KING STREET

LEEDS LS1 2HL

WORKSPACE
OF THE FUTURE

12

KING STREET

LEEDS LS1 2HJ

PROLOGUE

A New Chapter.

As we begin to share our journey on **12 King Street**, *we are delighted to invite you to join us, to read about and enjoy our proposition.*

Tackling the transition of previous office space: a hard, fixed, and physical product, **12 King Street offers a soft, flexible, and customed service, undefined by traditional constraints.**

This prestigious space *extending across seven floors of market leading accommodation will be readily available for your business transition from* **Winter 2021**.

A New Environment.

Offering **optimum flexibility** *with up to* **54,368 sq ft (5,051 sq m)**, *the accommodation can be* **allocated bespoke to your needs**. *Typical floor plates measure approximately 8.000 sq ft.*

We are **keen to understand your requirements as our potential customer** *and tailor a bespoke solution around your needs. There is time to ensure* **effective collaboration**, *allowing us to deliver a tailored solution around your fit-out requirements, which will* **pass on savings to your business** *by working together now.*

Our commitment to you *ensures that we not only demonstrate* **transparency, but also speed of communication** *as we work together with the result of building an* **office solution** *and transaction terms which are catered to your needs.*

We would love to invite you on board as an early adopter within our prestigious flagship office space.

AN HISTORIC PLACE

Known as the historic quarter of Leeds this area was previously a stronghold for the Establishment – banks, law firms and accountants, but more recently these businesses are being joined by tech and creative companies such as Channel 4.

The pulling power of 12 King Street is evidenced by the Channel 4 commitment to move 300 jobs from London to our doorstep, the next door office building in effect. Channel 4's arrival in Leeds undoubtedly marks a significant step in turning the tide of London-centrism, the stage is set for long-term success to spread northwards, with City Square and 12 King Street the first point of contact in Leeds after the rail station.

'As we approach the new normal, this next generation of companies want to be central, rightly recognising the importance of the location and its heritage, forming a new Establishment of the future'

'As a new Grade A office building located within the expanding business sector of Leeds, 12 King Street is designed to provide a secure, flexible, and contemporary working environment which reflects its prime location for the discerning occupier, encouraging innovation and forward-thinking'

CONTEMPORARY SPECIFICATION

Double height feature reception foyer

Full raised access floor (min. 50mm depth)

Flexible divisible floor plates with multi-floor combinations

EPC 'A'

BREEAM Excellent

Cycling Score Certified Platinum

Wired score platinum rating with ready to go Wifi

'Soft spots' for internal stair options within demises

Exposed soffit and ductwork to office areas

Key areas of façade illuminated

Super efficient occupancy density of 1:8 sq m

Min. 2.6m floor to ceiling height

DDA compliant

6th floor private roof terrace

Ground floor break out/lounge area

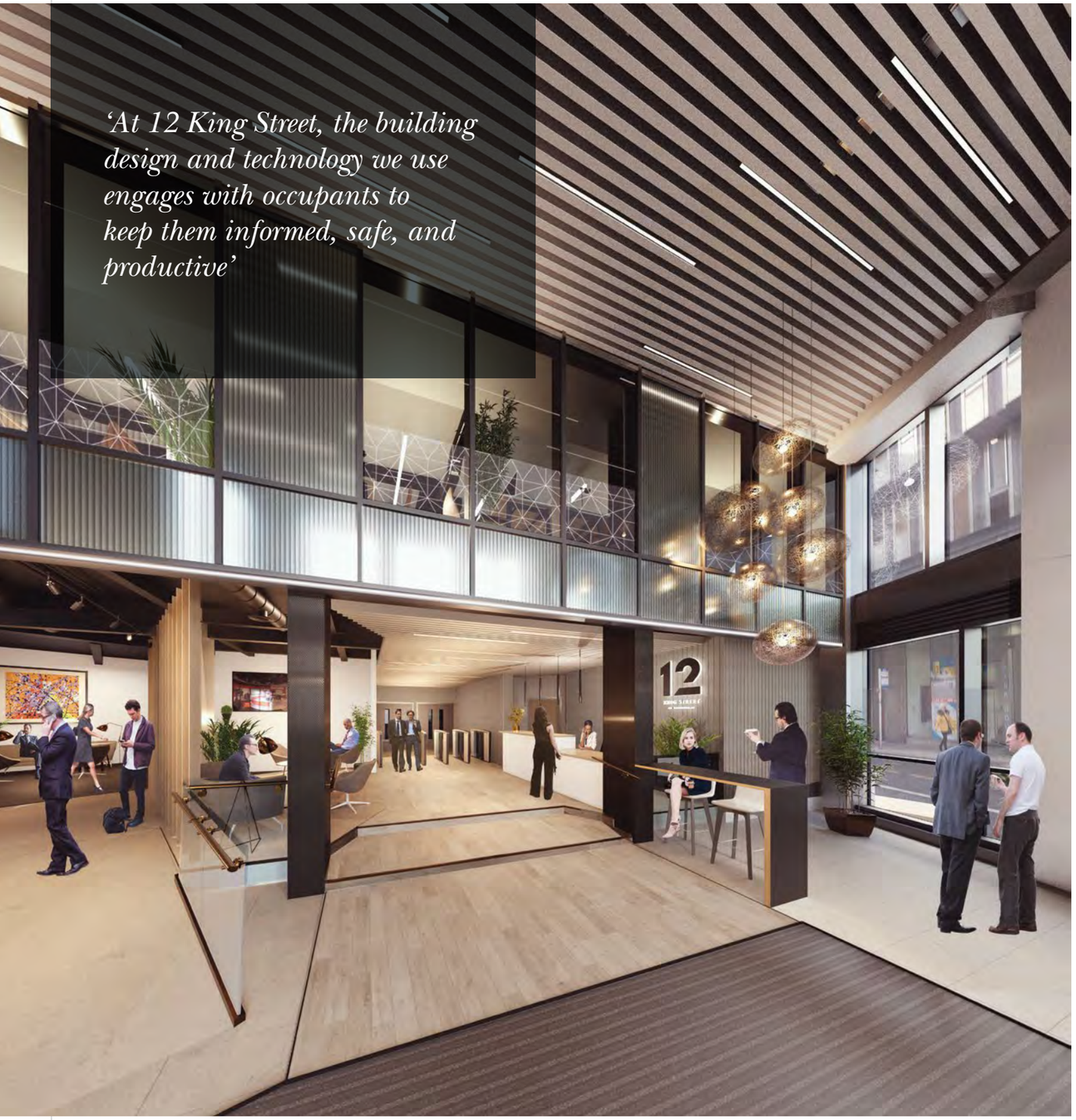
Commercial unit fronting Quebec Street for A2/A3 uses - Own front door opportunity to multi-floor office

Signage / branding opportunities throughout

10 secure basement (6 are EV charging) and 4 external car parking spaces

72 cycle bays

Cycle spa facilities incl. drying room



'At 12 King Street, the building design and technology we use engages with occupants to keep them informed, safe, and productive'

CREATING A SAFE, SMART & SECURE WORKPLACE

Working with new standards: improved hygiene specifications, contact tracing and physical distancing measures are the primary tools for keeping employees safe within their place of work.

12 King Street is a Smart enabled building incorporating Internet of Things sensors throughout and a Building Management System which can provide the following:

Intelligent fresh air management

Occupational Management System to monitor usage across building, workspace, or common office spaces

Zoned heating and cooling through intelligent sensors

Fully automated Smart Access Controls

Technology is enabled to interact with Tenant installations

Smart energy efficient Lifts

Full CCTV coverage

Automatic LED lighting controls with presence detectors

Communal Sky Lounge provides exclusive outdoor meeting space

WC superloos throughout

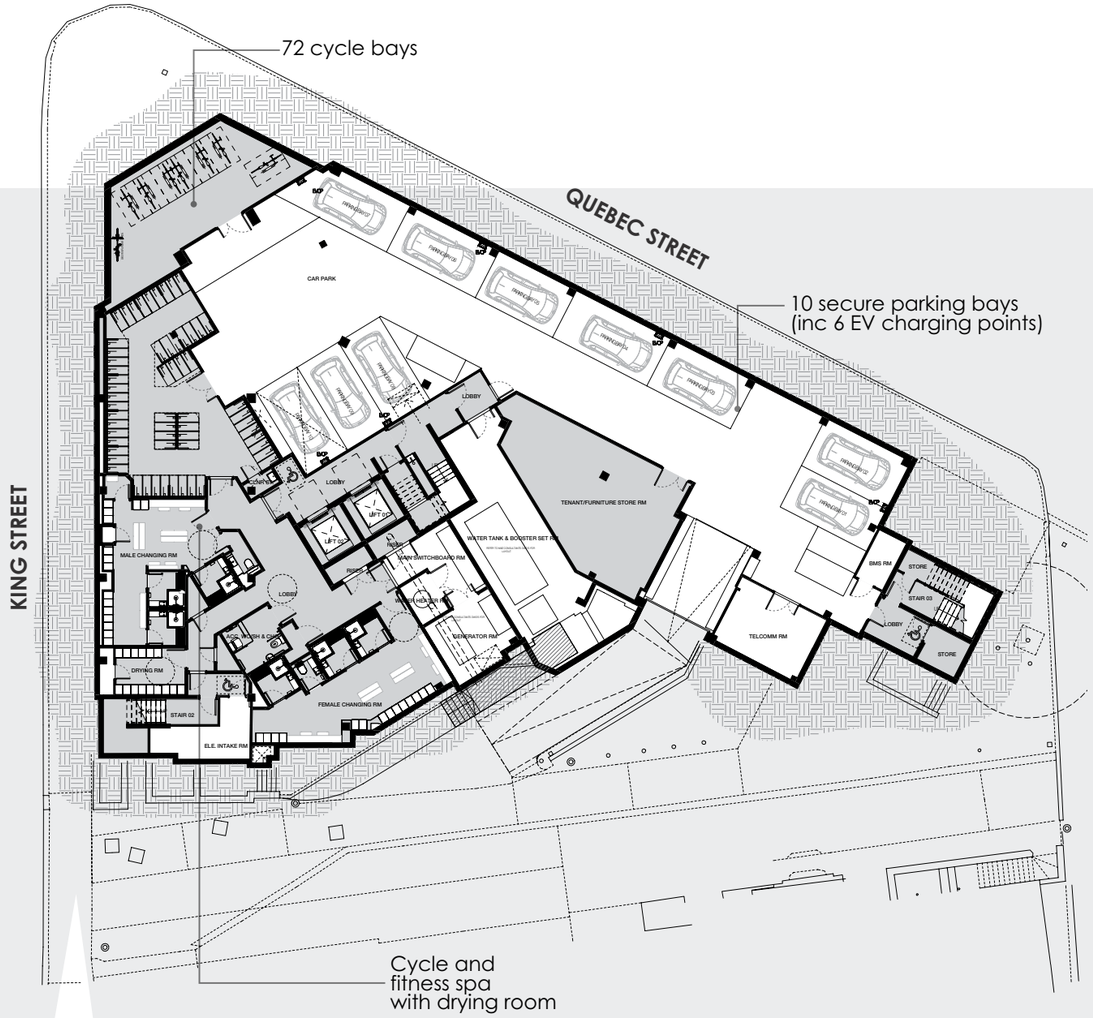
ACCOMMODATION

Level	NIA Area (sq m)	NIA Area (sq ft)
Ground	584.3	6,289
Reception	94.6	1,018
First	699.5	7,529
Second	755.7	8,134
Third	755.6	8,133
Fourth	765.2	8,237
Fifth	732.6	7,886
Sixth (400 sq ft Dedicated Terrace)	605.5	6,518
Seventh (3,875 sq ft Communal Terrace)	58.0	624
TOTAL	**5,051.0**	**54,368**

SKY LOUNGE & ROOF GARDEN

One of the most impressive features of 12 King Street is the 7th floor, with a 624 sq ft Communal Sky Lounge, an inspirational space which opens out on to a 3,875 sq ft, 360-degree roof garden. This space has potential capacity for 320 people and provides extensive panoramic views of the Leeds skyline.

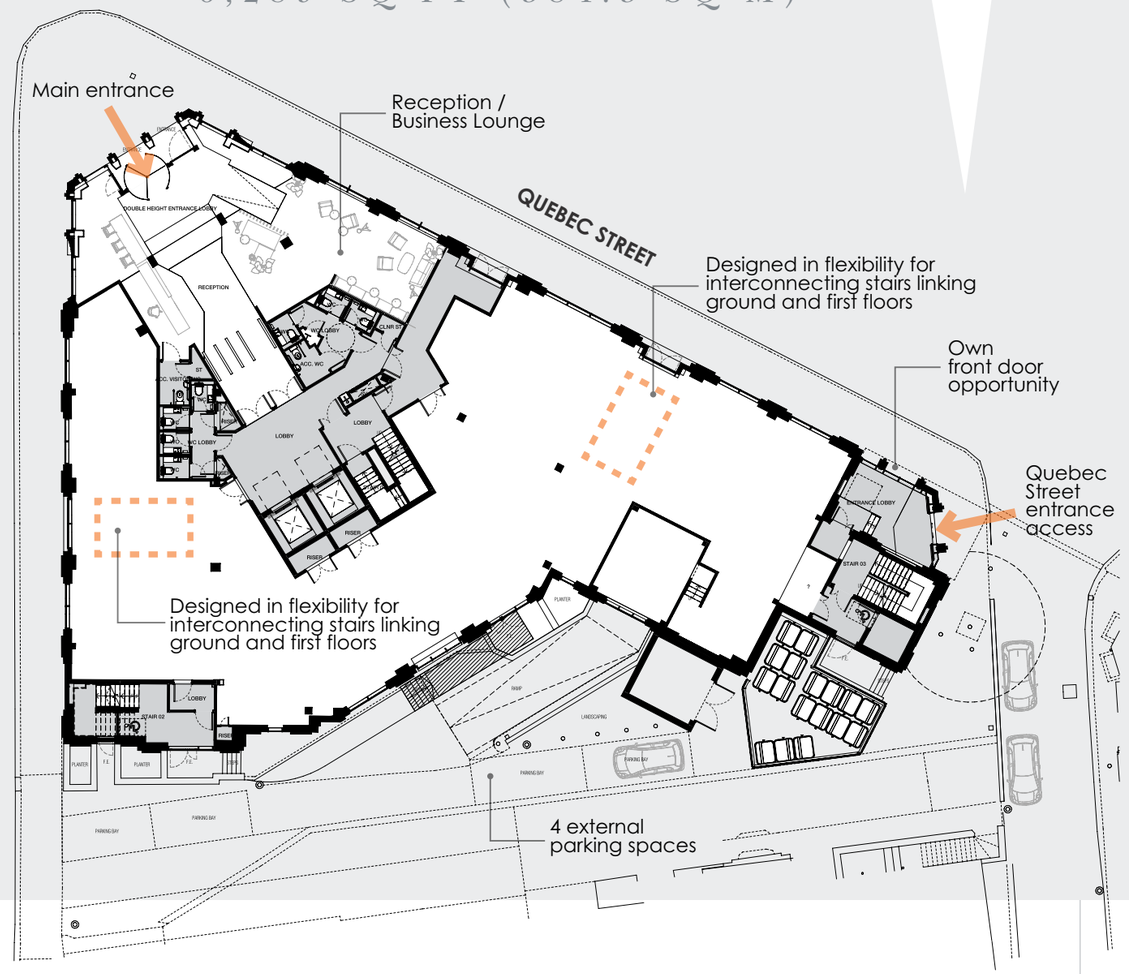
The Sky Lounge and Roof Garden will be available to all the occupiers of 12 King Street and their visitors as a communal space to meet, relax and entertain.

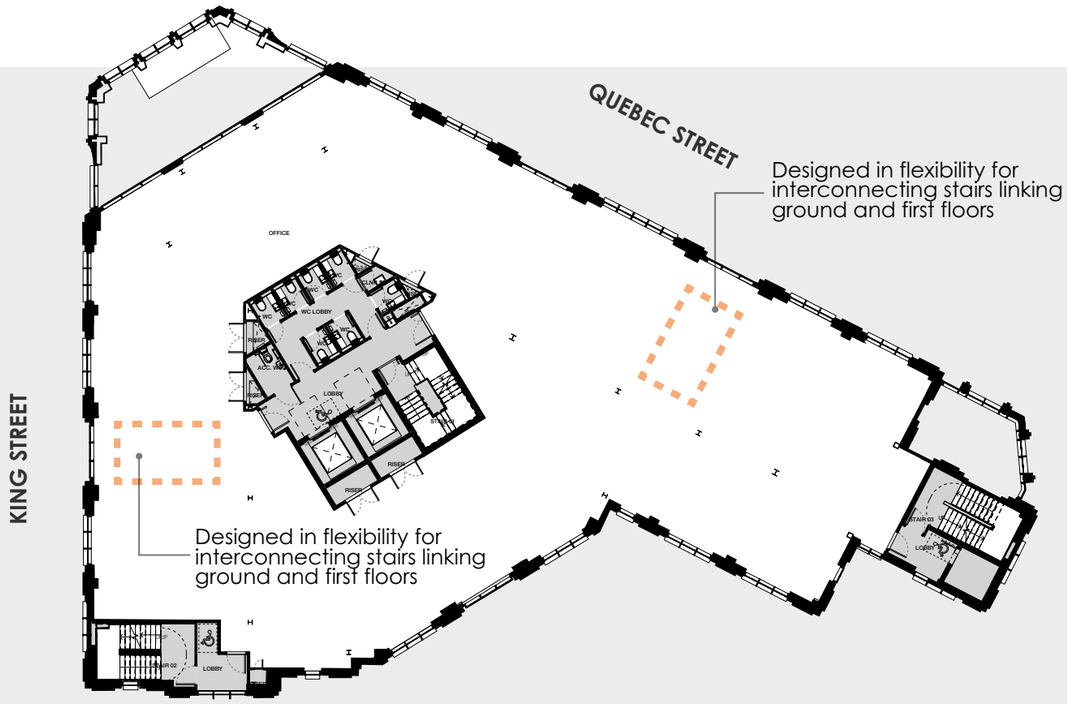


BASEMENT

GROUND FLOOR

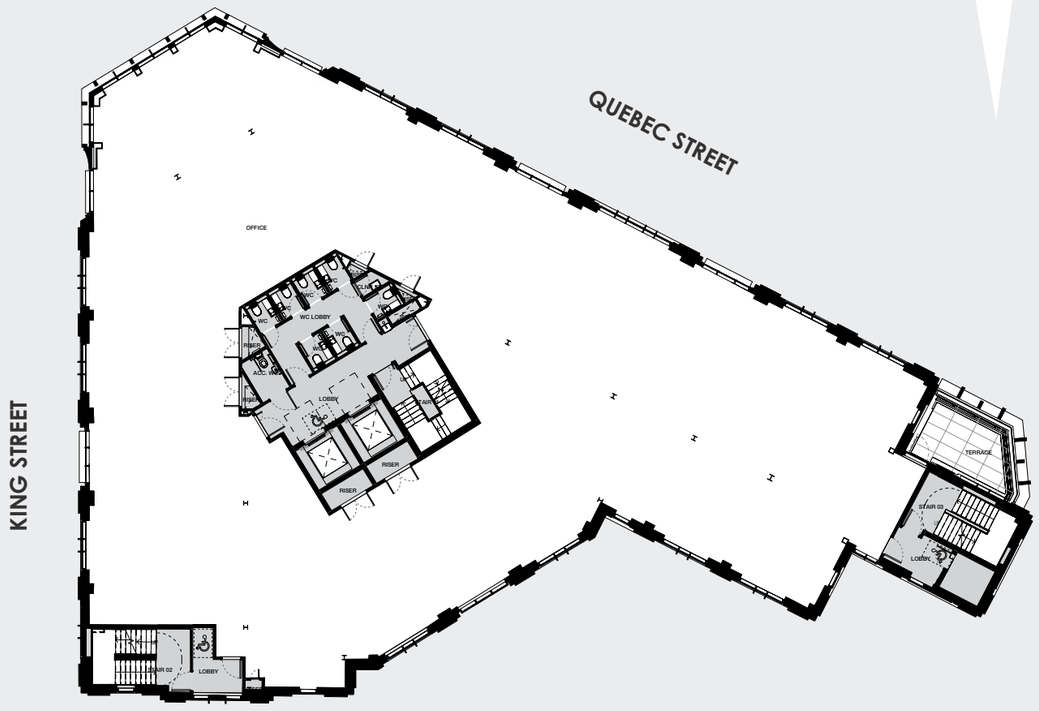
6,289 SQ FT (584.3 SQ M)





FIRST FLOOR

7,529 SQ FT (699.5 SQ M)



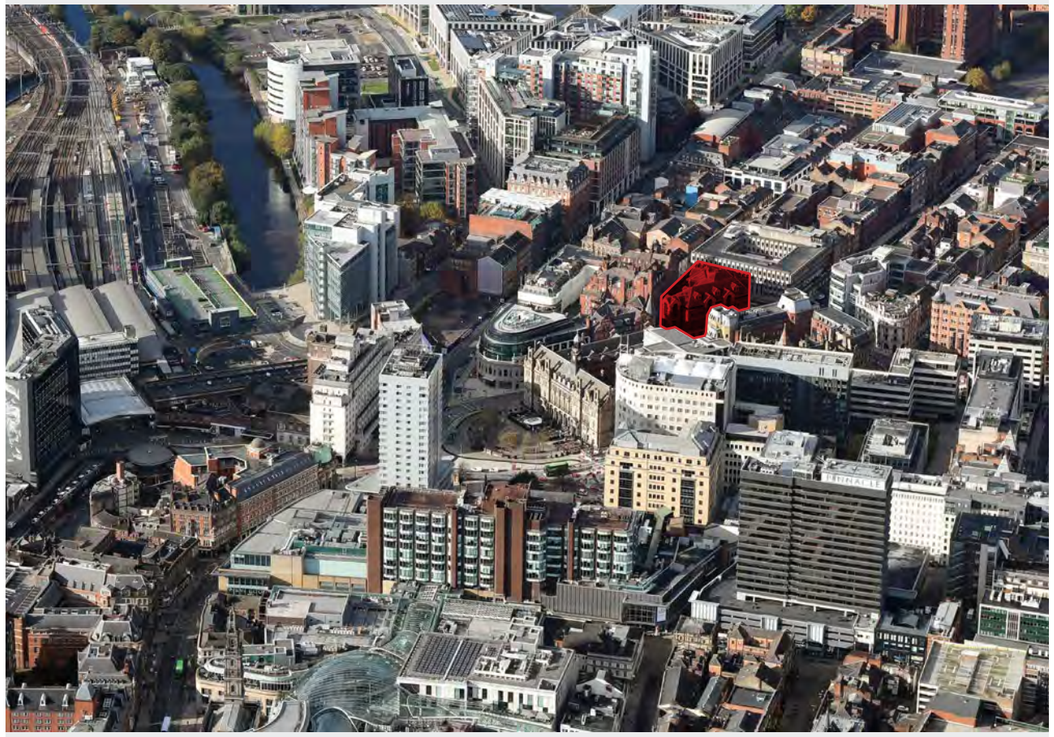
TYPICAL FLOOR

8,134 SQ FT (755.7 SQ M)

SIXTH FLOOR

6,518 SQ FT (605.5 SQ M)

SEVENTH FLOOR
624 SQ FT SKY LOUNGE & 3,875 SQ FT TERRACE



LEEDS IS IN THE FUTURE RACE

Channel 4 Re-homed

Channel 4 is in the process of moving its national headquarters into The Majestic building in Leeds city centre, only a stonesthrow away at 50m from 12 King St along Quebec Street.

City Square

The ‘Our Spaces Strategy’ sets out a vision and ambition for the creation of additional public realm within the city centre. City Square will be redeveloped under current plans, resulting in a significant reduction in traffic and highway infrastructure. The conversion of this space will introduce a public realm, creating a new City Square, larger than Trafalgar Square.

Leeds £161m Station Re-vamp

Leeds railway station is partway through a contemporary £160m redevelopment. The building now hosts a transparent roof over its main concourse, a new platform, and alterations to some existing platforms and tracks. The street outside the front of the station will be altered, with part of the road to be pedestrianised and several bus stops moved. Network Rail confirmed the work will be completed by 2021.

DEMOGRAPHY

Leeds is a bustling, ever-expanding, and inclusive city,
with an increasing number of people being able to call it home.

210,000 students housed from some 150 countries

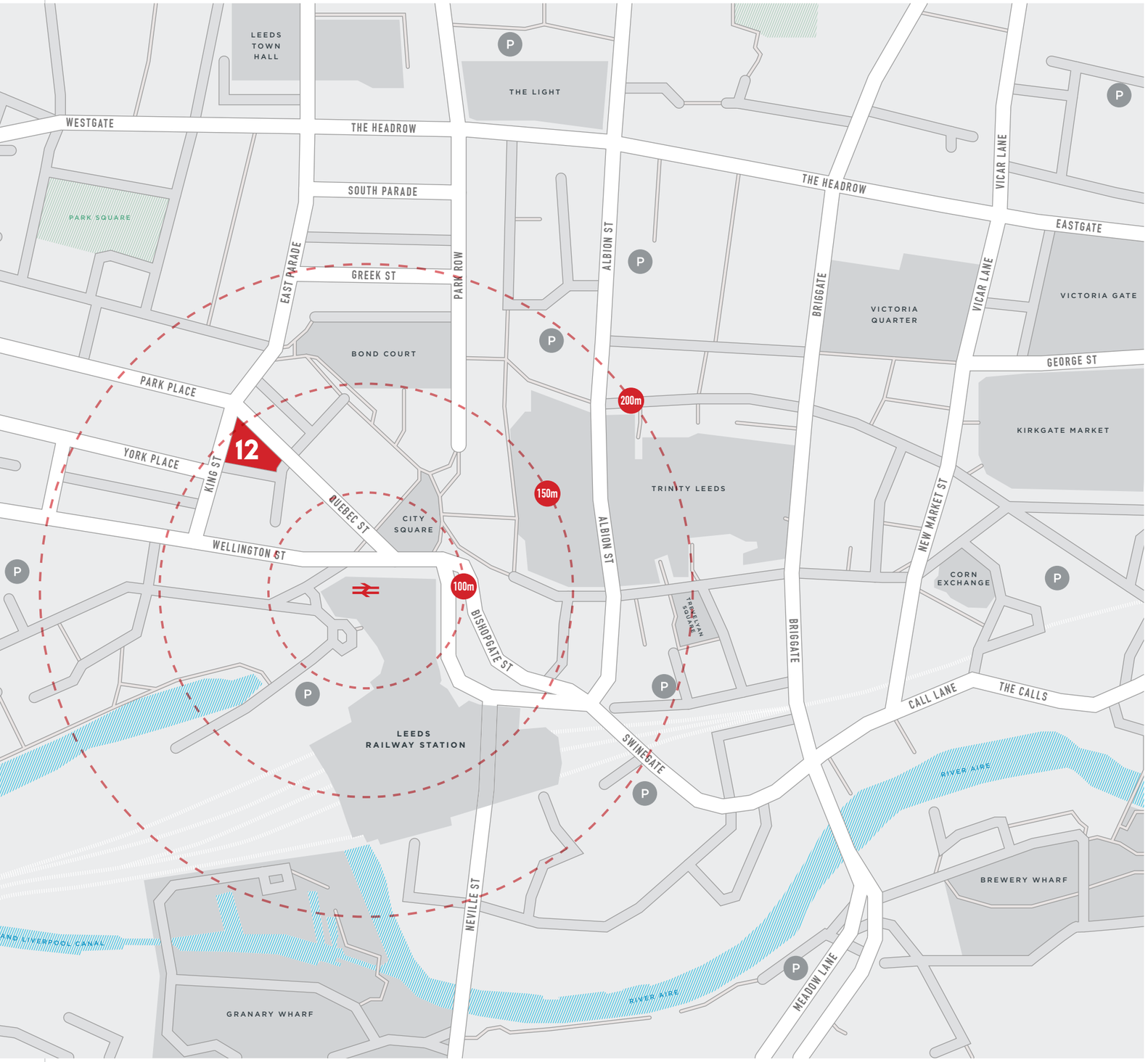
22,000 employed in Leeds in banking only 2nd in the UK in comparison to London

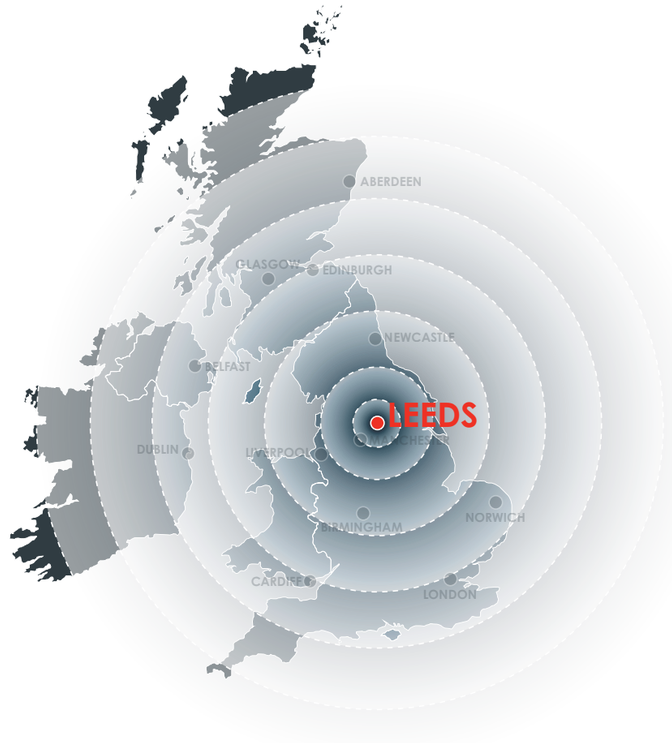
3rd largest
retail destination in the UK

3million Due to its increasing modernity and timelessness, Leeds is home to the UK's fastest growing young population living in the City Region

succeed Leeds is a diverse city, where international businesses come to thrive

£4bn Total development investment over the last ten years





A STORY OF CONNECTION

The UK's highest concentration of internet and telecoms provider are proud to call Leeds home. The planned arrival of HS2 into a new state-of- the-art railway station is within 150m of 12 King Street, affirming the desirable nature of this location.

150m from the office to the station

2 Hrs 30 mins journey time to London

500m from the office to the A58M

Leeds Bradford Airport 20 mins

Developed by:

Colour Versions (No details)

Funded by:

FIERA REAL ESTATE

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