

A wide-angle photograph of the Leeds Dock Department Campus at dusk. The scene features a canal with several narrowboats moored along the banks. Modern, multi-story buildings with large windows and balconies line the canal, their lights reflecting on the water. The sky is a deep blue, and the overall atmosphere is urban and contemporary.

# LEEDS DOCK

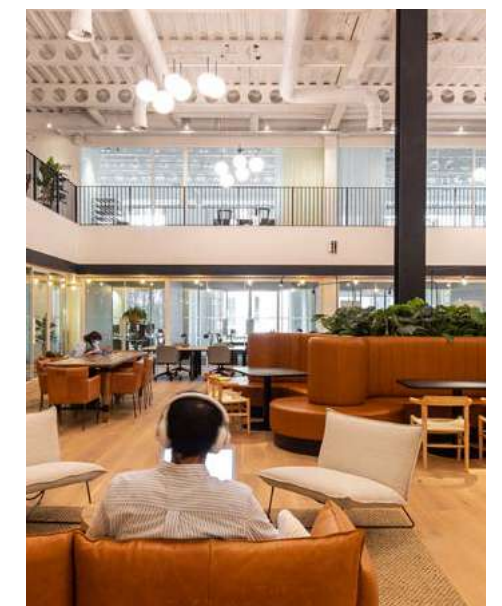
## DEPARTMENT CAMPUS

DC THREE  
WORKSPACE | RETAIL | LEISURE | F&B

# LEEDS DOCK

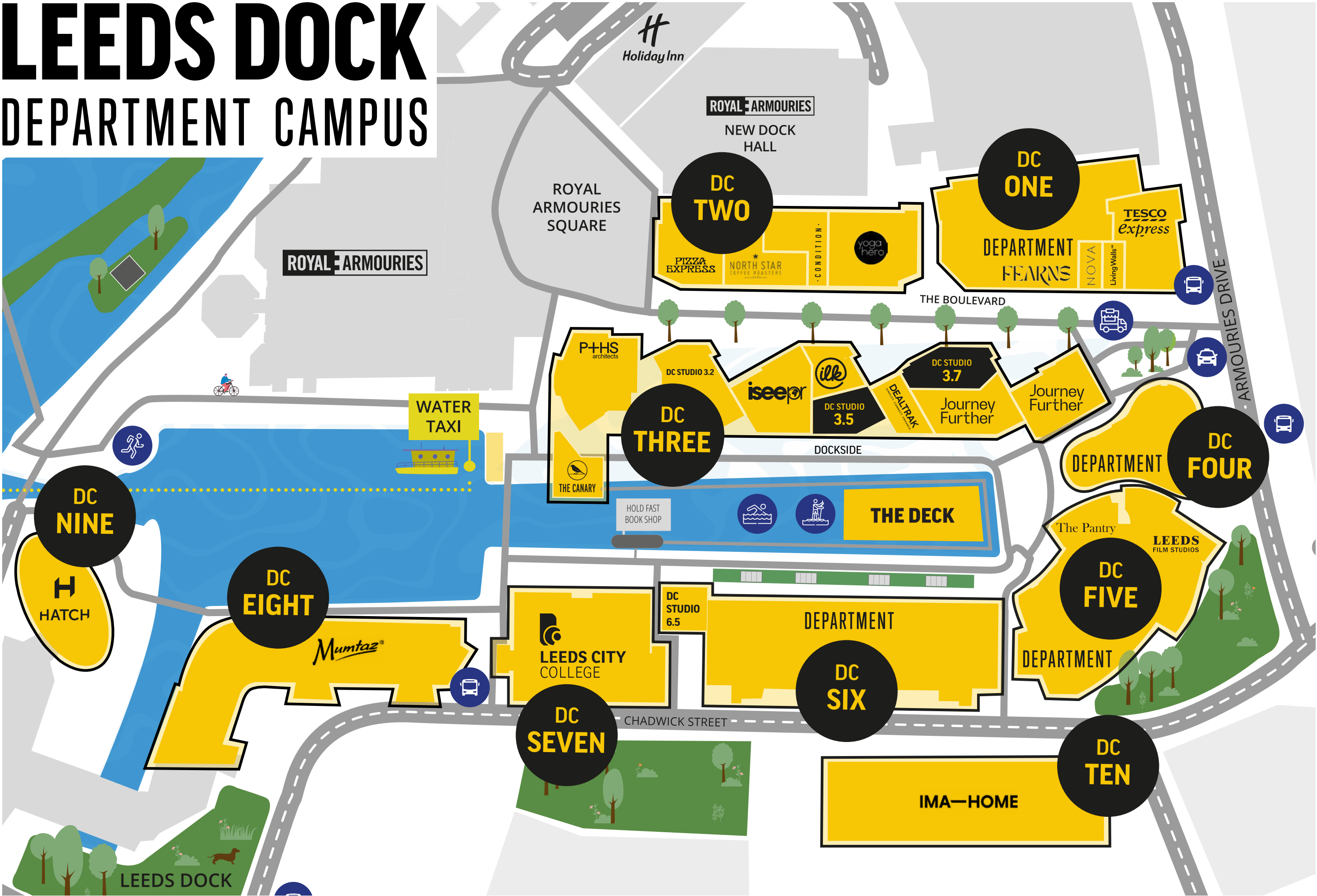
## DEPARTMENT CAMPUS

LEEDS' LEADING DESTINATION  
FOR WORK, WELLBEING,  
ENTERTAINMENT, LEISURE,  
CULTURE & HOSPITALITY.



# LEEDS DOCK

## DEPARTMENT CAMPUS



# AVAILABLE OPPORTUNITIES





# DC THREE UNIT 3.5

# DC THREE UNIT 3.5

## AREA:

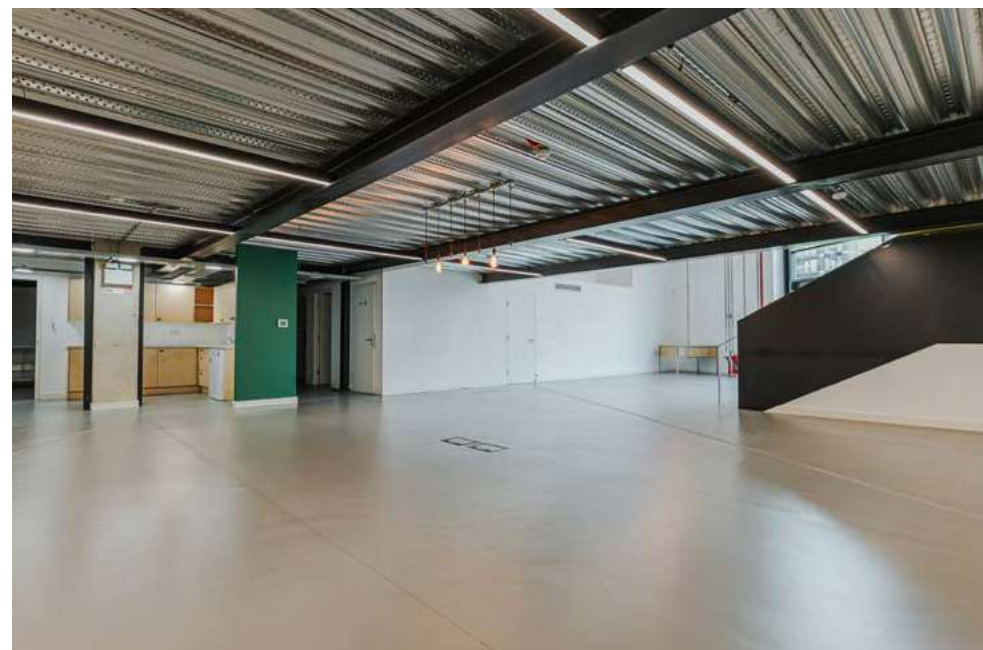
3,541 sq ft | 329 sqm

## SPECIFICATION:

Unit DC 3.5 is facing the water on the dockside and also benefits from Department's membership and its own front door. It's a self-contained, double-height space with mezzanine level, and is fully fitted with kitchen, three meeting rooms, WCs and shower, and has dedicated power and data resilience.

## UNIT 3.5 HAS:

- Dedicated mains isolator switch and supply for power
- HVAC for each office unit - all electric
- Independent water feed
- Independent fire alarm and emergency lighting
- Data & IT infrastructure resilience

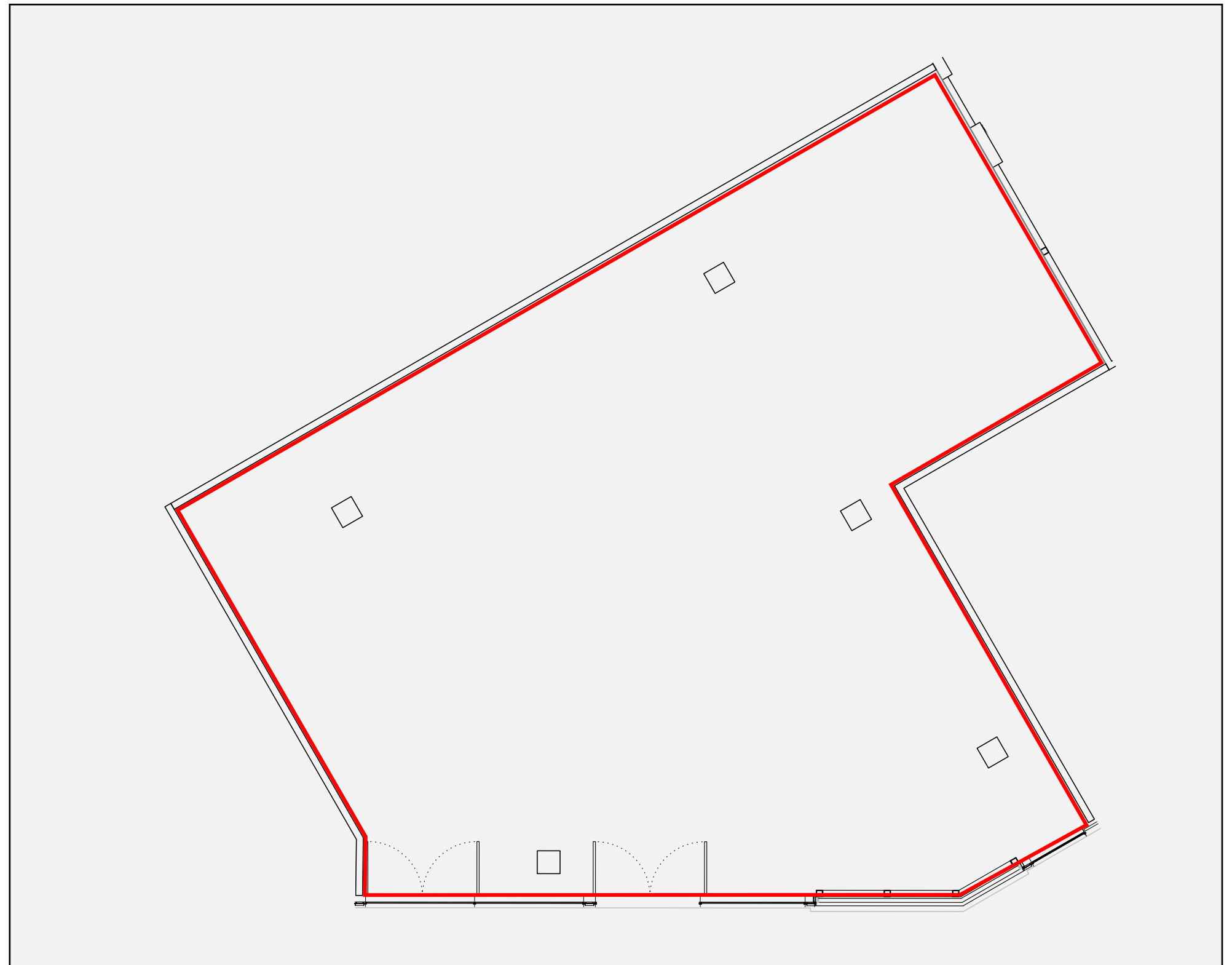




# DC THREE UNIT 3.5

## GROUND FLOOR

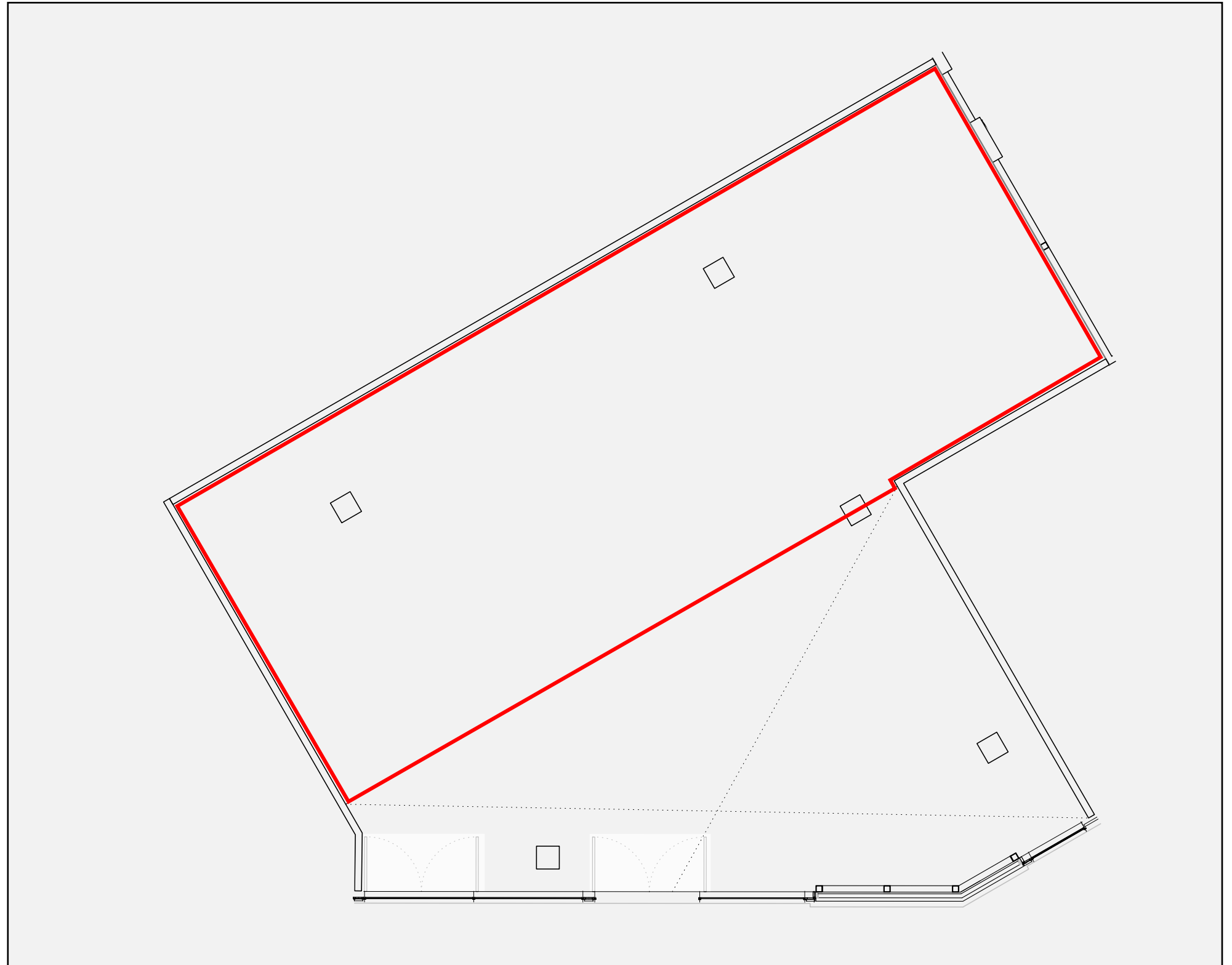
PLEASE NOTE THE INTERNAL LAYOUT OF THE UNIT INCLUDING MEETING ROOMS, KITCHENS, WCS AND STAIRCASES ARE NOT SHOWN ON THESE PLANS



# DC THREE UNIT 3.5

## MEZZANINE FLOOR

PLEASE NOTE THE INTERNAL LAYOUT OF THE UNIT INCLUDING MEETING ROOMS, KITCHENS, WCS AND STAIRCASES ARE NOT SHOWN ON THESE PLANS



# DC THREE UNIT 3.7

# DC THREE UNIT 3.7

## AREA:

4,502 sq ft | 418 sqm

## SPECIFICATION:

Unit 3.7 is directly opposite Department on the Boulevard and will benefit from all its member benefits, yet has its own front door. It's a self-contained, double-height space with mezzanine, and is full fitted with furniture, kitchen, meeting rooms and WCs.

## UNIT 3.7 HAS:

- Dedicated mains isolator switch and supply for power
- HVAC for each office unit - all electric
- Independent water feed
- Independent fire alarm and emergency lighting
- Data & IT infrastructure resilience

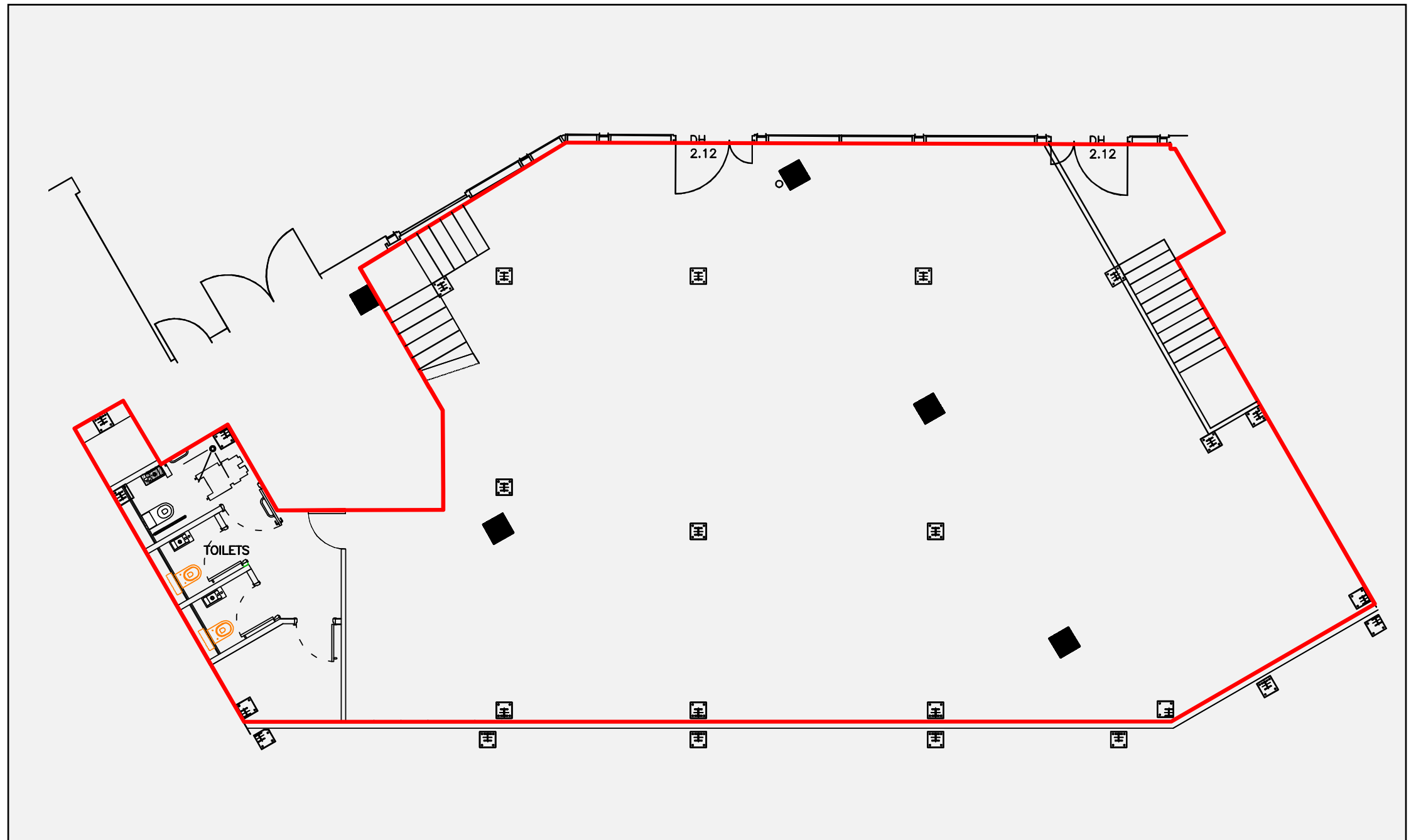




# DC THREE UNIT 3.7

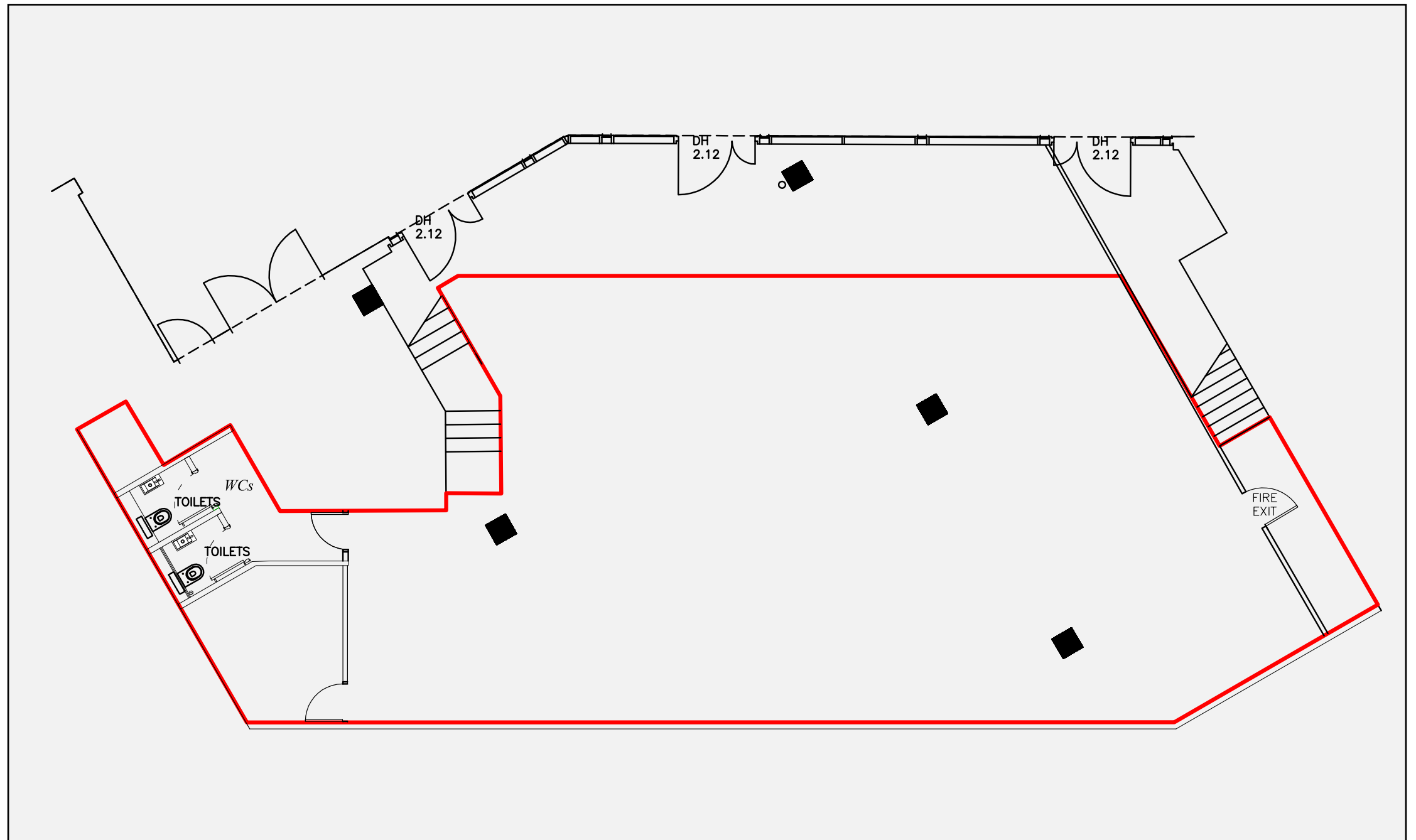
## GROUND FLOOR

PLEASE NOTE THE INTERNAL LAYOUT OF THE UNIT INCLUDING MEETING ROOMS, KITCHENS, WCS AND STAIRCASES ARE NOT SHOWN ON THESE PLANS



# DC THREE UNIT 3.7

## MEZZANINE FLOOR





# WORK HERE...

Department Campus is a fully serviced workspace district at Leeds Dock, designed to support modern work, wellbeing, and a vibrant community across a network of connected waterside buildings and shared amenities.



# ENJOY HERE...

The city's leading waterside destination for entertainment, leisure, wellness, culture & hospitality.

# THE CAMPUS

## DEPARTMENT CAMPUS, LEEDS DOCK

Department Campus is a fully serviced workspace district located in the heart of Leeds Dock. Spanning ten buildings, it offers a network of flexible workspaces, private studios, and shared amenities designed to support modern work, wellbeing, and creates a strong sense of community.

Operated by Department, the Campus brings a new approach to working life, blending a range of workspaces, curated design, and an enjoyable experience that links people, spaces, and services across the Dock. Workspaces are supported by high-quality facilities including meeting rooms, fitness and wellness amenity, social areas, and curated cultural and community programming within Leeds Dock.

More than just a place to work, Department Campus is part of the wider evolution of Leeds Dock: a unique waterside environment where businesses of all sizes can grow, and where everyone's work is shaped by flexibility, creativity, and community.



# A NEW STANDARD IN WORKPLACE EXPERIENCE

## WORK HERE. ENJOY HERE.

Leeds Department Campus is designed to make work enjoyable. While others offer well-designed, fitted spaces, they often lack true service and a sense of place. We're creating something more, a fully activated, amenity-rich Campus that prioritises community, wellbeing, and experience.

From our water taxi and beehives producing Leeds Dock honey, to partnerships with local independents like North Star Coffee Roasters and the floating bookshop, every element is thoughtfully curated to provide a vibrant, community-led waterside district.

With monthly markets, open water swimming, yoga, running clubs, cinema screenings, talks, networking events, and light shows, these are workplaces built around experience, activation, and real placemaking, all anchored by exceptionally designed workspaces.

## MEMBER BENEFITS

Members benefit from access to premium fitness and wellness facilities, community programming, and exclusive offers across Department's venues. Designed for collaboration, creativity, and balance, the Department Campus is redefining the workplace experience in Leeds, blending modern working with wellness, lifestyle and amenity.



# DEPARTMENT

## WHO IS DEPARTMENT

Department is a leading provider of coworking, managed, and flexible workspaces, operating across the UK's most prominent business districts. With a strong focus on placemaking and community building, Department caters to businesses in the corporate, tech, media, and creative sectors, creating environments where innovation and collaboration thrive.

In 2023, Department opened its doors at Leeds Dock, quickly establishing itself as a standout success in the city's office market.

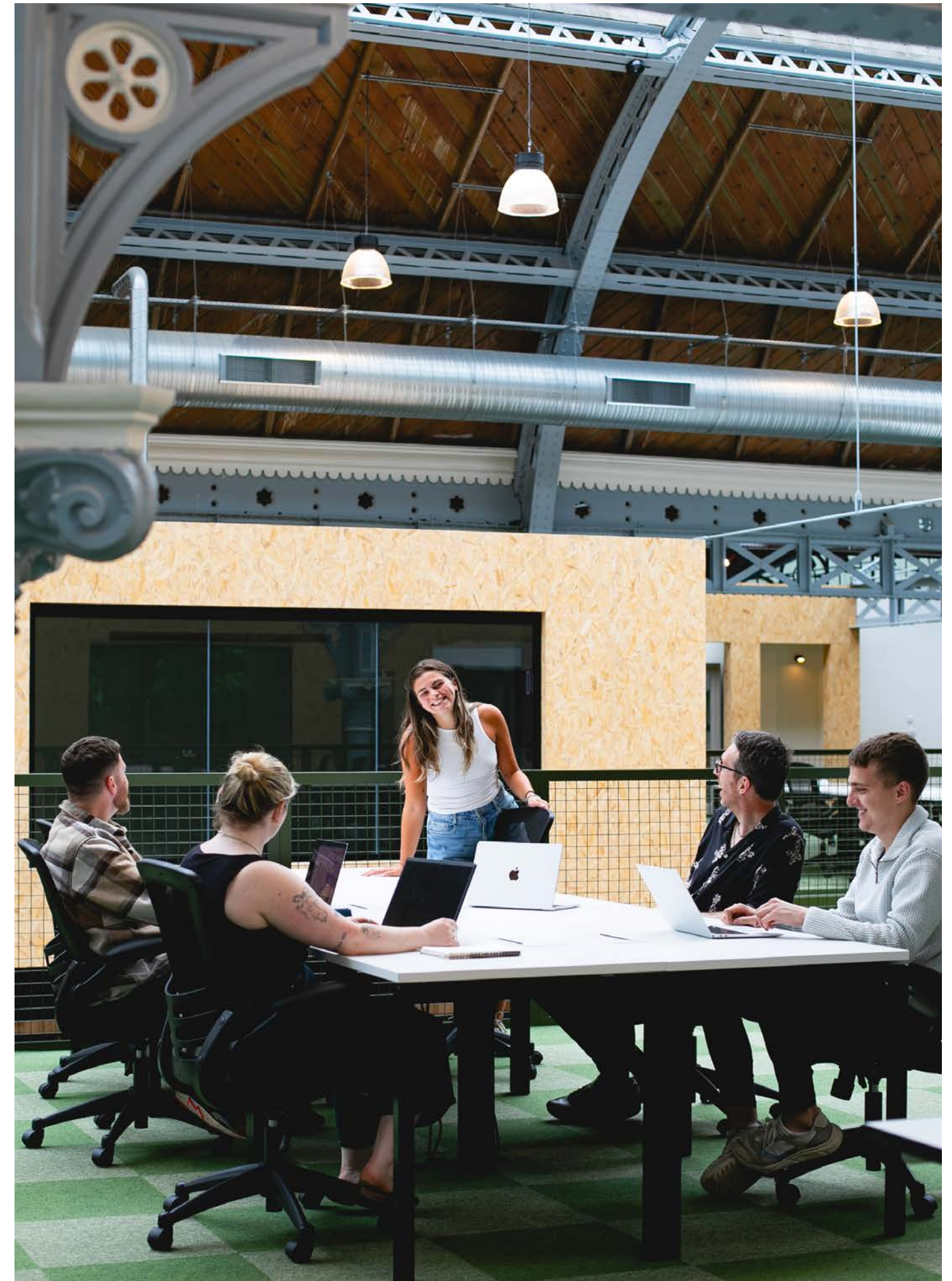
Building on this momentum, the brand has recently expanded further with the launch of Department Central Level Two. The new space accommodates over 250 additional desks and introduces a state-of-the-art screening room and a premium club lounge.

Despite an increasingly competitive office market, Department continues to lead its peer group by offering a workspace solution that combines thoughtful design, value, and exceptional service. Its success at Leeds Dock has laid the groundwork for further growth, both in terms of workspace type and physical footprint.

## DEPARTMENT CENTRAL

**DEPARTMENT** Over **500** Leeds Dock members  
**43** private offices  
**45** resident & hot desks

[departmentuk.com](https://departmentuk.com)



# DEPARTMENT MEMBER BENEFITS

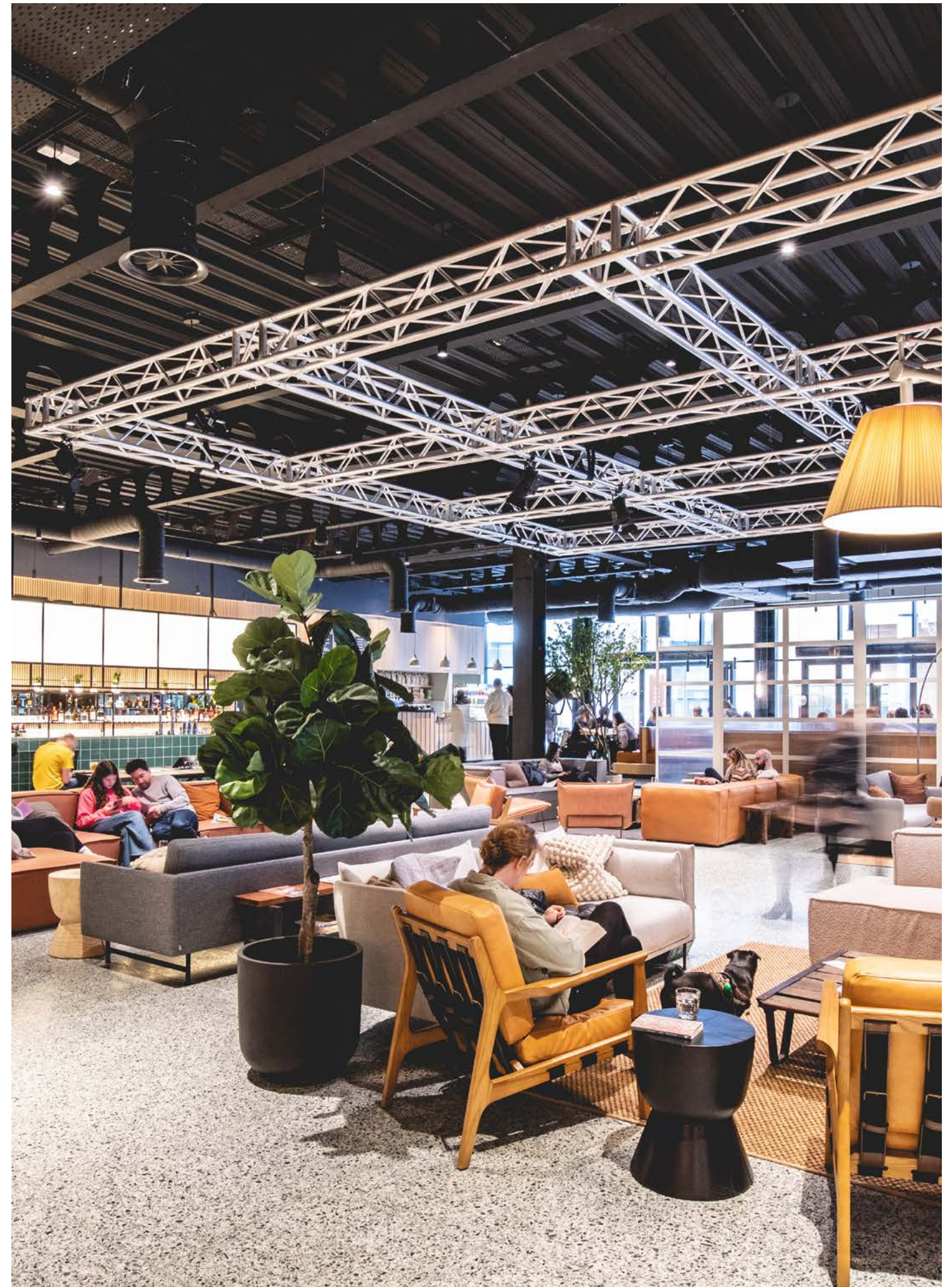
As a Department member businesses unlock access to a curated mix of flexible workspaces, from resident desks to private studios, alongside a wide range of services, wellness amenities, and social experiences, all designed to support work-life balance and foster innovation.

## BENEFITS TO DEPARTMENT MEMBERS:

- Access to Department's ground floor members-only lounge and bar
- 20% discount on meeting rooms and podcast studio
- 10% discount to hire The Cinema and Level 2 event space
- 20% discount in Fearn's
- 20% discount in The Canary
- Condition gym membership discount
- Yoga Hero discount
- Free community events and networking opportunities
- 10 free private water taxi trips per year
- Citi bike access
- Paddleboard club, open water swimming and running club
- 10% discount on parking at Citi Park.

## EXISTING TENANTS AT LEEDS DOCK ALL BECOME DEPARTMENT MEMBERS.

This will unlock access to the members-only Department lounge, alongside the Department programme of events, and other benefits listed.



# On the Dock

LEEDS DOCK

## ENJOY HERE...

On the Dock is the home of events, culture, food, drink, wellness, and community at Leeds Dock. Framed by the water and open public space, it brings together everything that makes the Dock more than just a place to work, from pop-up markets and outdoor fitness to live music, workshops, and seasonal events. It's all about encouraging people to 'Enjoy here', to take time, connect, and make the most of the waterside surroundings.

At the heart of this is the activation of our new floating Deck, a 30m platform that opens up the water for programming, events, and everyday use. Alongside dockside food and drink venues, improved lighting, and expanded services, the Dock is a social, flexible space for workers, residents, and visitors. On the Dock strengthens the identity of Leeds Dock as a community-led destination, supporting wellbeing, creativity, and connection on and off the water.

# DEPARTMENT ACTIVATIONS

## ENJOY HERE.

A monthly calendar at Leeds Dock features a diverse range of events, activities, and experiences designed to engage visitors, support local businesses, and celebrate the vibrant community. With monthly markets, open water swimming, yoga, running clubs, cinema screenings, talks, networking events, and an annual calendar of pillar events, the Campus is a place full of experiences. A place to Work and Enjoy.



### What's on - March

**6**  
**Book Swap**  
Bring in your old books for World Book Day and swap with your neighbours!

**13**  
**WINNERS IN CHANGE**  
The digital marketing campaigns, strategies & pivots that made waves in 2023.  
2 KEYNOTES | EXPERT PANEL | NETWORKING  
THURSDAY, 13TH MARCH, 3-6PM | DEPARTMENT LEEDS

**19**  
**Understanding Your Carbon Footprint**  
Join the movement for a greener future and understand how you measure, target & reduce.  
TED  
certified

**20**  
**Dog Headshots**  
Get your professional pet their very own headshot! Best pet portrait will win a tasty goodie bag voted by the Community Team

**25**  
**Yin Yoga and Sound Healing**  
Reset and recharge in the middle of your workday with a deeply restorative Yin Yoga & Sound Healing session

Download Department's Community Portal to RSVP and stay up to date with our events.

community.departmenttuk.com

### What's on - April

**3**  
**Mortgage Advice**  
Elliot from Sett Mortgages is back with a free mortgage advice drop-in

**16**  
**Plant your own herb garden**  
Grow your own herbs! Join us for a hands-on workshop to plant, nurture, and take home your own fresh herbs

**24**  
**Leeds Dock Connect**  
Engage with the Leeds Dock community at our networking event. Drinks and nibbles provided!

**24**  
**Drinks social**  
Anna's last member event! Join us for some casual drinks in Fearn's

**28**  
**Ali Cat Vintage pop-up**  
Ali Cat will be joining us to showcase unique vintage fashion all week. Timeless styles and one-of-a-kind finds!

Download Department's Community Portal to RSVP and stay up to date with our events.

community.departmenttuk.com

### What's on - May

**1, 2**  
**Ali Cat Vintage pop-up**  
Ali Cat will be joining us to showcase unique vintage fashion all week. Timeless styles and one-of-a-kind finds!

**8**  
**Still life drawing**  
Get creative with a relaxing still life drawing session.  
12:30 - 13:00, Members Lounge

**14**  
**Charity Bake Sale**  
Join us in supporting our member Jade in her fundraiser '63 Moore Miles'!  
09:00 - 11:00, Level 1 Kitchen

**28**  
**Intro to Portuguese**  
Our very own Nicole will be hosting an 'Intro to Portuguese' language session!  
12:00 - 13:00, Workshop

**29**  
**Smoothie Bar**  
Smoothie bar with Condition. Try out some new healthy smoothies.  
11:00 - 12:00, Level 1 Kitchen

Download Department's Community Portal to RSVP and stay up to date with our events.

community.departmenttuk.com

### What's on - June

**2**  
**Breakfast Buzz**  
Join us for a relaxed networking on the first Monday of every month. June's sponsor is Fearn's!  
08:30 - 09:30  
Level 1 Kitchen

**3**  
**Nervous System Reset**  
A midday reconnect. Gentle movement, breath, & sound to restore calm & clarity with Erica Marmal.  
13:00 - 14:00  
The Glass Box

**19**  
**Wellness Activation**  
A day of wellness events, including: Pilates, nutrition lectures, panel talks, slow cinema showings.  
09:00 - 17:00  
Level 2

**20**  
**You & Your Office Dog**  
Get a snap of you & your office dogs for Take Your Dog to Work Day.  
09:00 - 17:00  
Department

**30**  
**Lunch & Learn**  
Enjoy a free lunch and hear from our member Liam from Engage Partnerships on all things influencer marketing!  
12:00 - 13:00  
Level 2, Cinema

Download Department's Community Portal to RSVP and stay up to date with our events.

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Department Campus

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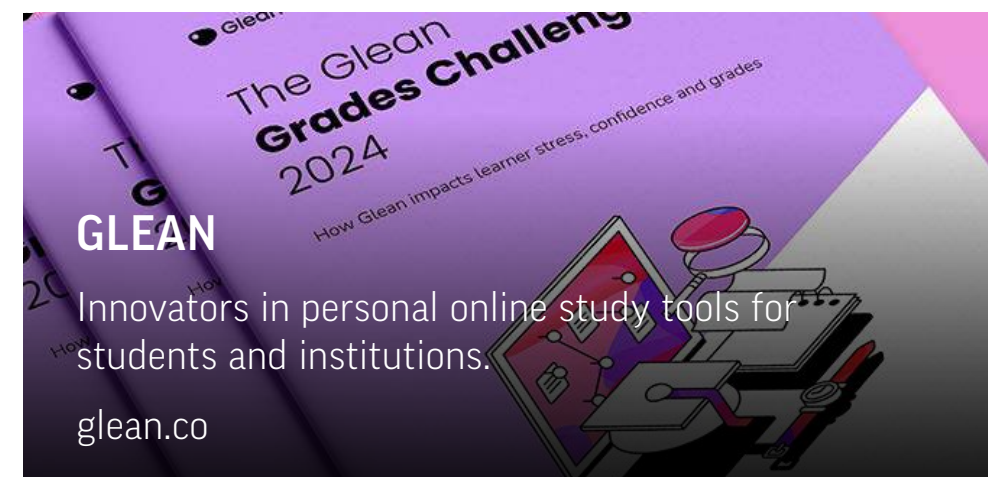
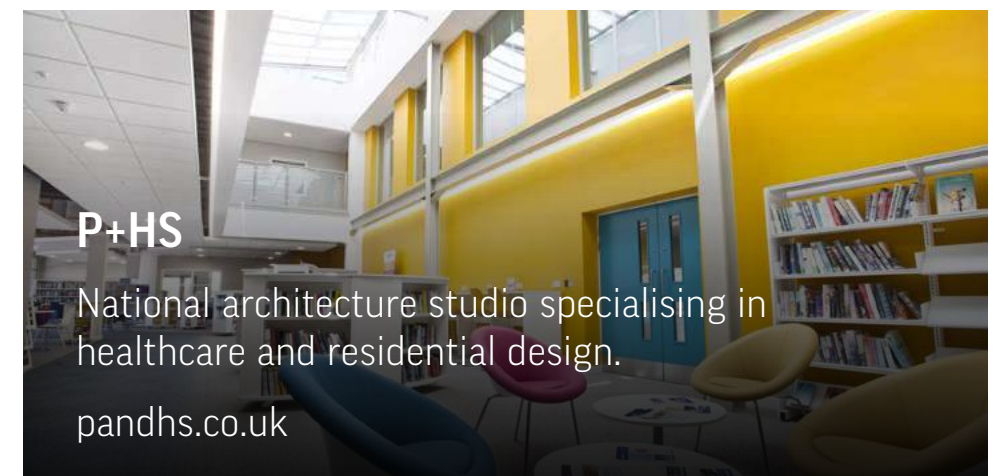
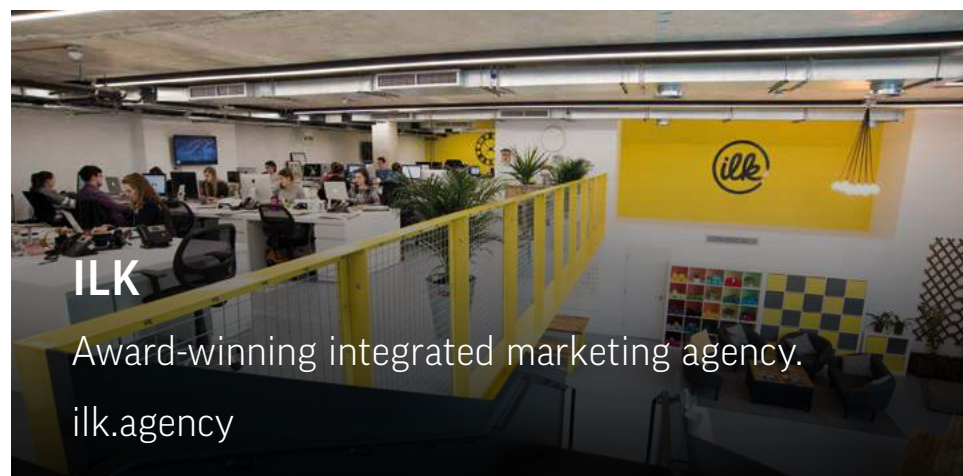
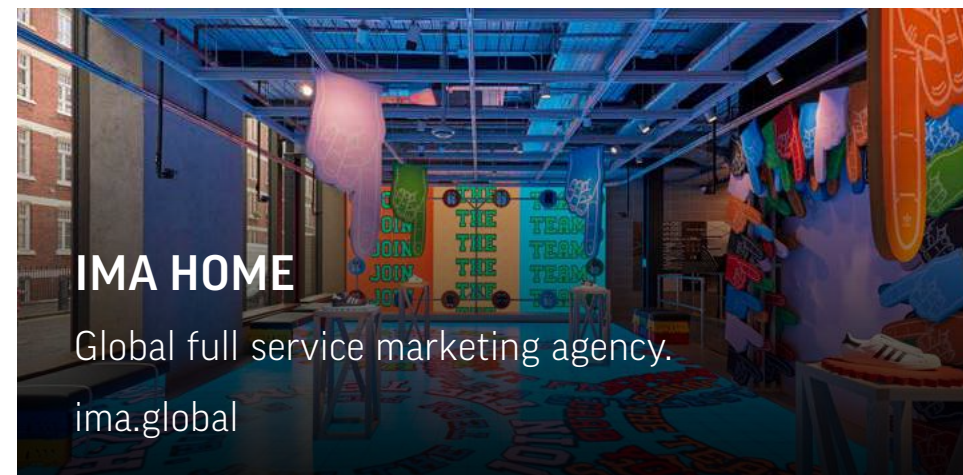
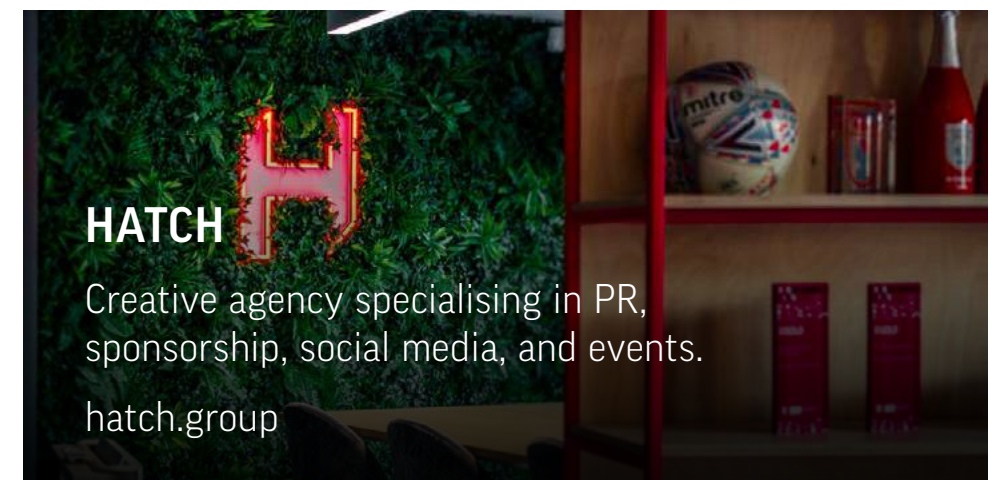
Leeds Dock



# OUR RESIDENTS

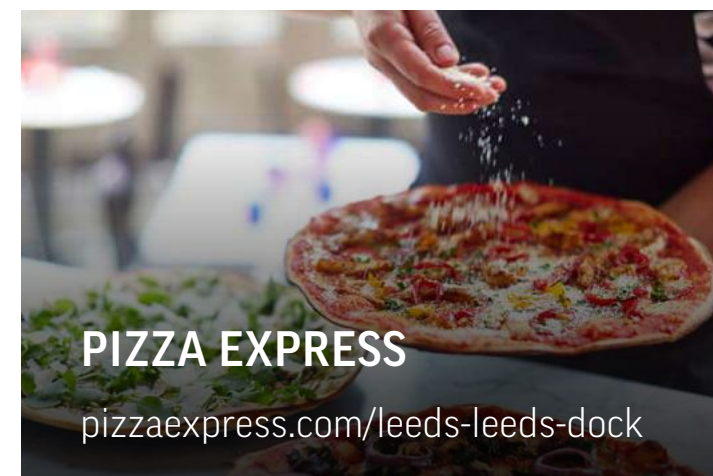
# WORKSPACE OCCUPIERS

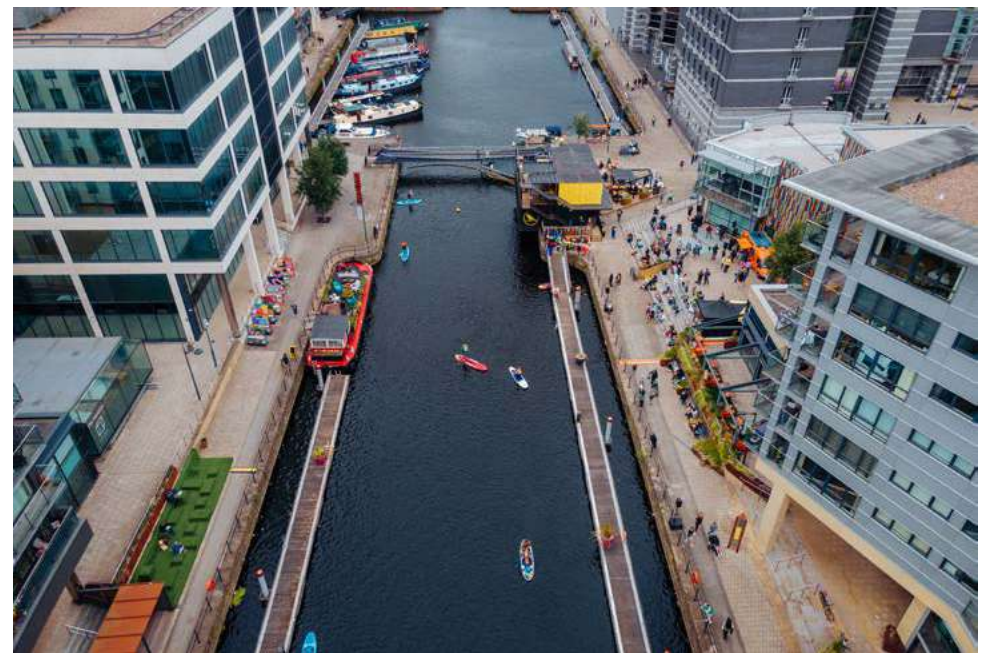
Leeds Dock is home to a true mix of workspace occupiers, reflecting the district's creative and collaborative ethos. From leading media companies and design studios to tech start-ups and cultural organisations, the occupier mix brings together innovation, creativity, and entrepreneurial energy in an inspiring waterfront community.



# RETAIL OCCUPIERS

Leeds Dock is a vibrant community that plays host to a diverse array of leisure, wellness and amenity operators each contributing to our waterside Campus. From cosy cafes to bustling restaurants, wellness activities to entertainment, Leeds Dock a truly unique and thriving community.







# • C O N D I T I O N •



# FITTED WORKSPACE & SUSTAINABILITY & ESG

The type of workspace offered in Leeds Dock is ultimately flexible to suit occupiers' needs.

Allied London has also partnered with Leeds City Council and their health and fitness service, Active Leeds, to create an active environment and community at Leeds Dock - a vibrant, multi-use, waterside destination.

## EACH WORKSPACE HAS:

- Dedicated mains isolator switch and supply for power
- HVAC for each office unit - all electric
- Independent water feed
- Independent fire alarm and emergency lighting
- Data & IT infrastructure resilience

## ON WIDER ESG INITIATIVES, AT LEEDS DOCK:

- 100% of electricity is sourced from renewable energy
- It will be completely gas-free by 2030
- There is a 100-bike cycle store and app bikes available for hire
- EV charging points are being installed
- None of the waste goes to landfill



# CONNECTIVITY

You'll look forward to coming to work at Leeds Dock and the choice is yours on how to arrive: hop on a water taxi, ride a bike, drive a car, stroll on foot or take a taxi.

Leeds Dock is only 15 minutes walk from Leeds Train Station with beautiful scenic routes along the water. There are also an ample number of car parking spaces and bike racks aplenty.

## WATER TAXI

JOURNEY TIME:  
10 MINS

Our innovative water taxi service will pick you up from Granary Wharf and drop you off in the heart of Leeds Dock.

## WALK

JOURNEY TIME:  
15 MINS FROM TRAIN STATION

Take a scenic walk along the calls, cross over Centenary bridge before entering Leeds Dock energized for the working day.

## TAXI

JOURNEY TIME:  
10-15 MINS FROM TRAIN STATION

Catch a taxi from the rank outside Leeds train station or book an Uber which is in operation in Leeds city centre and surrounding routes.

## CYCLE

JOURNEY TIME:  
7 MINUTES FROM TRAIN STATION

Beautiful cycle paths are available along the River Aire through to Leeds Dock where you can securely lock up in one of our cycle racks.



# CONTACT

## DEPARTMENT

📷 @departmentuk\_

E: info@departmentuk.com

To join our community or find out more about Department Leeds Dock, please visit: [departmentuk.com](https://departmentuk.com)

## ALLIED LONDON

**Elizabeth Peckett**  
Asset Director

t: 07812 709 930

e: [elizabeth.peckett@alliedlondon.com](mailto:elizabeth.peckett@alliedlondon.com)

## WORKSPACE ENQUIRIES

For all workspace leasing enquiries please contact:



**Eamon Fox**  
e: [eamon.fox@knightfrank.com](mailto:eamon.fox@knightfrank.com)

**Victoria Harris**  
e: [victoria.harris@knightfrank.com](mailto:victoria.harris@knightfrank.com)

[knightfrank.com](https://knightfrank.com)



**Duncan Senior**  
e: [dsenior@wsbproperty.co.uk](mailto:dsenior@wsbproperty.co.uk)

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e: [rbeagley@wsbproperty.co.uk](mailto:rbeagley@wsbproperty.co.uk)

[wsbproperty.co.uk](https://wsbproperty.co.uk)

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# LEEDS DOCK

## DEPARTMENT CAMPUS

[LEEDSDOCK.COM](http://LEEDSDOCK.COM)