



1,920 – 37,800 SQ FT
GRADE A OFFICE SPACE

Globe Point

TEMPLE



A new Leeds icon

37,800 SQ FT
GRADE A OFFICE SPACE
WITH FEATURE ROOFTOP
TERRACES

ARRIVING Q2 2022

An architectural rendering of a modern, multi-story brick building. The building features a grid of large, dark-framed windows on the upper floors, some of which show people working or standing. The ground floor has large glass storefronts for various businesses, including a cafe and a shop. People are shown walking on the sidewalk and crossing the street in the foreground. The text "A better place to be" is overlaid in the center of the image.

A better
place to be

TEMPLE

WELCOME TO

Globe Point

coffee lab

Work life balance

Globe Point is an inspiring office building and forms the gateway to the Temple neighbourhood. With multiple connections at street level, it provides easy access to the nearby city centre and railway station.

The welcoming reception offers high quality finishes across a café kitchen and plenty of collaborative breakout space for working.

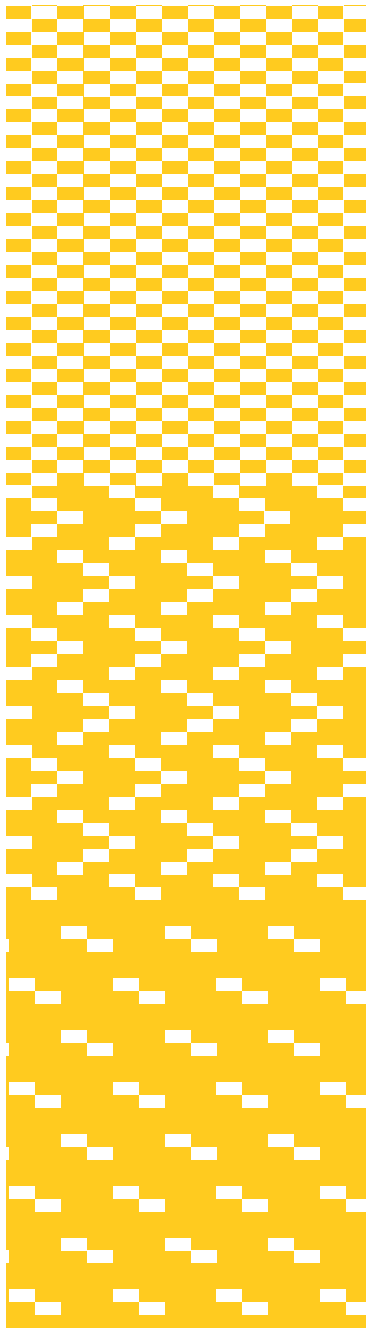
- Building manager & dedicated team
- Café kitchen
- Breakout space & working lounge



Unlocking your building

To ensure exemplary levels of building service for all our occupiers and their visitors, we've created a programme of events and services called Temple Life.

- Ground Floor licensed Café
- Communal business lounge and breakout space
- Customer events
- Site-wide car share scheme
- On-site car club
- Valet service
- Dry cleaning
- Cycle & scooter hire schemes
- Priority car share spaces
- Electric vehicle charging
- Pop up retail
- Pet therapy



A man with short blonde hair and a light beard, wearing a dark blue suit jacket over a light blue button-down shirt, is smiling and looking towards the left. He is holding a clear glass in his left hand. To his left, the back of another man's head and shoulders are visible; he is wearing glasses and a dark suit. The background is a blurred outdoor setting with other people, trees, and modern buildings under a warm, golden light, suggesting a social gathering or event in a public space.

Meet me in Temple

Only 5 minutes walking distance from Leeds train station, Temple has a mixture of quiet, reflective landscaped areas, busy squares and stylish new buildings, providing an inspiring and safe environment for workers, visitors and residents alike. Here is the place to be.

Meet the neighbours

In good company.

The area is already well established as a business district and includes a number of household names with operations in the immediate neighbourhood.





Globe Point and future developments

**1 One
Globe Square**

As part of the wider Temple development, CEG will deliver a mixture of residential, office and retail and leisure.

F&B and local businesses

2

out of **THE WOODS**

3

taste.
EAT • DRINK • MEET

4

**GRANARY WHARF
LEEDS**

5

**CRAFT
ASYLUM#1**

6

DOUBLETREE
by Hilton
LEEDS CITY CENTRE

7

**ROUND FOUNDRY
MARSHALLS MILL**

8

David Street Cafe

9

THE CROSS KEYS

10

**WATER LANE
BOATHOUSE**

New residential and F&B

11

**MUSTARD
WHARF**

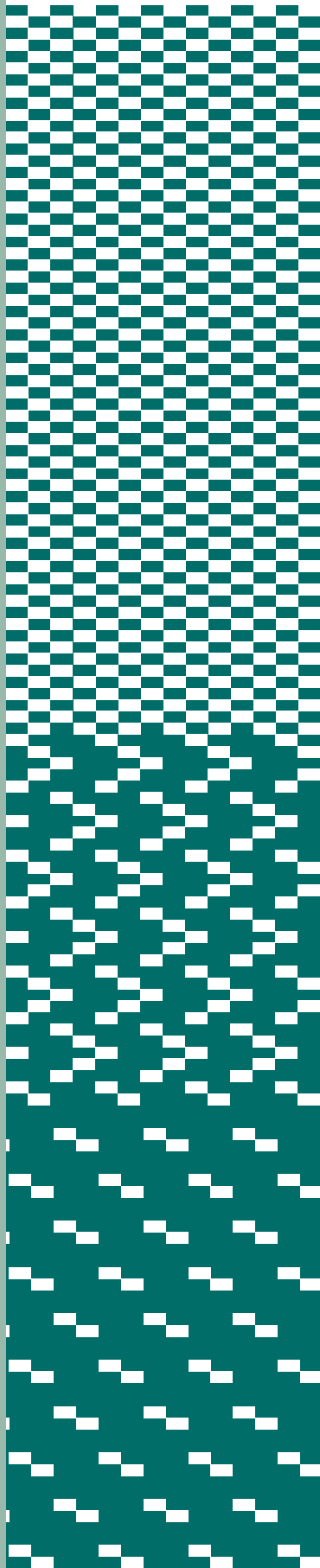
12

**TOWER
WORKS**

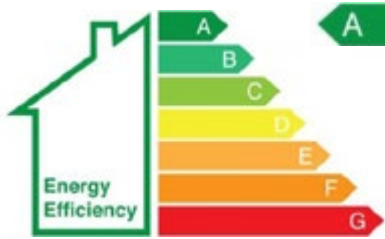
The Detail

Low carbon building.

Globe Point looks to people as well as technology to help create the next generation of truly sustainable office buildings. Changing people’s behaviour, as well as achieving market accreditations, is the path to a more sustainable future.



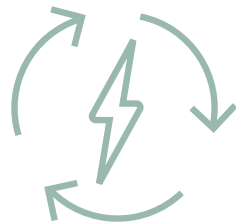
Target BREEAM Excellent



Target EPC A



WELL Ready



All electric using 100% green energy



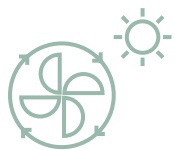
TRANSPORT

- 5 min walk to Leeds station
- Cycle storage with showers
- Car Club
- EV charging for cars & bikes



WATER CONSUMPTION

- The building utilises water efficient fittings
- Water consumption is reduced by 39%
- The annual water saving equates to ½ an Olympic swimming pool



HEALTH & WELLBEING

- Carbon dioxide sensors help us to monitor the air quality and adjust the air flow as required, to maximize air quality while optimising energy efficiency



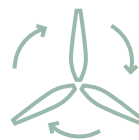
WASTE MANAGEMENT

- 100% operational waste diverted from landfill
- Target 65% recycled



MANAGEMENT

- Targeting BREEAM Excellent
- Life Team on site
- Post occupancy evaluation
- Continuous customer engagement



ENERGY & CARBON

- 20% of energy from low carbon technologies
- No fossil fuels on site
- 27% lower energy consumption than an average building



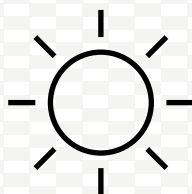
MATERIALS

- Smart selection to reduce environmental impact
- Responsible sourcing
- Target all timber sourced from sustainably managed forests
- Renovated brownfield site

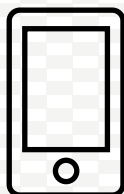
Smart ready & tech enabled



Smart Enabled, Digital Ready and Secure
For future smart applications, and ready to work and interact with Tenant installations.



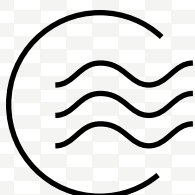
Energy metering & Management
Real time energy data and enhanced controls allow you to focus on energy efficiency and sustainability.



Building App
Seamless interaction for intuitive user experience, enriching building services and life events.



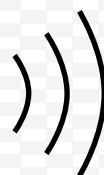
Lighting Enabled Digital Services
Intelligent LED lighting enhances comfort and reduces energy usage.



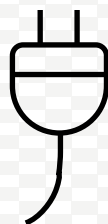
Indoor Air Quality
Zoned heating and intelligent sensors support performance, wellbeing and energy usage.



Visitor Management System
Streamlining the check-in process for visitors.

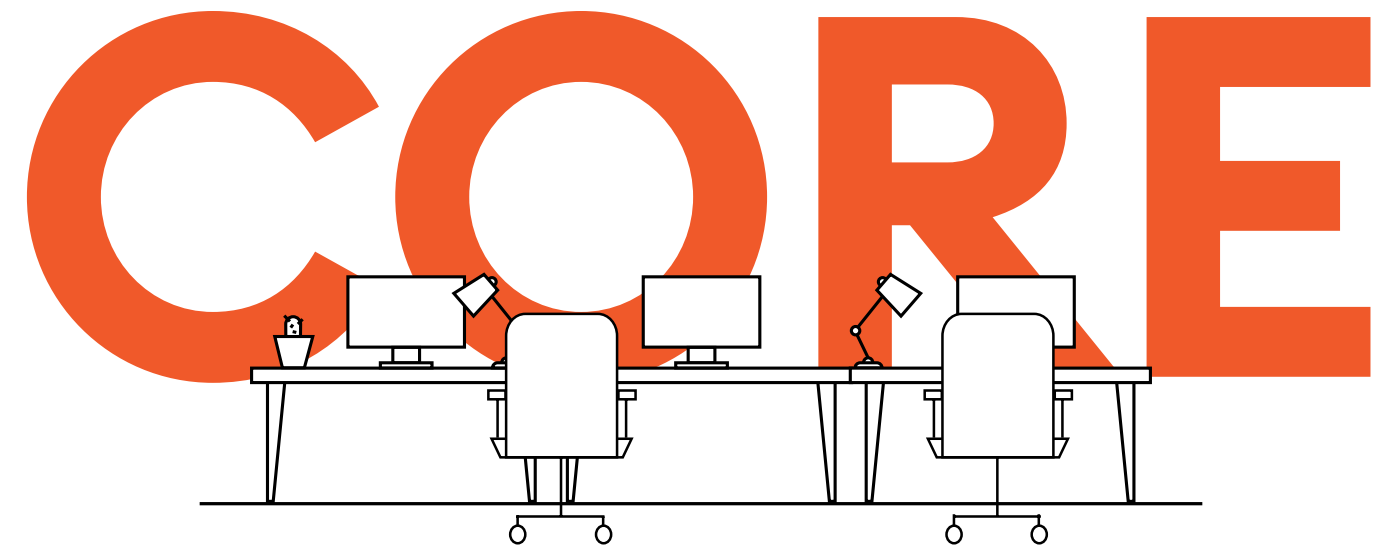


Contactless Access Control
Contactless means for entering and navigating the building.



EV charging
EV charging booked and managed through the Building App.

Flexible leasing



Longer-term essential space.

Typical floor plates of 6,437 sq ft of prime work space with a consistent and coherent design aesthetic, flooded with natural daylight. Space to reflect your brand and to energise your colleagues.



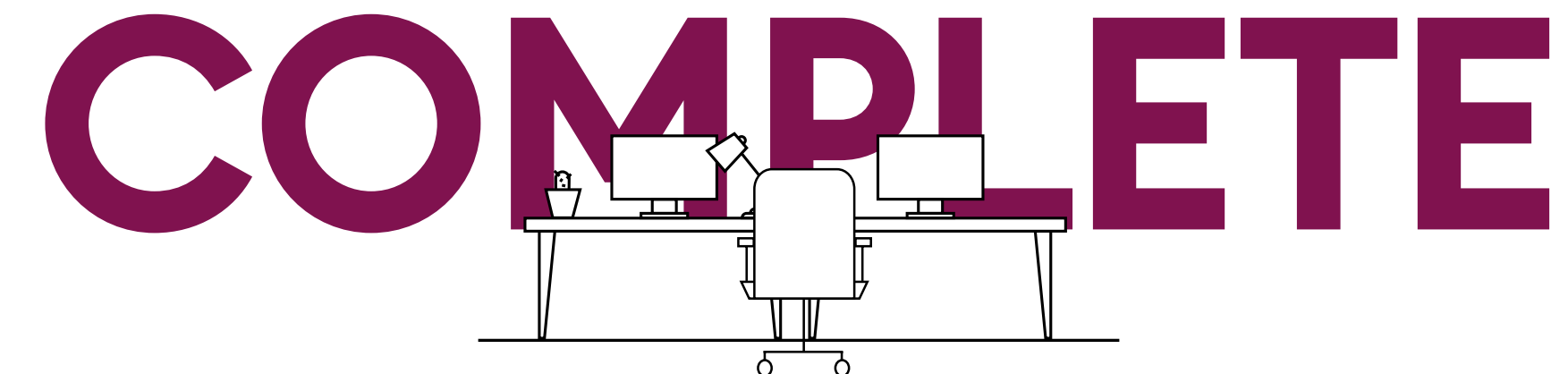
Space to flex to your business needs.

Lease on your own terms.
Space to grow or contract.



We deliver your bespoke fitout.

Make your relocation capital cost neutral and keep the focus on what you do best, by leaving us to design, specify, source, project manage and fitout your space. We have the experience, people and buying power to deliver your perfect customised solution.



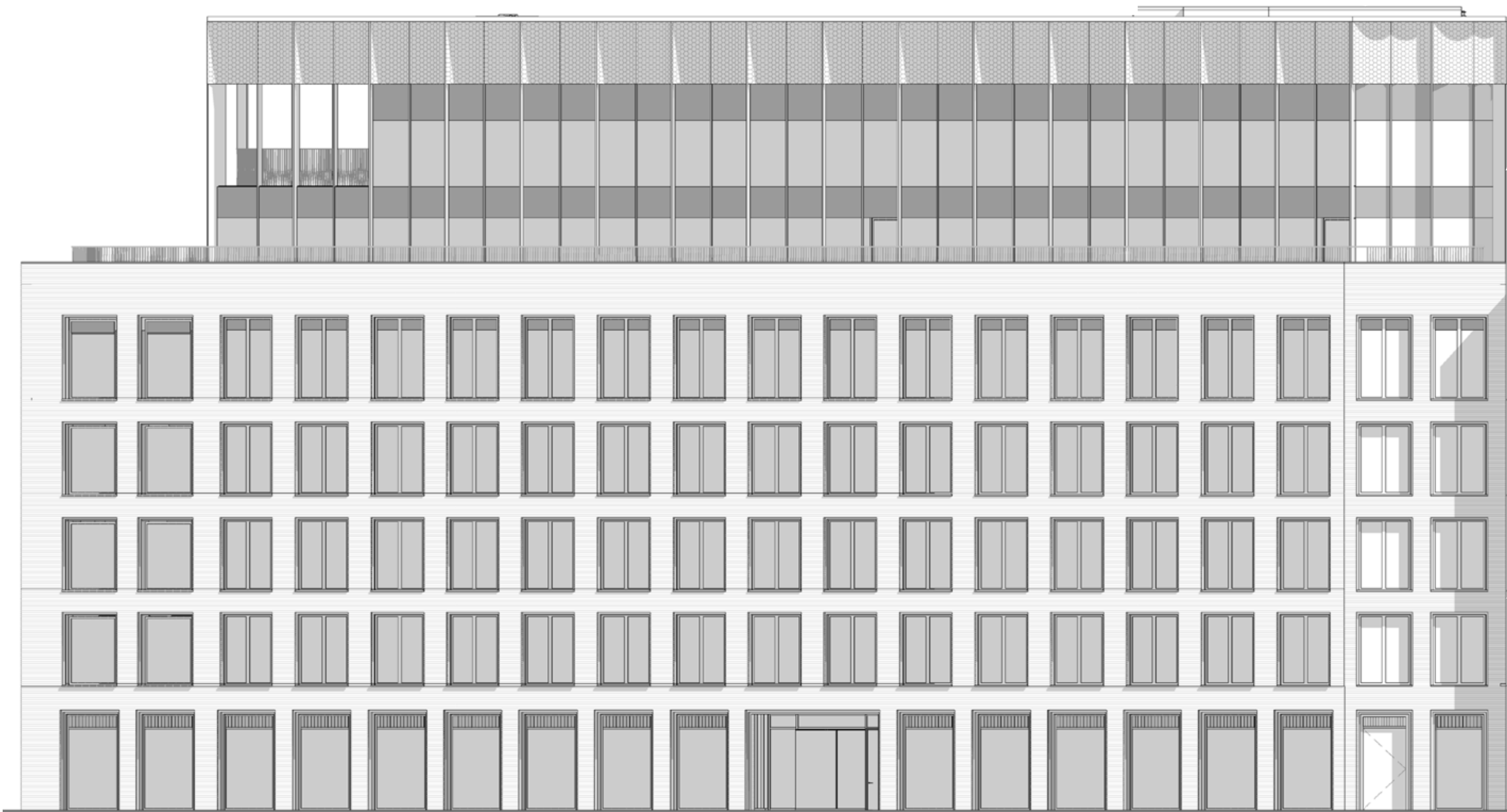
Aspirational space. Everything covered.

Certainty of cost in an ever charging world. Bring your rent and all other occupational costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business.



**Smart and
sustainable**

Accommodation schedule



Area Schedule (NIA)

Level	Type	sq m	sq ft
6	Office	385	4,149
	Terrace	17	187
5	Office	407	4,383
	Terrace	170	1,833
4	Office	598	6,437
3	Office	598	6,437
2	Office	598	6,437
1	Office	598	6,437
0	Office	178	1,920
	Café Kitchen Bar	148	1,598
	Reception	153	1,650
Total		3,852	37,800

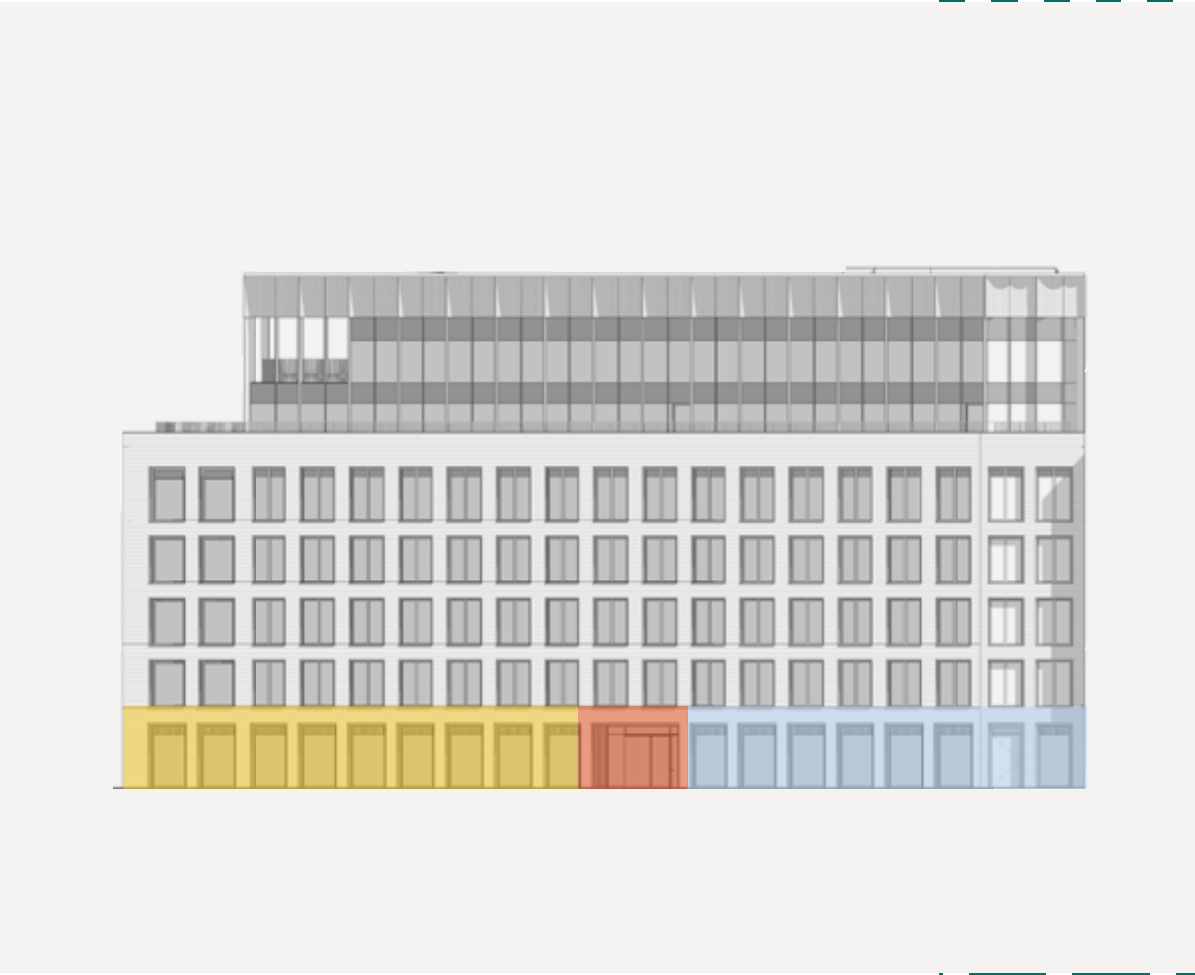
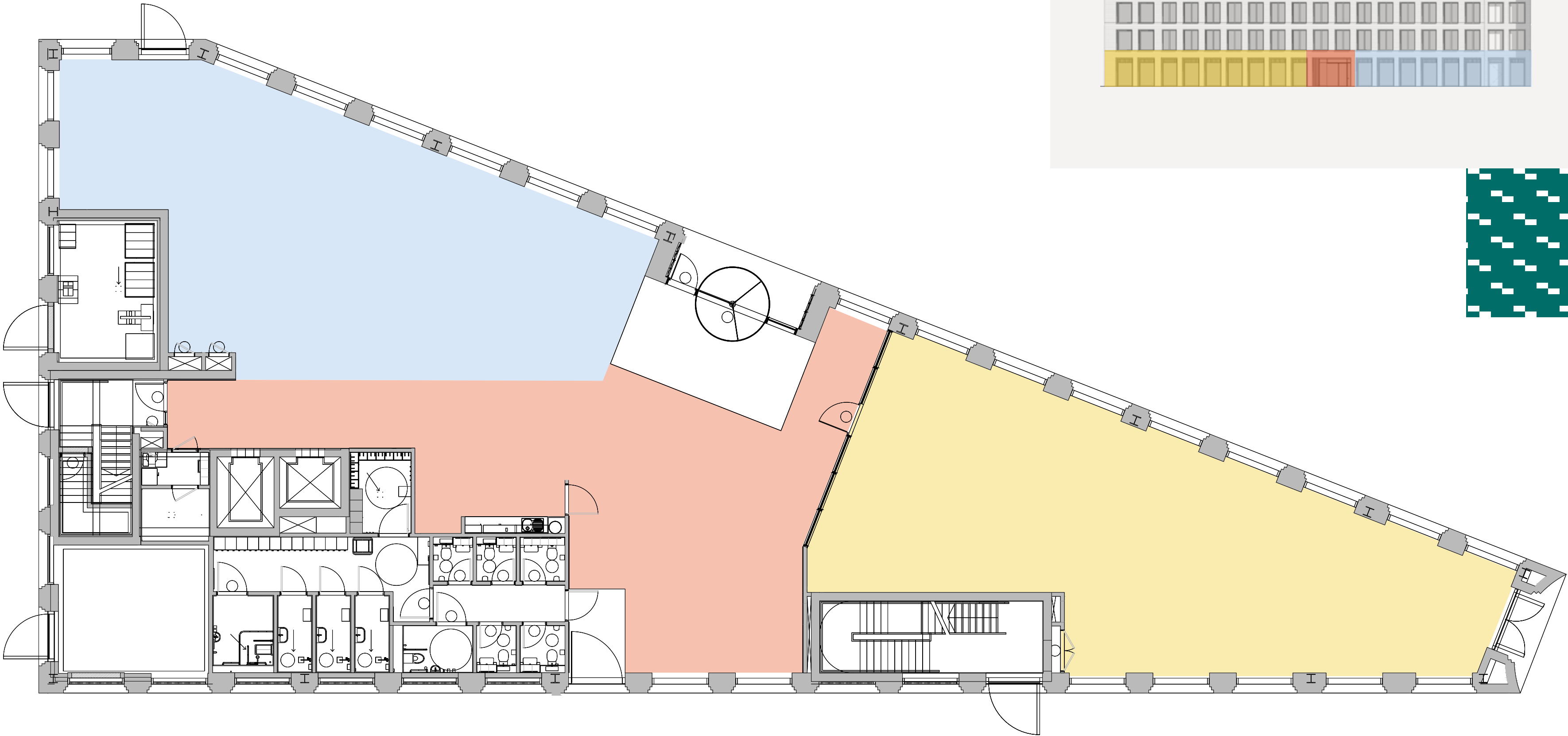
Access to basement car park in
One Globe Square: 14 spaces

Additional parking available

Ground floor

KEY

Unit	sq m	sq ft
<div></div> Common area		
<div></div> Office	178	1,920
<div></div> Café Kitchen Bar	148	1,598
<div></div> Reception	153	1,650
Total	479	5,168

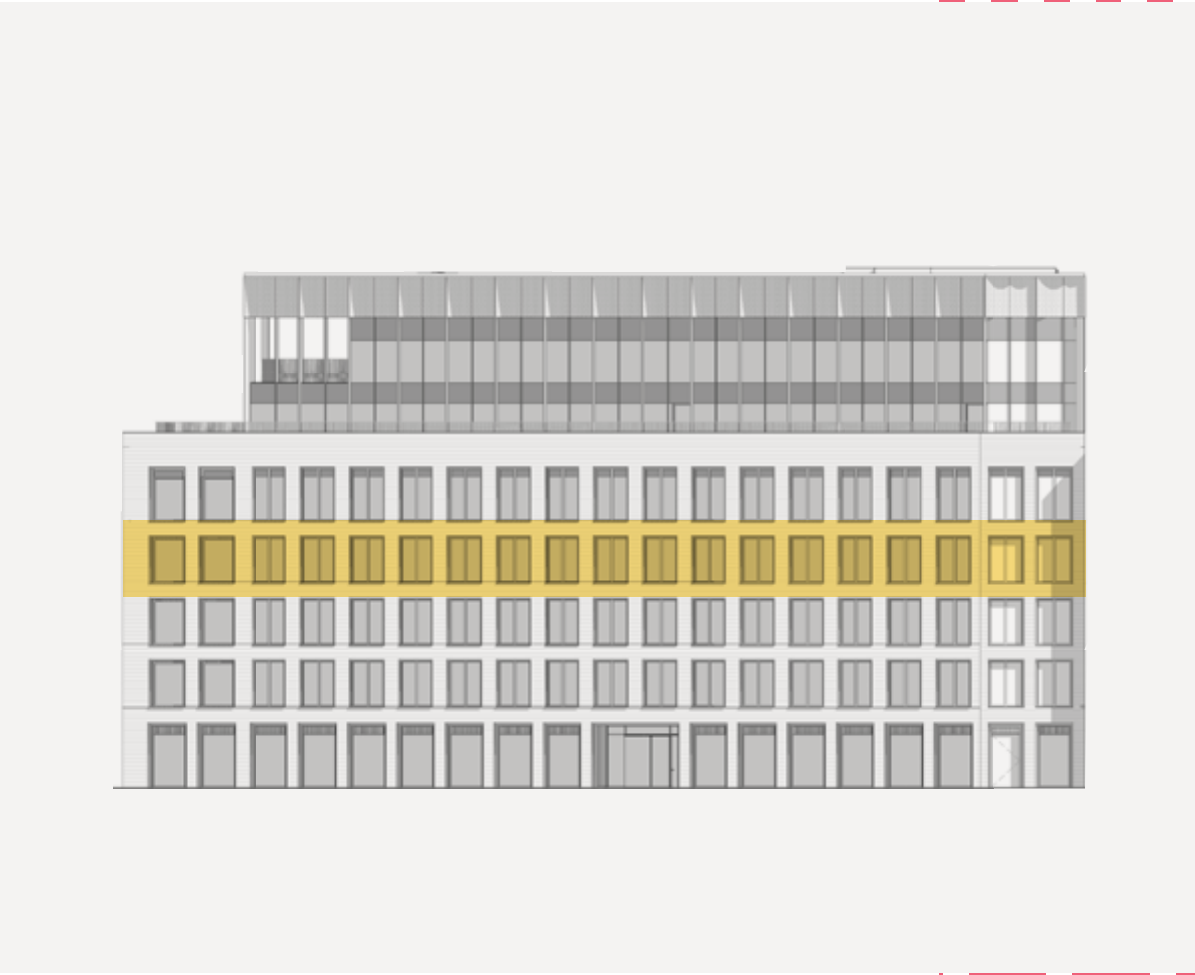
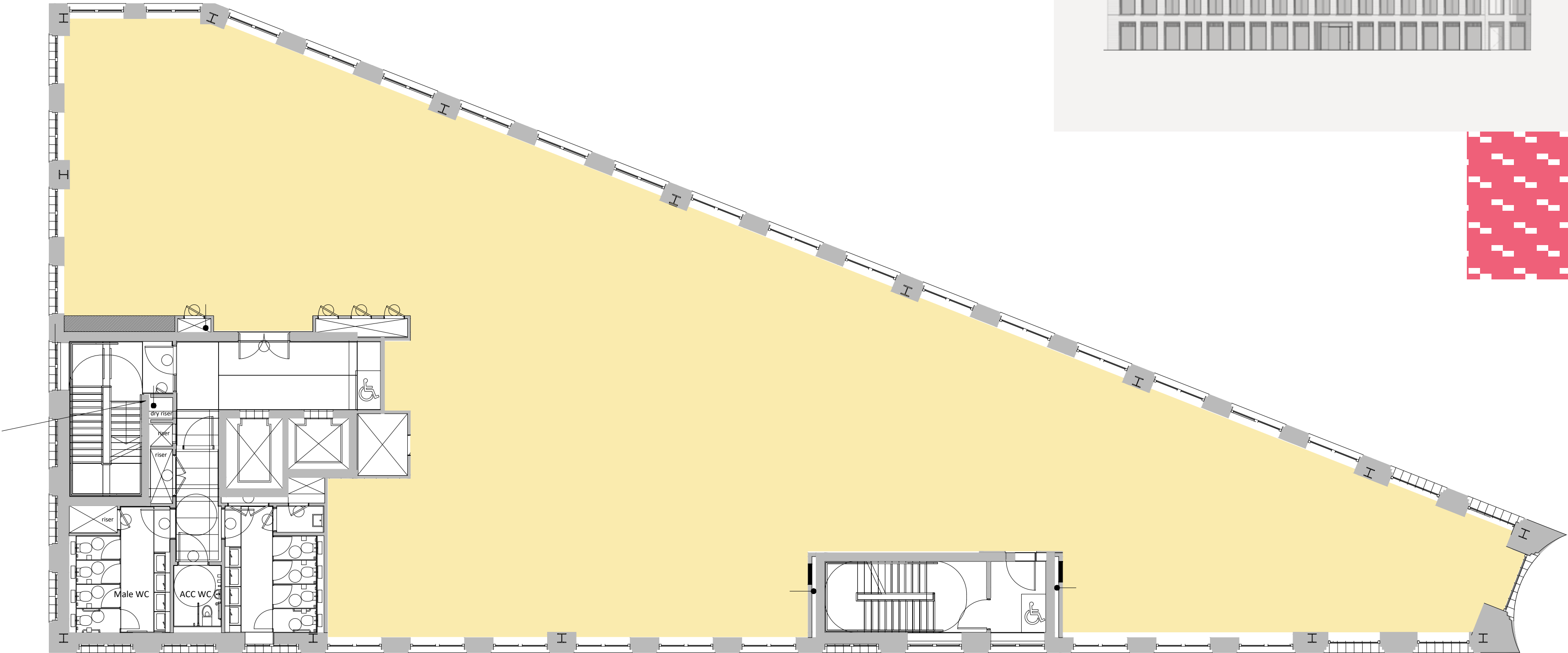


Floor plans are indicative only to give a general view of the proposed development and floor layout.

Typical upper floor

KEY

Unit	sq m	sq ft
<div></div> Common area		
<div></div> Office (typical)	598	6,437
Total	598	6,437

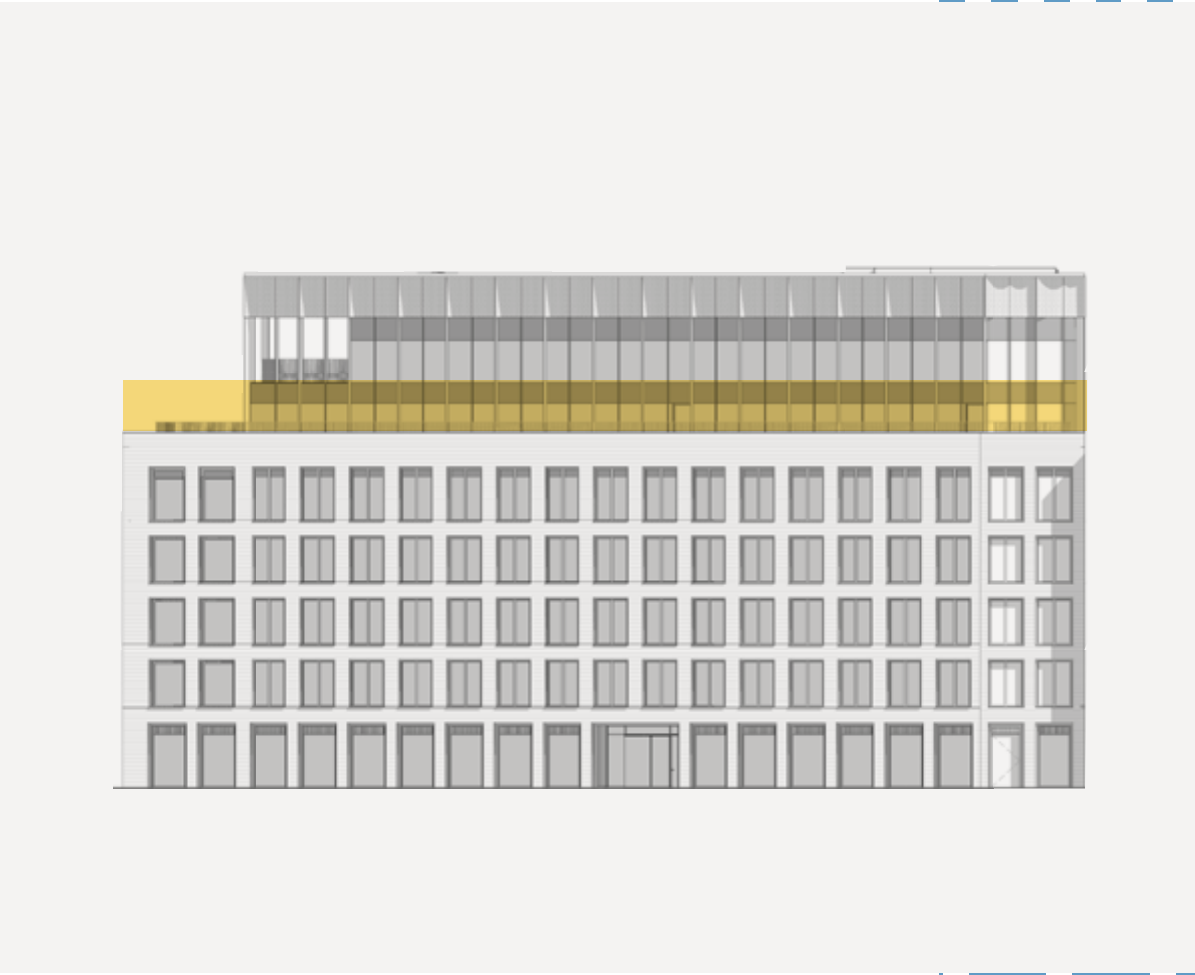
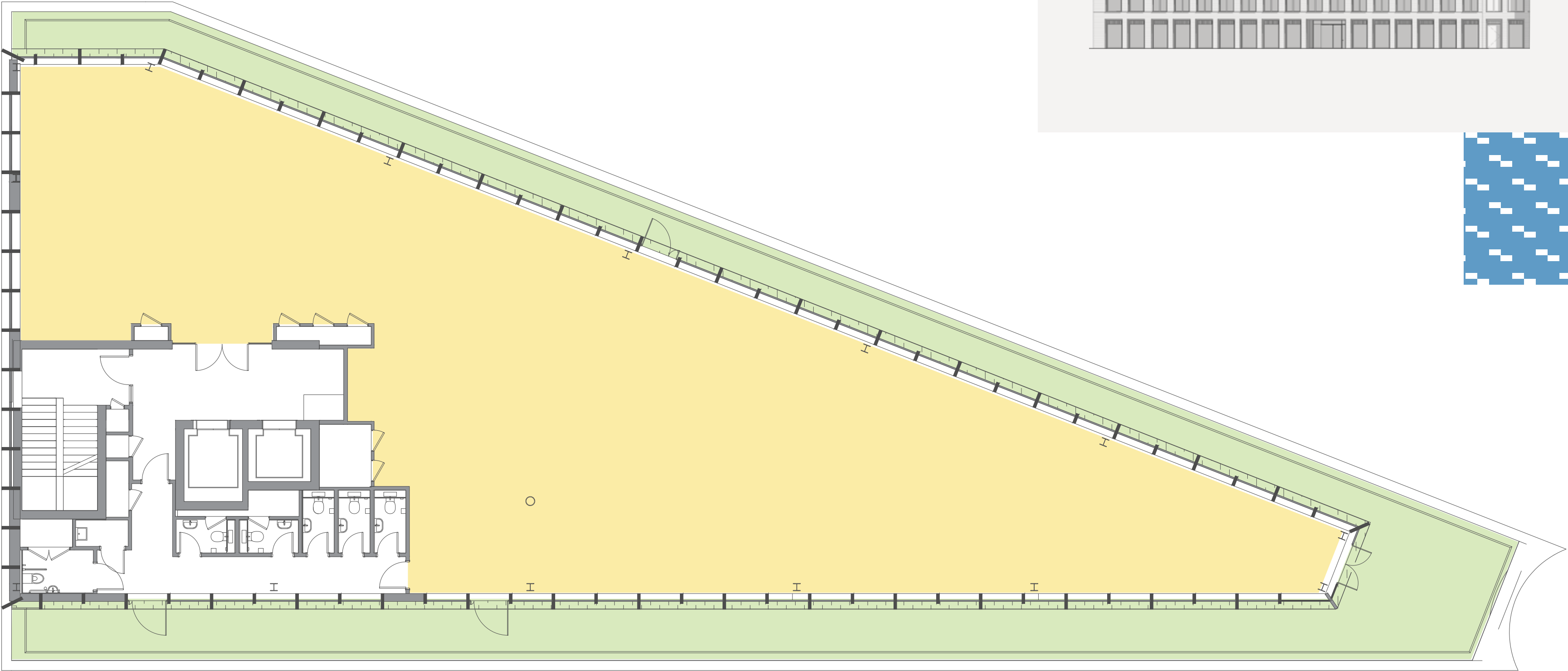


Floor plans are indicative only to give a general view of the proposed development and floor layout.

Fifth floor & roof terrace

KEY

Unit	sq m	sq ft
<div></div> Common area		
<div></div> Office	407	4,383
<div></div> Terrace	170	1,833
Total	577	6,126



Building specification



All electric low Carbon Building



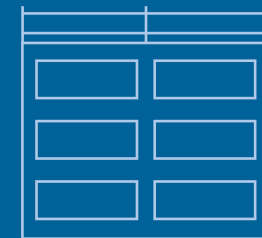
Targeting EPC A and BREEAM Excellent



Ground Floor Café / Kitchen with flexible working areas



Workspace floor plates from 1,920 sq ft – 6,437 sq ft



Roof terraces on the 5th and 6th floors



Smart Enabled and Tech Ready – WiredScore Platinum



5 minute walk from Leeds Station



Secure Car Parking with EV charging



Targeting Cycling Score Platinum

Arriving
Q2 2022

Reception:

- High quality decorative finishes.
- Solid and durable floor finishes.
- Suspended ceilings and feature infill with areas of raised coffers
- HVAC VRF and underfloor heating to Ground Floor amenity spaces.
- Spotlights in ceiling, supplemented by linear lighting in the lobby space.
- A multi-functional Reception and concierge point.
- Security barriers between the reception and the lift lobby will be provided. Secure parking within Globe Square Basement. CCTV will cover common areas.
- 24/7 operation.

Offices & occupancy:

- Floor to Ceiling: Typical 2.6m
- 5th & 6th Floor 2.5m
- Planning Grid: 1.5m
- Column Grid: Typically 9m
- Plan Efficiency: 80%
- Lifts: 1 person per 8m² (diversified to 1 per 10m² as per BCO Guidance)
- M&E: 1 person per 8m² (NIA)
- WC's: 1 person per 10m² (NIA)
- Means of Escape: 1 person per 6m² (NIA)
- Workplace Density: 1 person per 8m² (NIA)

Tenant amenities:

- 28 lockers, 12 mesh drying lockers, clothing and shoe drying racks
- Cycle Spaces: 40 spaces (25% covered by electric bike charging provision)
- Showers: 4 at Ground Floor Separate
- Drying Room: Yes Dedicated Tenant
- Risers: Yes Cycle Amenities:
- Dedicated secure cycle storage in One Globe Square.
- Target Cycle Score platinum.
- Chameleon Café serving locally sourced food and drink from 7am to 7pm.
- The Ground Floor space provides further breakout and business lounge working space alongside the café.
- WiFi throughout the landlord areas.

Smart and sustainable:

- The office will be designed to target BREEAM Excellent
- The building will be designed to exceed the energy performance requirements of Building Regulations Approved Document Part L.
- Energy Performance Certificate: Target A
- Designed with consideration to meet the criteria of 'WELL Ready'.
- The Building will undergo extensive and regular energy modelling to ensure the energy consumption is minimized and aligns with the design intent.
- Wired Score: Platinum Certification

Accreditations:

- Targeted BREEAM Excellent
- Targeted EPC A
- WELL Ready
- Targeted Cycle Score Platinum
- WiredScore Platinum
- Design for Performance



We welcome

25,000

visitors to our buildings daily

16 ^{cafés} / 9 ^{fitness centres}

operated nationally

£800m

capital value

9 million

square feet

120+

Current investment
& development sites

**We don't just invest.
We are invested.**

With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them.

We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.

ceg: ceg.co.uk



TEMPLE Globe Point



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