

# Greenhouse

Leeds, UK

CREATIVE AND SUSTAINABLE  
WORKPLACES AVAILABLE ON FLEXIBLE TERMS  
480 SQ FT - 1,728 SQ FT

To Let





# Building overview



## CREATIVE WORKSPACES IN A PIONEERING LOW CARBON BUILDING

- Workspaces from 1,728 sq ft to 3,776 sq ft available
- 6 minute cycle or 20 minute walk to Leeds Train Station
- On-site gym facilities
- Showers and changing facilities
- Secure basement car parking available
- Secure cycle storage in basement
- On-site Vegan Deli
- High-speed internet - 1 GBps line
- The Greenhouse has recently benefited from the **building render being cleaned, and improvements to common areas.**

Greenhouse has an A EPC rating, putting it in the top 3% of buildings in the UK for energy efficiency.

# A sustainable home for your business



THE GREENHOUSE BUILDING IS WHERE **SUSTAINABILITY LIVES.**



**Our design principles mean that sustainability isn't about sacrifice - it's about living in a cleaner, brighter and better way.**

Wind turbines, solar panels, ground source heating and rainwater harvesting are all used to reduce energy and water usage without compromising on quality of life or comfort. Greenhouse is situated close to the city centre, making access for your employees easy and convenient.

The desirability is further boosted by an on site gym, deli space and communal herb gardens in the central space.

**The greenhouse building saves resources by incorporating the following features into its design:**

- Air source heating
- Solar panels for water heating
- Wind turbines
- Rain water collection for flushing toilets

All of this means lower energy and utility bills and makes your business more sustainable.



**THE WORKSPACES** IN THE GREENHOUSE DEVELOPMENT HAVE BEEN DESIGNED SO THERE'S NO NEED TO CHOOSE BETWEEN A WELL-DESIGNED PLACE TO WORK AND A SUSTAINABLE ONE. **THESE SPACES DELIVER BOTH WITHOUT COMPROMISE.**

# The Workspaces



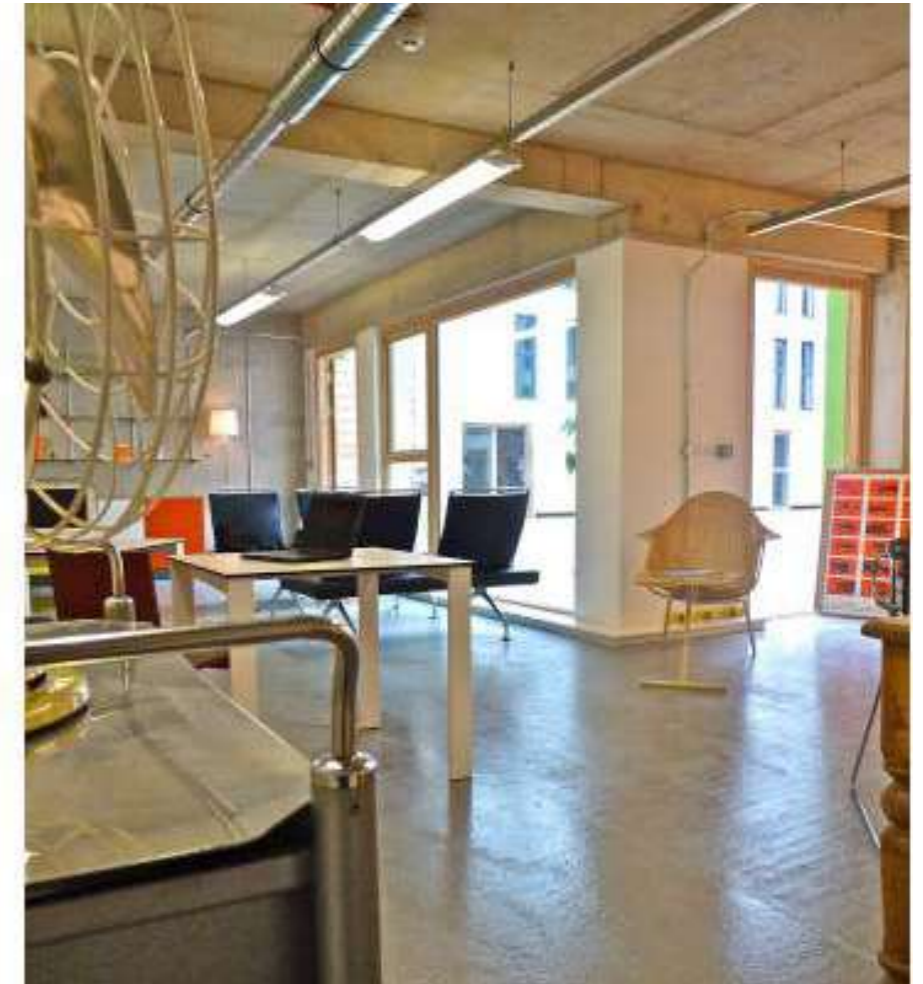
**In Greenhouse you'll find open-plan modern workspaces built for collaboration.**

Exposed services, exposed concrete floors, concrete pillars and large floor to ceiling windows create bright, bold spaces conducive to creativity.

The workspace's open

plan designs encourage collaboration, and the building's communal areas such as the courtyard herb garden provide useful places to re-charge.

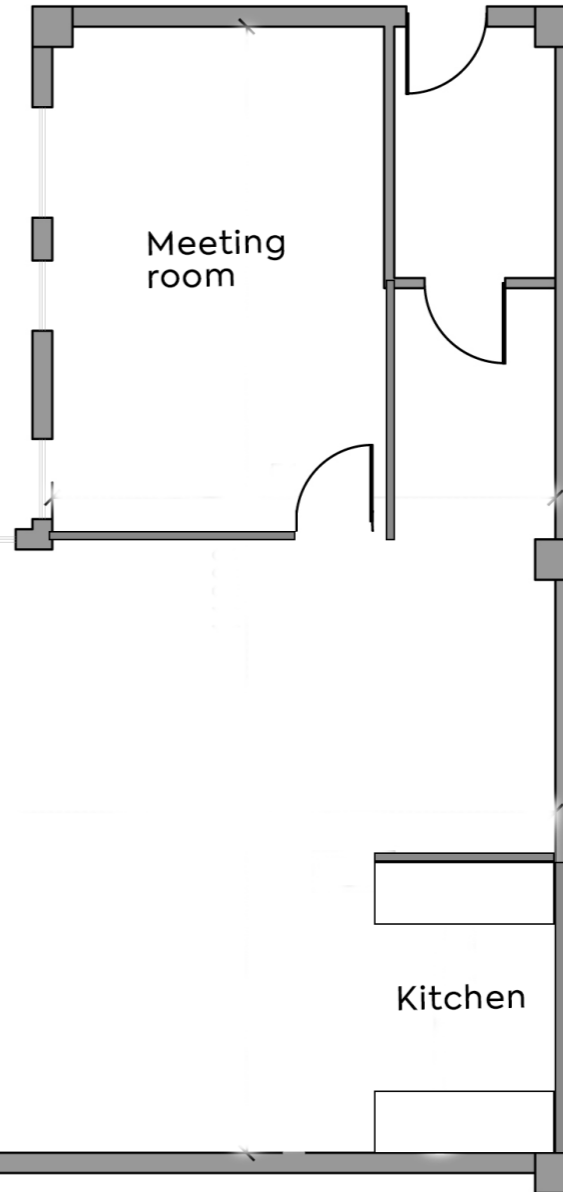
High-speed internet and high levels of thermal comfort thanks to the building's sustainable design create ideal working conditions for maximum productivity.



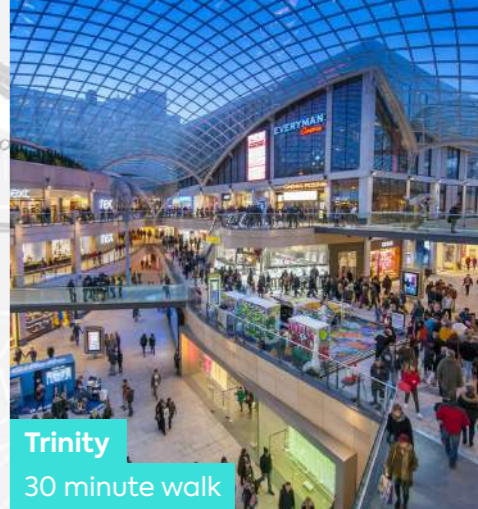
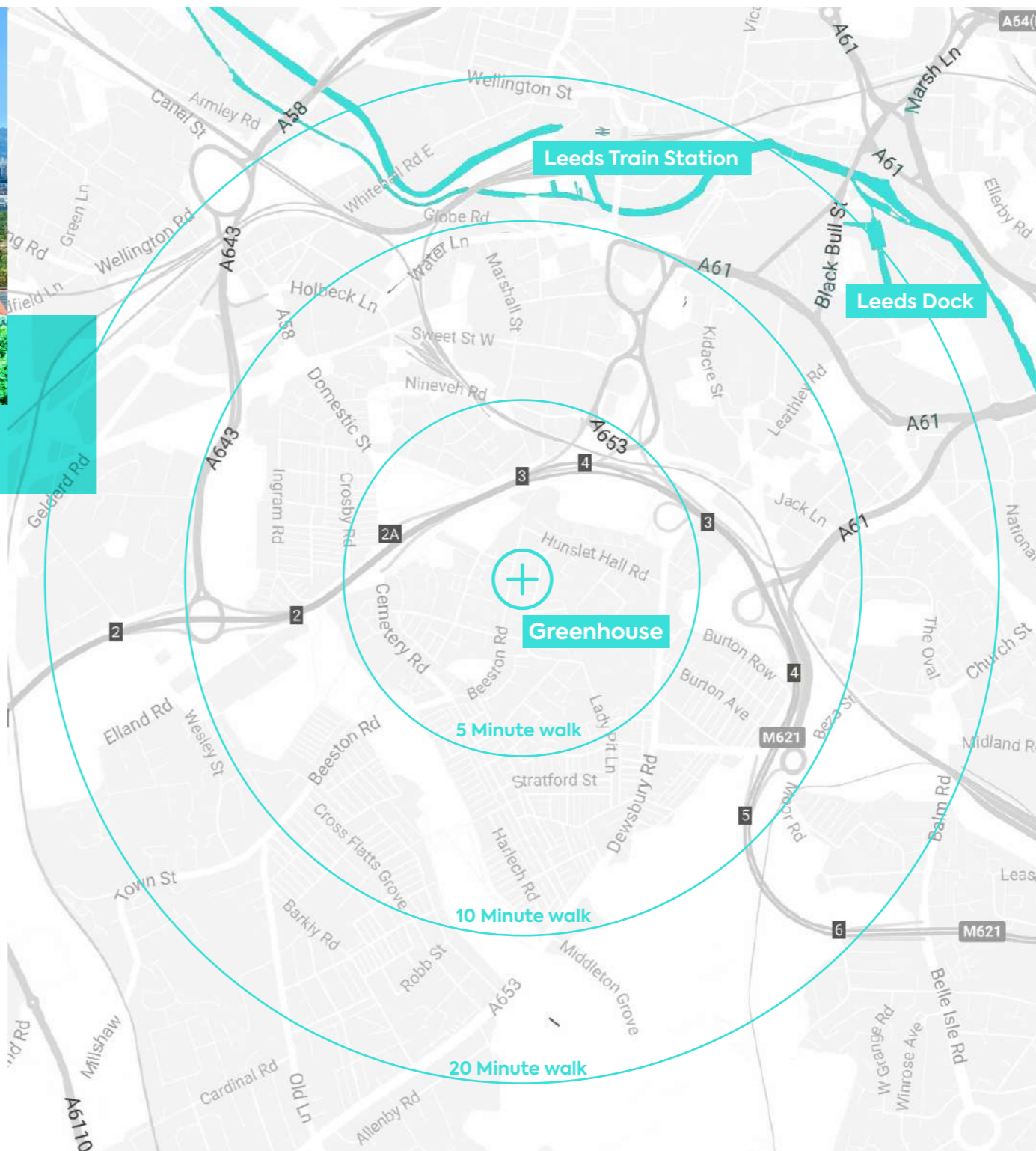
# Workplace 11



Sq ft	Floor	Meeting rooms	Kitchen area
1,728	Third	One	Yes



These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only, and layout may vary to the details herewith and you are advised to check current specification before entering into a contract.



# Location



**LOOKING OUT ACROSS LEEDS,** GREENHOUSE'S LOCATION IS IDEAL FOR ATTRACTING TALENT FROM NEAR AND FAR.

The proximity to Leeds train station and the M621 means excellent transport links.

Shopping, restaurants, venues and Universities are all easily accessible.

Secure under-croft parking in the building is also available to lease.

## TERMS

The suites are available by way of a new lease on terms to be agreed. Each Party is to be responsible for their own legal costs. We would advise any interested parties to make their own inquiries in relation to Business Rates payable on the available space. VAT is payable.

FOR FURTHER INFORMATION  
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### Misrepresentations Act:

Details prepared August 2018  
Subject to Contract

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