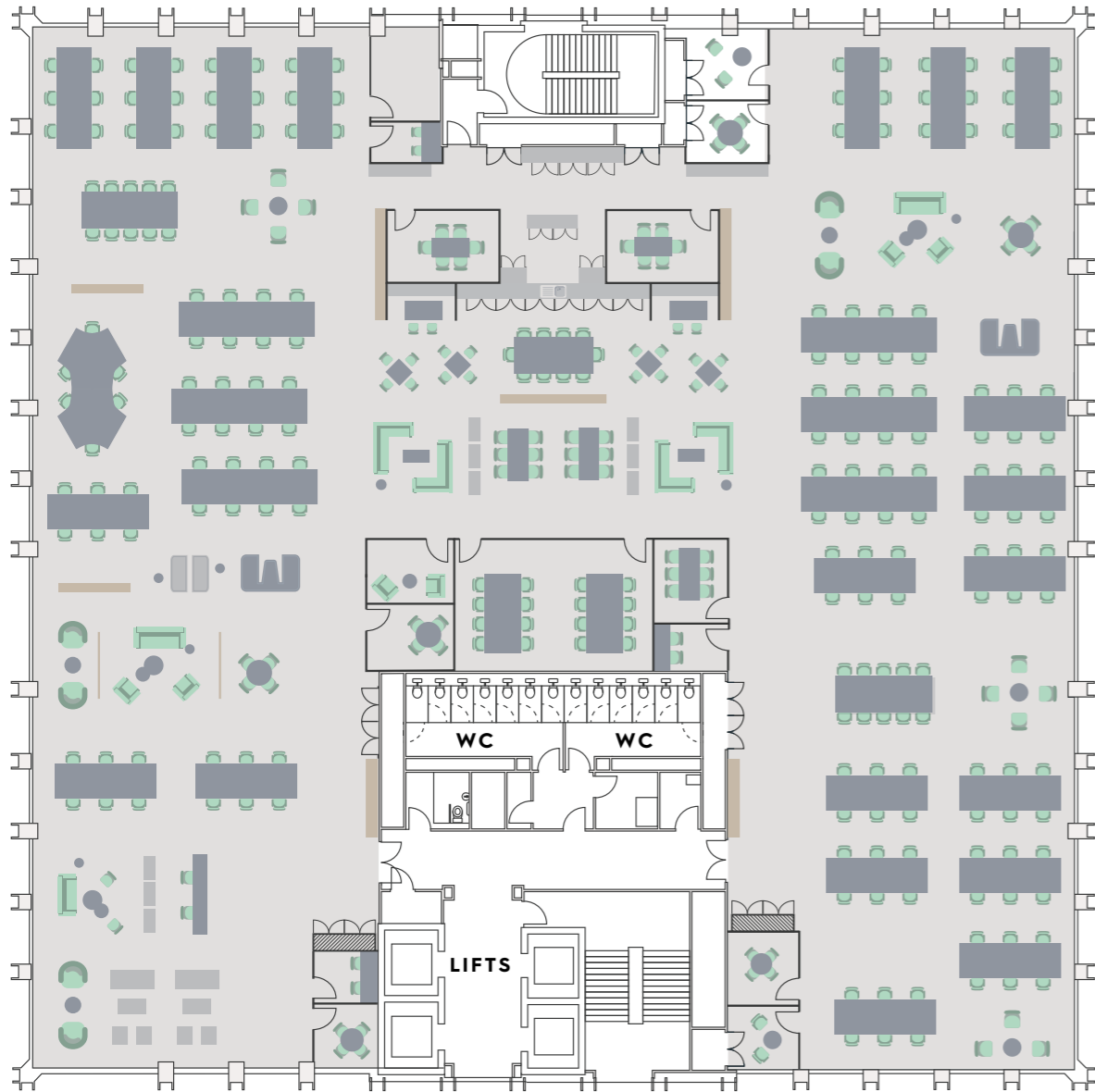
**Alternative open plan settings: 46**

**Total: 180 - 1 person 8 m<sup>2</sup>**

- 1 x Reception area & lounge
- 1 x Kitchen bench breakout & collaborative working
- 1 x Cafe/tea point
- 2 x Quiet rooms
- 2 x 4 Person meeting rooms
- 1 x 2 Person meeting rooms
- 3 x 6 Person meeting room
- 1 x 14 Person meeting room
- 1 x 10 Person meeting room
- 7 x Open high-back breakout informal lounge/break out localised lockers
- Localised Storage



**POTENTIAL SECOND FLOOR LAYOUT**



**FLOOR AREA: 1,722 m<sup>2</sup> / 18,538 ft<sup>2</sup>**

**Total traditional desk settings: 168**

**Alternative open plan settings: 81**

**Total: 249 – 1 person 8 m<sup>2</sup>**

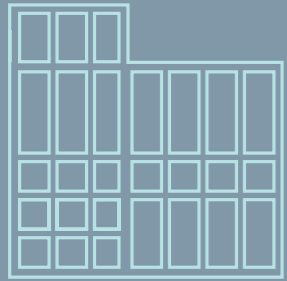
- 1 x Reception area & lounge
- 1 x Kitchen bench breakout & collaborative working
- 1 x Cafe/tea point
- 4 x 4 person meeting rooms
- 6 x 2 person meeting rooms
- 4 x 6 person meeting rooms

- 1 x 16 Person meeting room
- 4 x Open high-back breakout
- 3 x Informal lounge area/ break-out
- Localised lockers
- Localised storage
- Localised cloaks

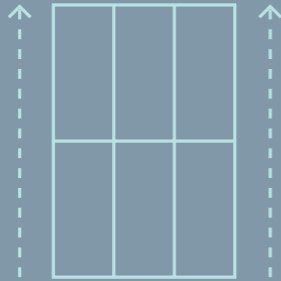




# BUILDING SPECIFICATION



Grade A office premises fronting onto masterplanned public realm landscaped to the highest standards and catering for a number of amenity uses.



Coated aluminium framed curtain walling system with full height glazing.  
—  
Metal tile suspended ceiling.



First office building to achieve WiredScore Platinum rating in Leeds.  
—  
Common area Wi-Fi.



Four BCO compliant high speed passenger lifts (x2 21 person and x2 17 person).



VRF heating / cooling system.



Dedicated railway station linking directly to Leeds city centre.



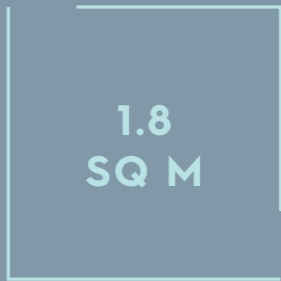
Shower facilities on each floor. Shower, locker room and drying room facilities.



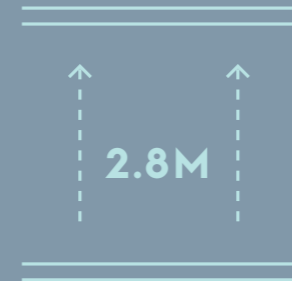
DDA Compliant.



Large open plan flexible floor plates up to 18,538 sq ft.



Designed to an occupancy of 1:8 sq m with provision to increase to 1:6 sq m.



Finished floor level to the underside of the ceiling is 2.8m.  
—  
Full access raised floor system.



360° views and excellent natural light.



24 hour site security.



Cycle storage.  
On-site secure car parking.



EPC A and BREEAM Excellent rating.



PIR controlled LG7 compliant LED lighting.



# SITE SUSTAINABILITY



## TRANSPORT

- Excellent public transport links with the provision of a new station.
- 
- Provision of cycle storage space and cyclist shower facilities.
- 
- Provision of a travel plan and promotion of car clubs.



## WATER CONSUMPTION

- Use of water efficient fixtures and fittings.



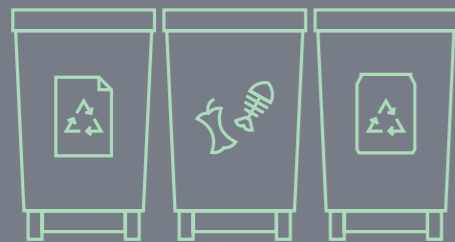
## HEALTH & WELLBEING

- Good levels of daylight – informed by daylight modelling.
- 
- Good levels of indoor air quality, using healthy ventilation rates.



## ENERGY

- Energy Performance Certificate (EPC) A-rated designs.
- 
- Sub-metering of end uses and areas.
- 
- Roof mount solar-PV panels.



## WASTE MANAGEMENT

- Recycling facilities, including opportunities to separate paper, card, plastics, glass, food waste and general waste.



## MATERIALS

- Reduced environmental impact through material selection.
- 
- Responsible sourcing, and target all timber to be sourced from sustainably managed forests.



## MANAGEMENT

- BREEAM Excellent rating.
- 
- Provision of user guide.
- 
- Considerate Constructors Scheme.
- 
- Consultation on 'Secured by Design'.



## ECOLOGY

- The site offers the opportunity for a biodiverse and green landscaping strategy.
- 
- Biodiversity improvements incorporated in the design where possible e.g. green / brown roof areas, ground level landscaping.



WITH OVER 650  
HAPPY TENANT  
CUSTOMERS, CEG  
IS COMMITTED  
TO PROVIDING  
INNOVATIVE  
WORKSPACE  
SOLUTIONS  
TO SUIT MODERN  
BUSINESS NEEDS



**FOR MORE INFORMATION CONTACT**

**JEFF PEAREY:**

Jeff.Pearey@eu.jll.com

**PAUL FOX:**

Paul.Fox@fjltd.co.uk



**CONSULTANT TEAM**

We assembled a Consultant Team with a proven track record of award-winning buildings to ensure we delivered a benchmark-setting scheme for Kirkstall Forge and Leeds.



Pierre Angulaire



Thompson  
Brand Partners

**DEVELOPED BY**



Nick Lee: +44 (0)20 7730 9090

Paul Richardson: +44 (0)113 3226596

**KIRKSTALLFORGE.COM**

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All images are indicative and subject to design development





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**KIRKSTALL FORGE**  
NUMBER ONE, GREAT EXHIBITION WAY  
KIRKSTALL FORGE, LEEDS LS5 3BF

**KIRKSTALLFORGE.COM**  
**INFO@KIRKSTALLFORGE.COM**

DEVELOPED BY

**ceg:**  
**3**