

# 14 King Street









# Flexible space in the heart of Leeds

14 King Street is perfectly situated in Leeds city centre at the heart of the commercial district. You and your business will have access to incredible transport connections and amenities right on your doorstep.

14 King Street offers an enviable Leeds business address within a short walk of City Square and Leeds railway station. Overlooking the city centre loop and on the doorstep of Trinity Leeds and the vibrant retails district, 14 King Street provides a hub for businesses to attract the best talent in the city.



With generous floor plates spread over 6 floors, you have the space and flexibility to create the right working environment for your business.

14 King Street offers a dedicated customer service team, staffed reception, superfast internet, parking, bike storage and shower facilities. Your business has everything needed to thrive.



**Features include:**

- Open-plan suites
- Air conditioning
- Raised-access floors
- Suspended ceilings
- LED lights
- Metal ceiling tiles
- On-site customer service team
- DDA-compliant access
- 24-hour access
- Lift access
- Showers
- Bike racks
- Parking
- Dog-friendly spaces



14 King Street

# Workspace Availability

Five	5 - 5,307 sq ft				
Four	4 - 6,523 sq ft				
Three	3A - 1,271 sq ft	3B - 1,322 sq ft		3C - 1,007 sq ft	3D - 2,321 sq ft
Two	2 - 6,706 sq ft				
First	1A - 586 sq ft	1A - 690 sq ft	1C - 1,202 sq ft	1D - 1,795 sq ft	1E - 1,507 sq ft
Ground	GA - 2,642 sq ft	GB - 2,392 sq ft	GC - 423 sq ft		

Available     Occupied



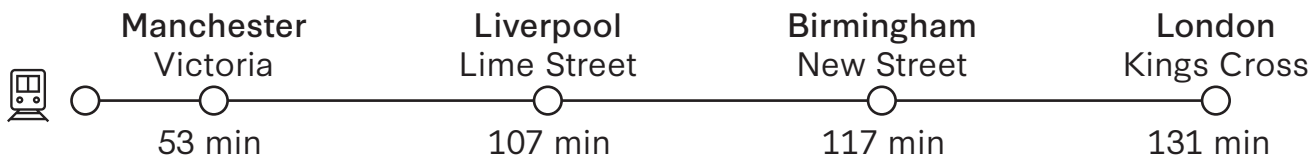
# Where work & lifestyle thrive

14 King Street's central location puts the best of what Leeds has to offer on your doorstep. For lunchtime essentials nearby you can find Pret-A-Manger and Philpotts along with local independent sandwich shops.

When you want to get out of the office on a sunny lunchtime, Park Square is a short walk away. Leeds has a compact city centre and 14 King Street is well located for easy access.

The building benefits from on-site car parking, and its location on the city centre loop road gives easy access to the M62/M1 and the wider motorway network. Leeds train station is two minutes' walk away.

## Train times



## Shopping & Leisure

- 1 Crowne Plaza Leeds
- 2 The Queens
- 3 Sainsbury's Local
- 4 Co-op Food
- 5 Tesco Express
- 6 Leeds City Museum
- 7 Hotel ibis
- 8 Grand Pacific

## Eating & Drinking

- 1 My Thai
- 2 Rudy's Pizza
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Editor's Draught
- 6 Laynes Coffee
- 7 Caffè Nero
- 8 Friends of Ham
- 9 Moose Coffee
- 10 Starbucks
- 11 La Bottega

## Bruntwood Buildings

- 1 West Village
- 2 Platform
- 3 West Gate





# Your Bruntwood benefits

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Leeds.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers.

Here's a selection of what's on offer:



**25% OFF**  
Class packs at RESET Studio



**20% OFF**  
Classes at YogaHero

**Second  
City  
Coffee**

**10% OFF**  
At Second City Coffee

**ELECTRIC  
SHUFFLE**

**25% OFF**  
At Electric Shuffle  
& Flight Club

**HYATT PLACE™**

**15% OFF**  
At Hyatt Leeds

**TRIB3**

**20% OFF**  
At TRIB3

## Bruntwood Buildings

**1 West Village** 🚶 7 min

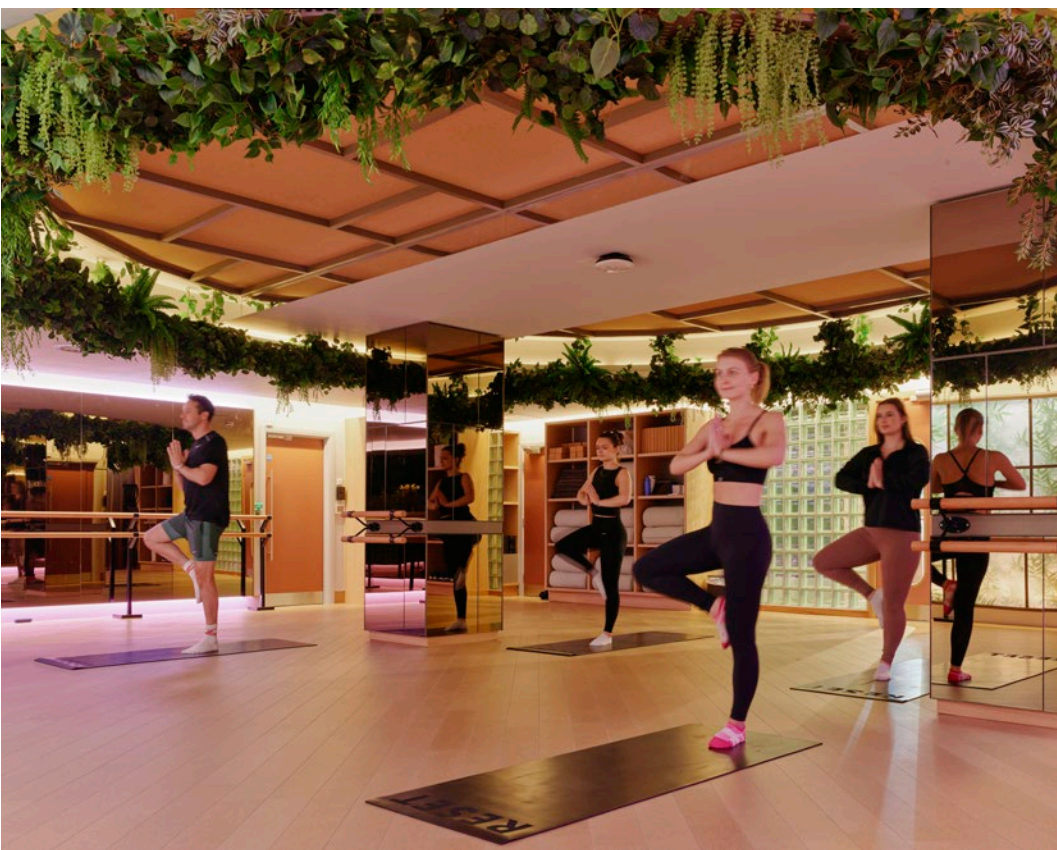
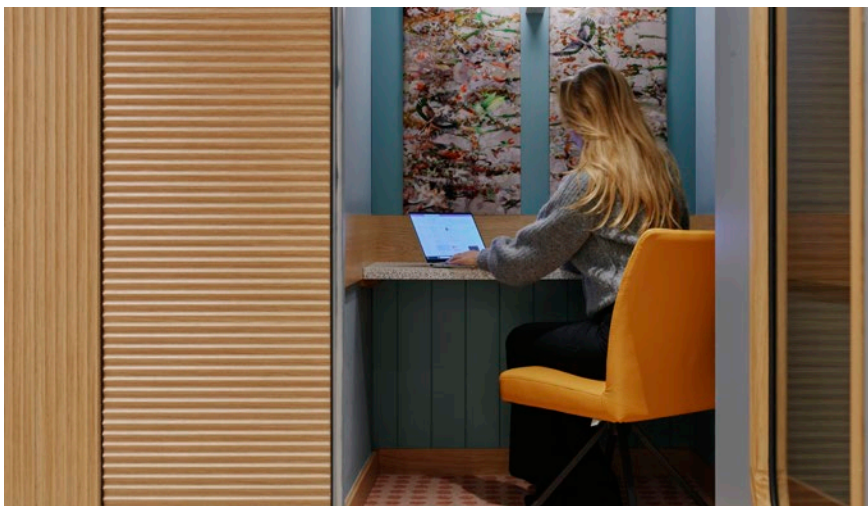
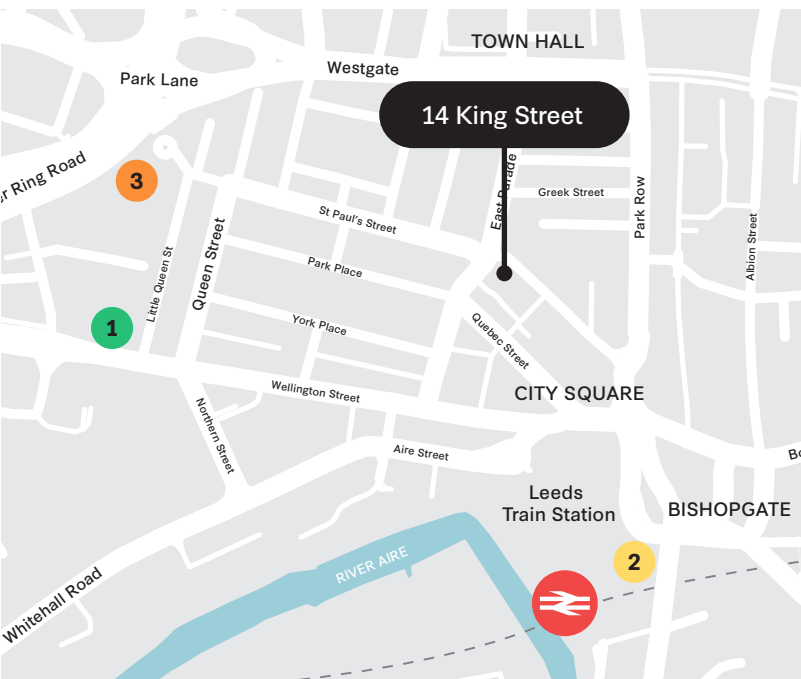
- 🏠 RESET Studio
- 👥 Meeting rooms
- ☕ Second City Coffee
- 🎤 Event space

**2 Platform** 🚶 5 min

- 🏠 Roof terrace
- 👥 Meeting rooms
- 🎤 Event space

**3 Westgate** 🚶 6 min

- 🏠 Free customer gym











# Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood SciTech community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood SciTech team.

## What's included:

- Unfurnished private office for you to customise
- 24/7 building access
- Use of communal business lounge
- Free access to gym, showers and changing rooms
- 25% off** meeting room bookings for any Bruntwood SciTech venue
- Amenity at your fingertips through the Bruntwood app
- Optional design and fit-out services
- Amenity at your fingertips through the Bruntwood app

## Key features



Fully customisable office



Use of communal areas



Optional design and fit out services



A monthly bill that meets your requirements





# Furnished

Bruntwood SciTech will design, facilitate, and manage every aspect of your office and workspace.

This is similar to our serviced offices, only one step up. We will create a bespoke workspace for you to accommodate any size business – from SME to regional branch to entire or multiple floors – and manage everything for you. This means amenities, cleaning, WiFi, furniture, and more will all be wrapped up in your full-service all-inclusive office space.

A managed office makes setting up new teams or rehoming existing ones much easier for agile businesses who are constantly growing and moving forwards. This managed office package is encapsulated in a single monthly fee customisable to your company, making everything that much easier for business leaders.

## What's included:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)
- One bill for rent and services
- Personalised fit-out at no extra cost
- 25% off** meeting room bookings for any Bruntwood SciTech venue
- Access to the Bruntwood customer app

\*Electricity bills not included

## Key features



Flexible contract



Choose fit-out



Optional design and fit out services

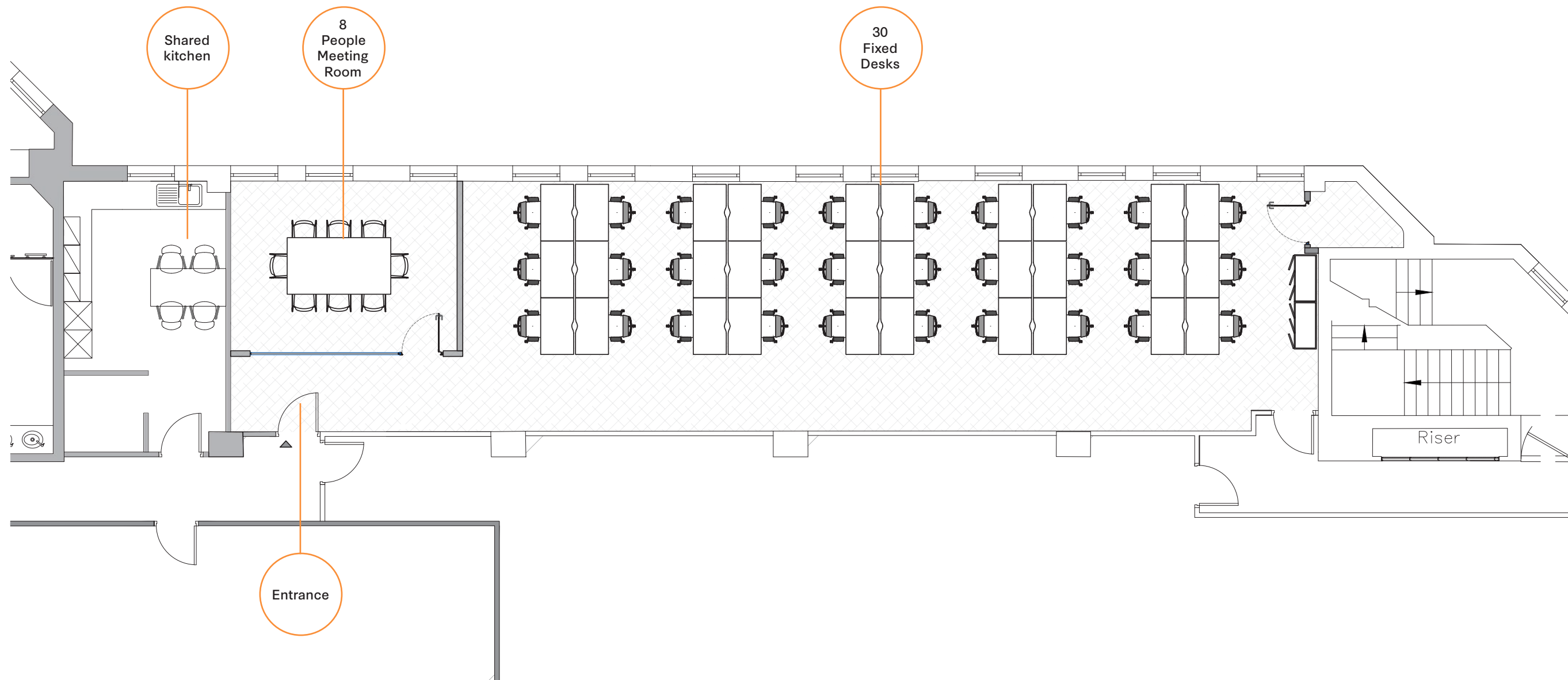


THIRD FLOOR 3B


# Open plan office

1,322 sq ft

£36.50 Furnished



 **30**  
Fixed desks

 **1**  
Use of shared kitchen

 **8**  
Person meeting room

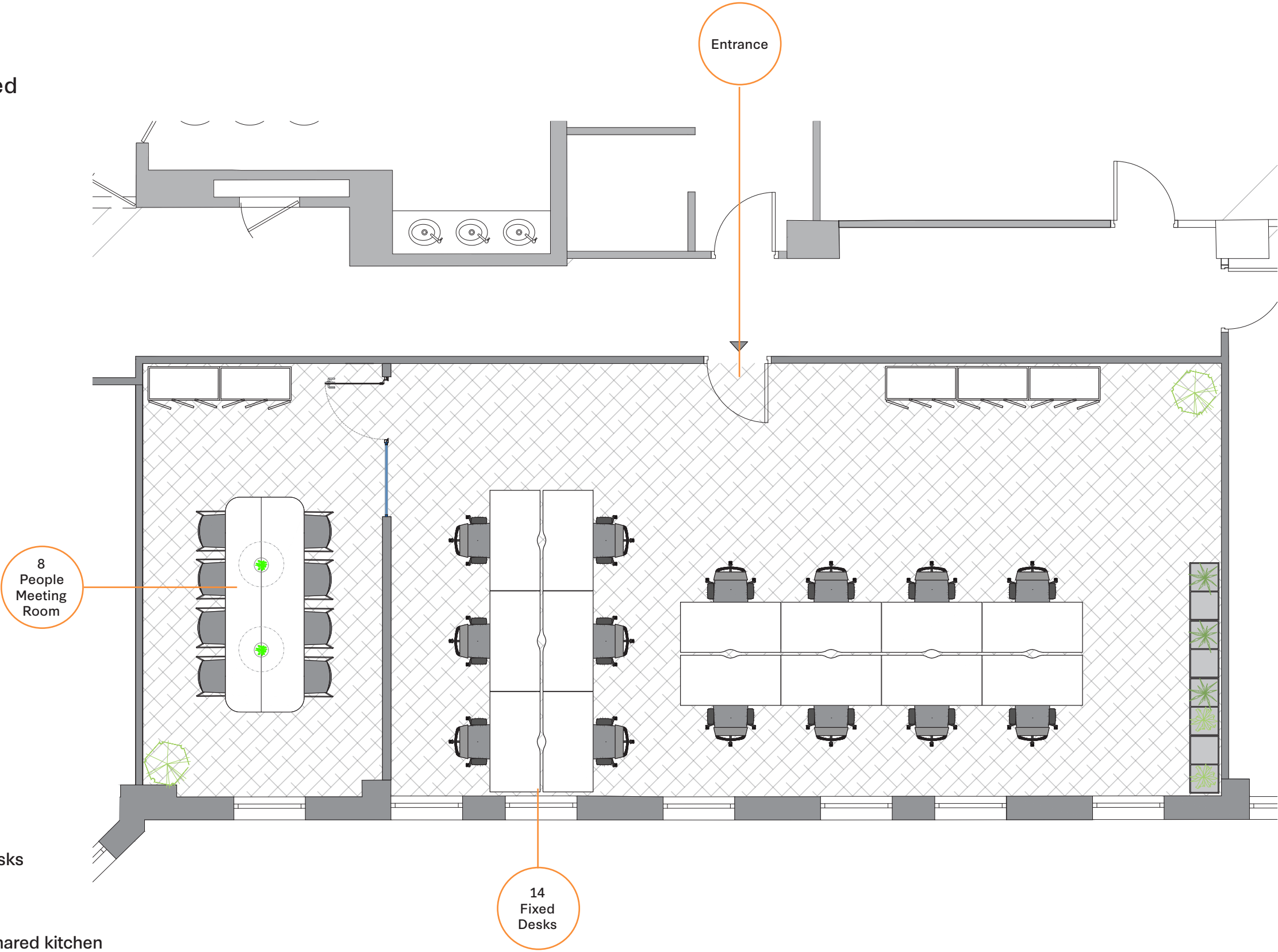


THIRD FLOOR 3C

# Office suite

1,007 sq ft

£36.50 Furnished



14

Fixed desks



1

Use of shared kitchen



8

Person meeting room



# Meeting rooms

25% off meeting rooms anywhere in our portfolio. In Leeds, we have the following meeting rooms for you to benefit from:

## Platform

2x 16 person boardroom / or 32 in theatre style

1x 28 person boardroom / or 64 in theatre style

2x 8 person boardroom

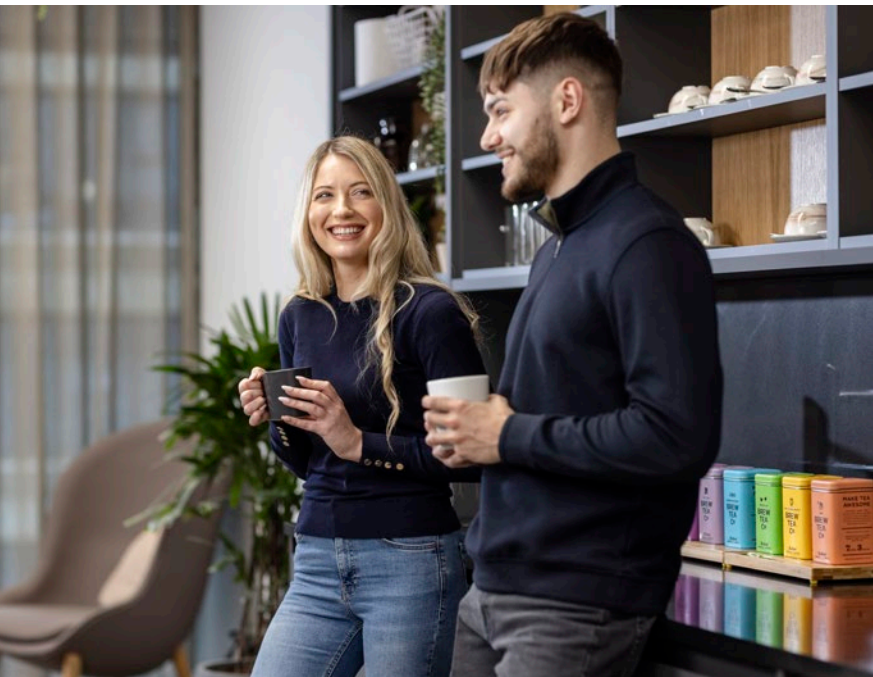
## West Village

1x 20 person boardroom / or 40 in theatre style

1x 12 person meeting room

1x 10 person meeting room

1x 5 person meeting room



Outside of Leeds we also have meeting rooms in Liverpool, Manchester, Greater Manchester, Alderley Park and Birmingham.

All rooms feature screens and AV equipment to allow you to present / dial in virtual colleagues and includes teas & coffees.





# Why Bruntwood SciTech?

## Business support: how can we help?

Be part of an ecosystem of over 150 like-minded businesses thriving across our Leeds sites, providing collaboration and innovation opportunities. By sitting down with our Innovation Services team, we aim to get an understanding of your business, challenges and opportunities, then we can connect you with our partner networks and ecosystem most applicable to you. Focus might be on funding, talent, market opportunities, knowledge transfer or introductions to support and grow your business.

Get connected with our partners across the city, including West Yorkshire Combined Authority, FinTech North, the Universities and Colleges & Leeds City Council.



**FINTECHNORTH**



Bespoke relationship management



Dedicated operations team for your needs



Community events programme



Partner perks including Coop Live ticket opportunities



Discounted event and break-out spaces



Best in class workspaces designed to inspire



**Katherine Megson**  
Head of Innovation and Growth Leeds & Manchester  
Bruntwood SciTech

Katherine supports digital, tech and innovative companies through program delivery, partnerships, and ecosystem building across Leeds and beyond. She launched the successful Bruntwood SciTech Female Founders Incubator, serves on multiple advisory boards, and was named Facilitator of the Year at the 2023 Leeds Digital Awards. Katherine has a wide range of experience and a passion for connecting people and championing diversity.



# A culture of sustainability

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind in four key areas:



#### **Investing in renewable energy -**

all common areas, serviced offices and our own offices are using grid-supplied electricity generated from renewable sources



#### **Upgrading existing buildings -**

for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



#### **Creating new, net zero buildings**

- our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



#### **Recommending sustainable interior**

**design options** - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our  
**Sustainability**  
Brochure



Scan to find  
out more

**It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:**

For more information, or if you have any questions, our dedicated team is ready to assist at [sustainability@bruntwood.co.uk](mailto:sustainability@bruntwood.co.uk)





# Download the Bruntwood App

by being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Leeds.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers. Here's a selection of what's on offer:

**25% off** class packs at RESET Studio

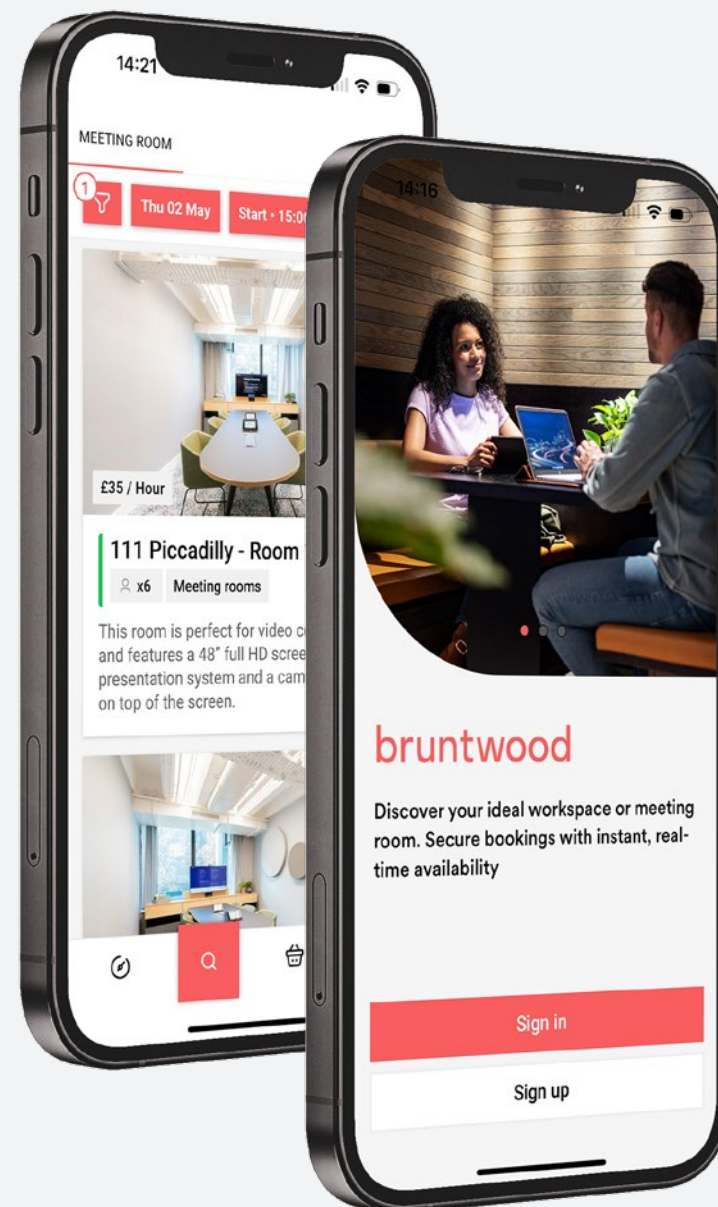
**10% off** at Second City Coffee

**25% off** at Electric Shuffle & Flight Club

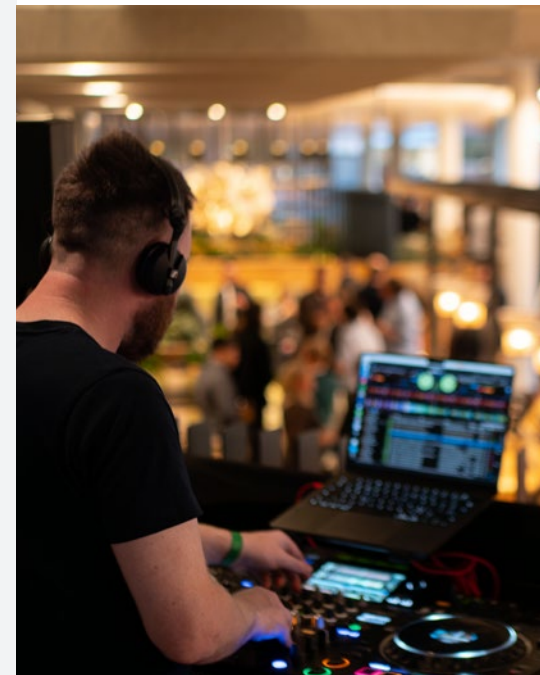
**20% off** classes at YogaHero

**20% off** at TRIB3

**15% off** at Hyatt Leeds



Available on:







Bruntwood SciTech  
Union  
Albert Square  
Manchester  
M2 6LW




For more information please  
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