

NUMBER ONE

# KIRKSTALL FORGE

SEE THE CITY FROM A  
DIFFERENT PERSPECTIVE



# WELCOME TO KIRKSTALL FORGE

## A DIFFERENT VIEW

**It pays sometimes to look at things differently. Kirkstall Forge offers a unique proposition for commercial occupiers. City centre? Out of town? That's no longer the only choice. Kirkstall Forge represents the best of both.**

Kirkstall Forge is a fresh alternative to the city centre. It offers a wide range of amenities nearby and a dedicated railway station, but it occupies a tranquil waterside location, surrounded by protected woodland.

On the other hand, for businesses considering an out-of-town location, it offers highly flexible accommodation and rapid access to the centres of Leeds and Bradford, but without compromising on the quality of the environment.

For occupiers willing to take a different view, Kirkstall Forge is a truly unique location whichever way you look at it.



# THE BUILDING

**Great design is at the heart of the vision for Kirkstall Forge. Number One is the first of three office buildings that will set the standard for this prestigious development.**

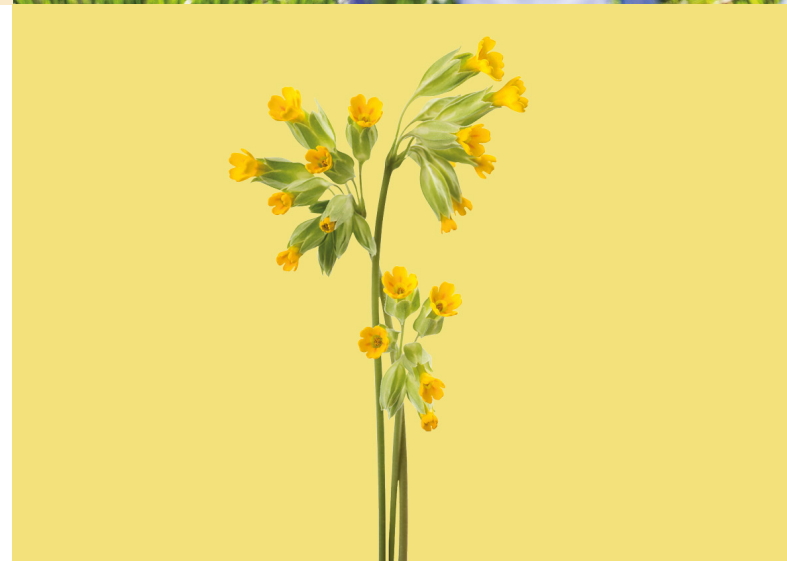
The office entrance opens onto a landscaped public square adjacent to the Kirkstall Forge railway station. Designed with a contemporary steel and glass frontage, the arrival experience is defined by a spacious double height atrium space.



**CITY LOOKS  
BETTER  
FROM HERE.**



KIRKSTALL FORGE, THE BUILDING



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# THE CHOICE IS YOURS

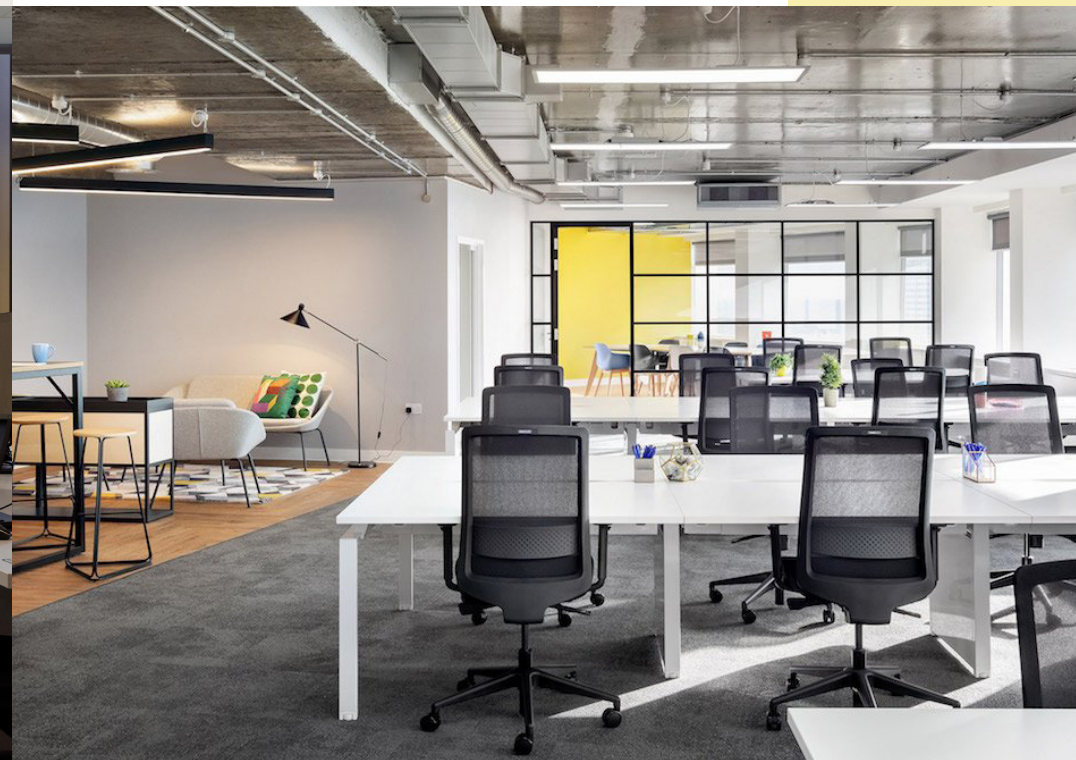
## TRADITIONAL WORKSPACE



**Our traditional office space is Grade A, bespoke workspace with flexible floorplates we can shape to fit your own business needs.**

360 degree views of the surrounding valley and River Aire and dual aspect floor to ceiling glazing, at 2.8m height, creates a modern and light filled work environment, complete with your own front door.

## FORGE STUDIOS



**Forge Studios are a suite of collaborative spaces and meeting rooms designed with your business in mind.**

An exciting way for smaller businesses to be part of something bigger at the award winning Number One, Kirkstall Forge.

Forge Studios offers a range of Grade A studio suites providing flexible spaces from 6 desks upwards, with all-inclusive lease terms, fully fitted out, comms ready, flexible tenancy and no hidden charges.





# PART OF SOMETHING BIGGER

Benefit from the wide services  
and amenities of Number One,  
Kirkstall Forge

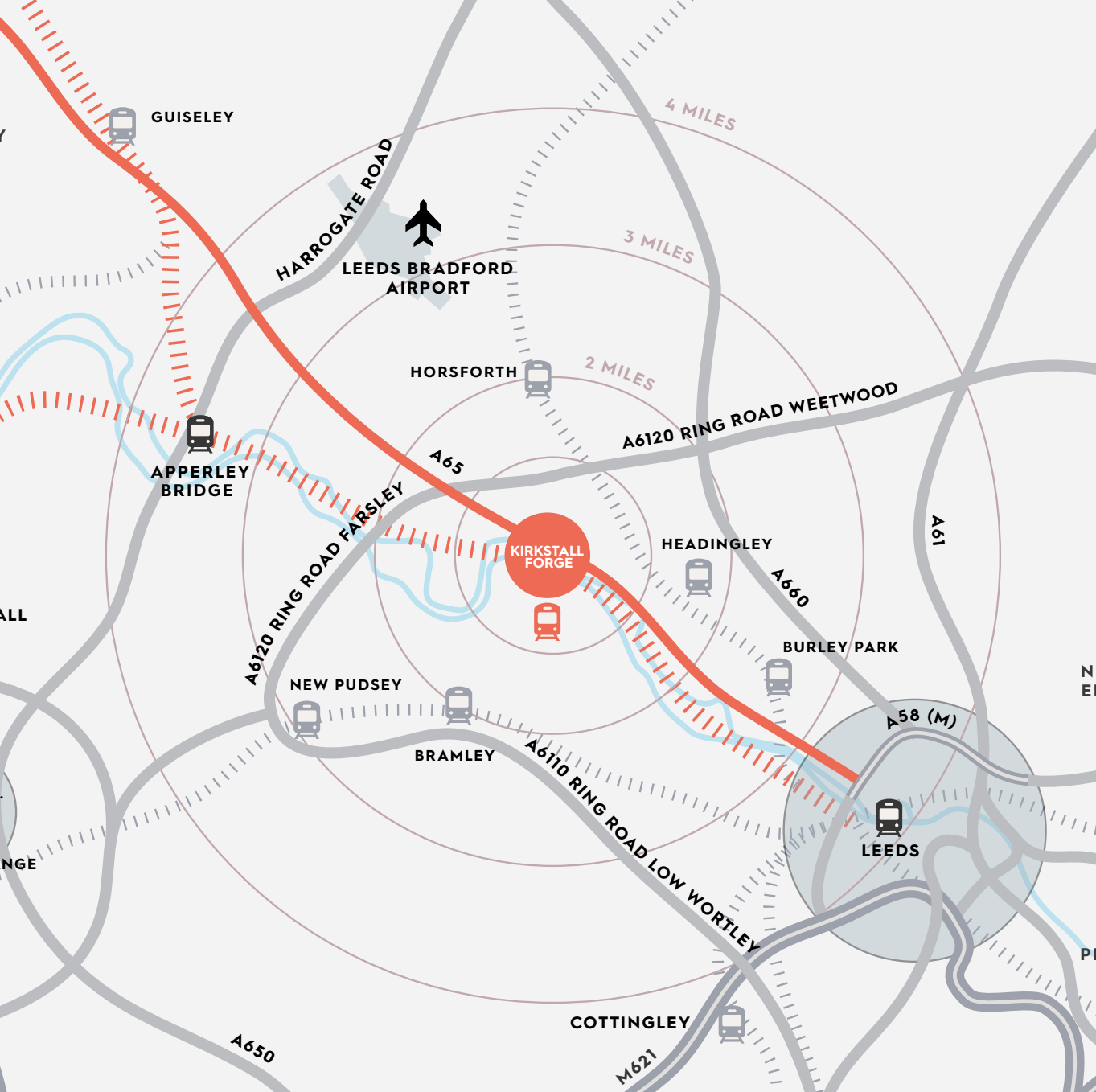




# SEE THE CITY FROM A DIFFERENT PERSPECTIVE

Working at Kirkstall Forge, sustainable and active travel are part of everyday life.

Located just six minutes from central Leeds and 15 minutes from Bradford by train, with pedestrian and cycle links, Kirkstall Forge is well connected to the surrounding area, amenities and city centres.



<b>HORSFORTH</b> 8 minute cycle	<b>KIRKSTALL BRIDGE RETAIL PARK</b> 9 minute cycle
<b>CANAL CYCLE PATH TO LEEDS</b> 27 minute cycle	<b>KIRKSTALL ABBEY</b> 10 minute cycle

## KEY DISTANCES

Junction 2	M621 4.4 miles
Junction 27	M62 7.1 miles
Junction 44	M1 7.5 miles
Leeds Bradford Airport	A65 4.7 miles
Leeds City Centre	A65 3.5 miles
Bradford City Centre	A65 7.7 miles
Nearest Bus Stop	0.4 miles

## TRAIN TRAVEL TIMES

Leeds to Kirkstall Forge	6 mins
Bradford to Kirkstall Forge	15 mins
Leeds to York	22 mins
Leeds to London	1 hour 59 mins
Leeds to Manchester	49 mins
Leeds to Birmingham	1 hour 47 mins
Leeds to Edinburgh	2 hours 50 mins

Half hourly service to and from Leeds and Bradford Forster Square.

Large amounts of secure car parking available on-site for both tenants and guests.

15 minute drive to Leeds City Centre.



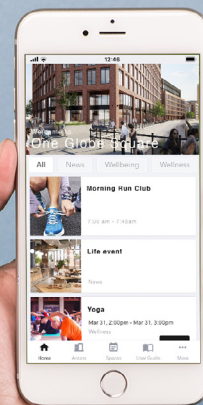




# BUTLERS



LIFE BY CEG APP



## KIRKSTALL FORGE LIFE

**Number One offers concierge services and lifestyle activities, the Forge Life team are on hand to assist with access to the wide range of amenities on offer.**

- On-site weekly fitness classes, including Yoga and a running club
- Complimentary bicycle, e-cycle, scooter and e-scooter hire
- Access to the Life by CEG App for tenant engagement
- Car valet and dry-cleaning services
- On-site car club and secure car parking
- Regular pop-up retail
- Access to organised events programme arranged for the tenants
- Electric vehicle charging points
- Waterfall showers with lockers and drying room
- Access to event space for client entertaining

## COFFEE - KITCHEN - BAR - PANTRY

Butler's sits at the heart of ground floor at Number One, with plenty of space for eating, drinking and meeting. There is sure to be something on offer to suit everyone. Whether you want to relax and catch up with a friend, host an event, make use of the space for an informal meeting or simply just grab a coffee or lunch, you will always be welcome here.

It switches seamlessly between providing freshly made breakfast and lunch options, to a licensed bar in the early evenings, as well as offering a pantry service - offering a last minute opportunity to pick up a pint of milk on your way home.



# BOOKABLE MEETING AND EVENT SPACE

**Number One offers a flexible approach to meeting spaces tailored to the tenants' varied requirements.**

- Bookable meeting rooms for 6-8 people
- Boardroom for up to 20 people
- Latest AV and conference facilities including touch screens for presentations
- Wi-Fi connectivity
- Flexible work pods and breakout space
- Restaurant and bar for client entertaining
- 24 hour manned reception
- Opportunity to access Butler's as an out of hours event space



## WELLBEING

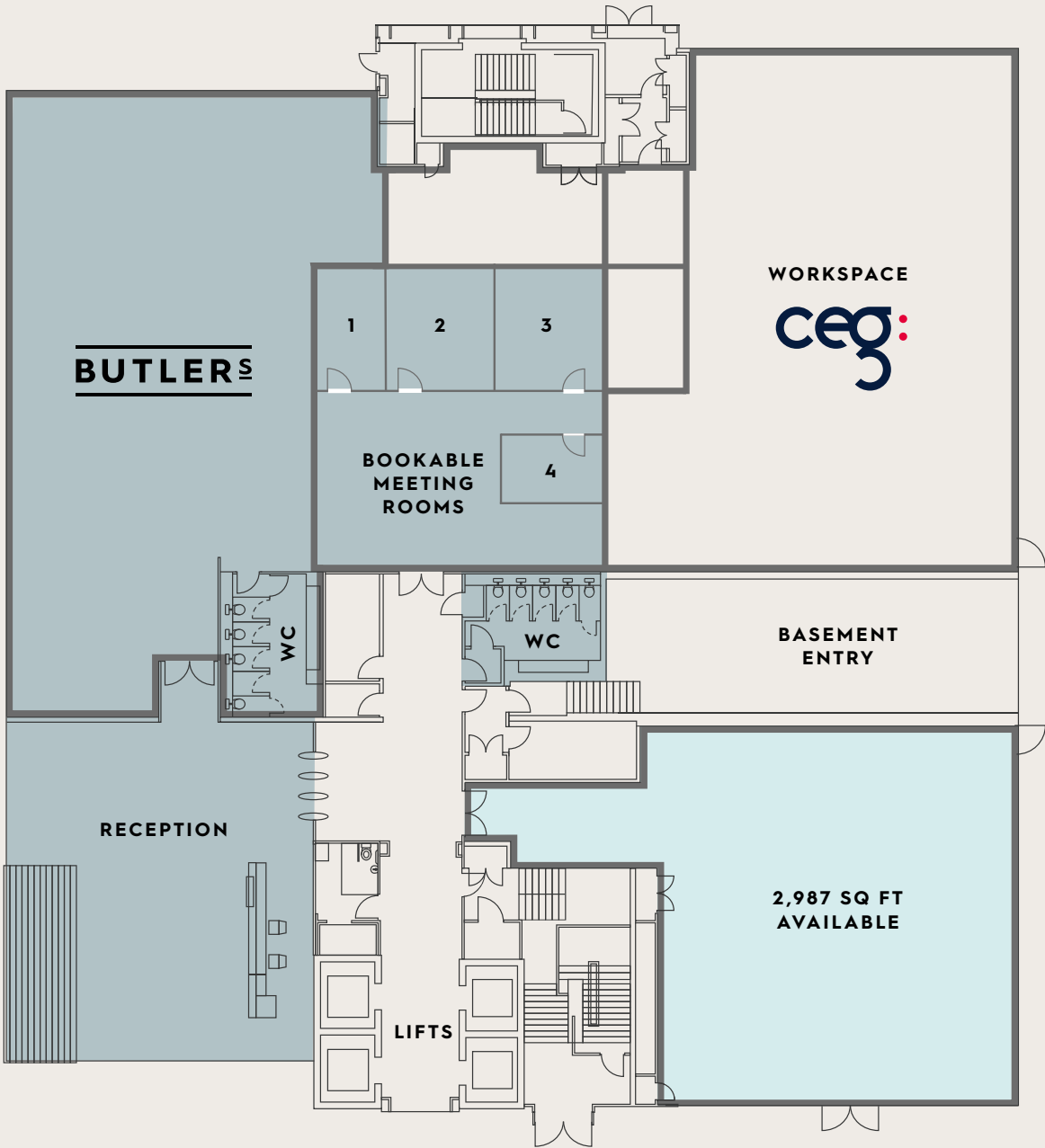
**Now more than ever, health and wellbeing is at the forefront of employee retention with an ever increasing link between the effect of healthy and well-motivated employees on the productivity and effectiveness of businesses.**

- Extensive views from the workspace of the local woodland, providing a productive and tranquil outlook maximising wellbeing
- The building enables people to enjoy a healthy and active lifestyle due to the provision of cycle parking, cycle hire, showers, changing and drying room
- Canal towpath on the doorstep; encouraging your employees to get outside for a run, cycle or walk to have a break from their desk
- Nearby tennis courts and regular onsite fitness classes



TRADITIONAL  
WORKSPACE

SPACE AVAILABLE  
GROUND FLOOR SUITE

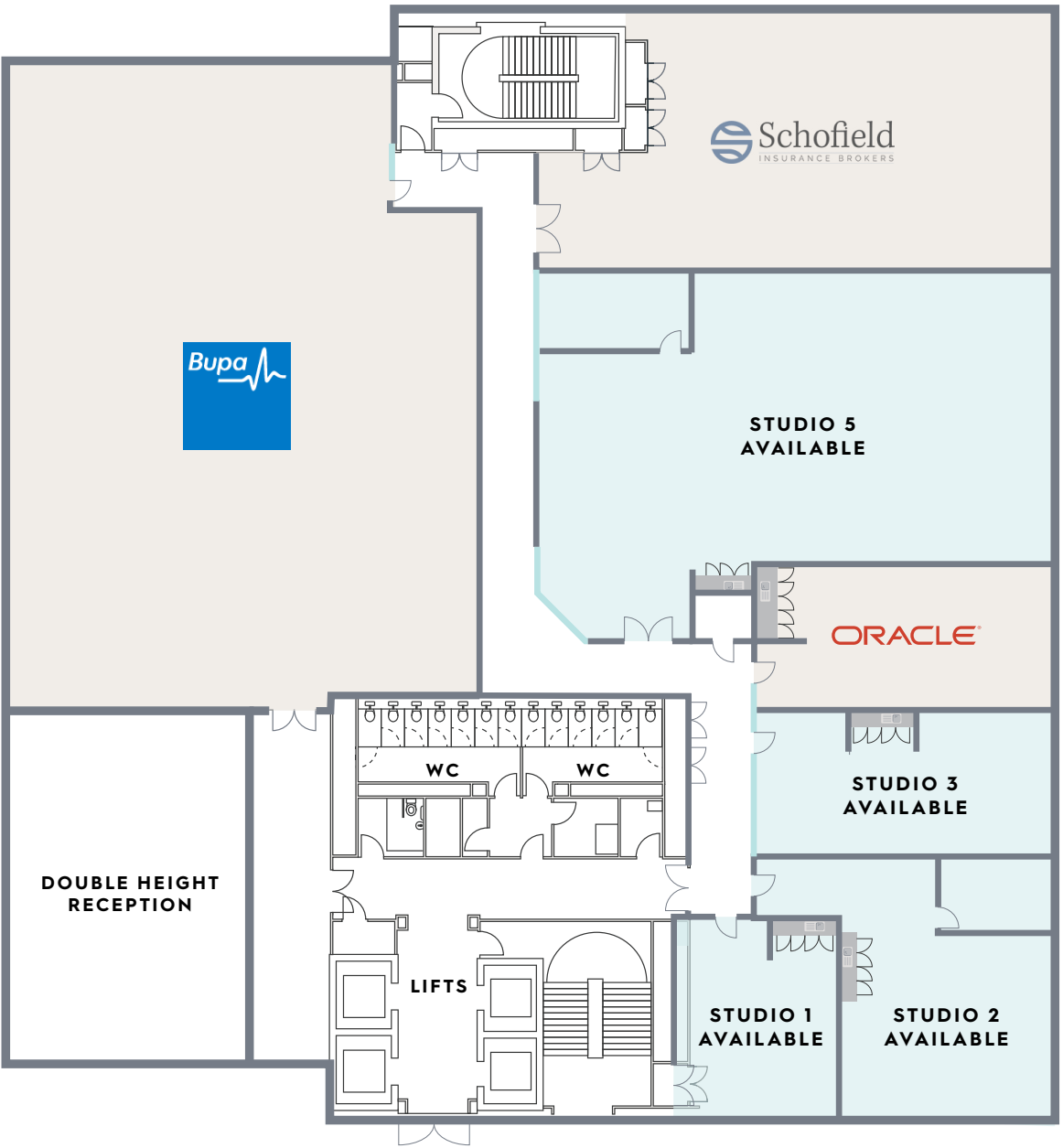


AVAILABLE WORKSPACE:  
GROUND FLOOR SUITE 277 m<sup>2</sup> / 2,987 ft<sup>2</sup>

- Own dedicated office and front entrance with easy access to the train station
- Dual aspect windows

SPACE AVAILABLE  
FIRST FLOOR STUDIOS, 532 - 2,880 ft<sup>2</sup>

FORGE  
STUDIOS



AVAILABLE STUDIOS:  
STUDIO 1 - 8 DESKS - 49.42 m<sup>2</sup> / 532 ft<sup>2</sup>  
STUDIO 2 - 14 DESKS - 93.74 m<sup>2</sup> / 1,009 ft<sup>2</sup>  
STUDIO 3 - 10 DESKS - 69.96 m<sup>2</sup> / 753 ft<sup>2</sup>  
STUDIO 5 - UP TO 44 DESKS - 267.74 m<sup>2</sup> / 2,880 ft<sup>2</sup>

- Up to 44 desks
- Inclusive monthly rent
- Flexible tenancy
- Plain English short form lease
- No hidden charges or end of lease dilapidation costs
- High spec work stations and task chairs
- Modern kitchen with dishwasher, fridge and break out space
- 10mb of ready to use broadband and additional capacity available

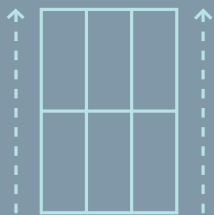




# BUILDING SPECIFICATION



Grade A office premises fronting onto masterplanned public realm landscaped to the highest standards and catering for a number of amenity uses.



Coated aluminium framed curtain walling system with full height glazing.  
—  
Metal tile suspended ceiling.



First office building to achieve WiredScore Platinum rating in Leeds.  
—  
Common area Wi-Fi.



Four BCO compliant high speed passenger lifts (x2 21 person and x2 17 person).



VRF heating / cooling system.



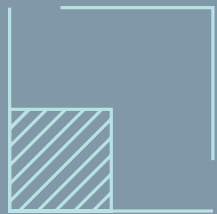
Dedicated railway station linking directly to Leeds city centre.



Shower facilities on each floor. Shower, locker room and drying room facilities.



DDA Compliant.



Large open plan flexible floor plates up to 18,538 sq ft.



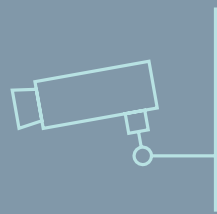
Designed to an occupancy of 1:8 sq m with provision to increase to 1:6 sq m.



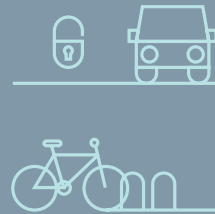
Finished floor level to the underside of the ceiling is 2.8m.  
—  
Full access raised floor system.



360° views and excellent natural light.



24 hour site security.



Cycle storage and free bike hire.  
—  
On-site secure car parking and EV car charging points.



EPC A and BREEAM Excellent rating.



PIR controlled LG7 compliant LED lighting.

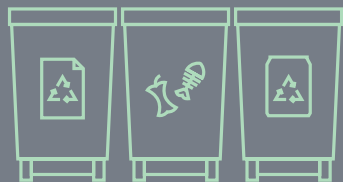


# SITE SUSTAINABILITY



## TRANSPORT

- Excellent public transport links with the provision of a new station.
- Free bike hire, provision of a cycle storage space and cyclist shower facilities.
- EV car charging points, provision of a travel plan and promotion of car clubs.



## WASTE MANAGEMENT

- Recycling facilities, including opportunities to separate paper, card, plastics, glass, food waste and general waste.



## WATER CONSUMPTION

- Use of water efficient fixtures and fixings.



## MATERIALS

- Reduced environmental impact through material selection.
- Responsible sourcing, and target all timber to be sourced from sustainably managed forests.



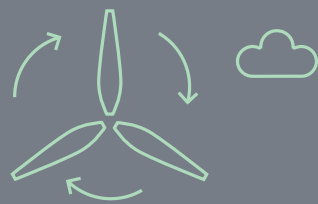
## HEALTH & WELLBEING

- Good levels of daylight – informed by daylight modelling.
- Good levels of indoor air quality, using healthy ventilation rates.



## MANAGEMENT

- BREEAM Excellent rating.
- Provision of user guide.
- Considerate Constructors Scheme.
- Consultation on ‘Secured by Design’.



## ENERGY

- Energy Performance Certificate (EPC) A-rated designs.
- Sub-metering of end uses and areas.
- Roof mount solar-PV panels.



## ECOLOGY

- The site offers the opportunity for a biodiverse and green landscaping strategy.
- Biodiversity improvements incorporated in the design where possible e.g. green / brown roof areas, ground level landscaping.



# FINALLY, THE FUTURE

**The way we work has changed.  
Your people now have different  
expectations about what they want  
from their place of work.**

Flexible workspaces, open outdoor areas, an environment that supports health and wellbeing – these have become the priorities. On all fronts, Kirkstall Forge delivers and is therefore ideally placed to accommodate future ways of working.



## OUR TENANTS

A number of forward-thinking businesses have already discovered the advantages of Kirkstall Forge. Join them, and you'd be in good company.

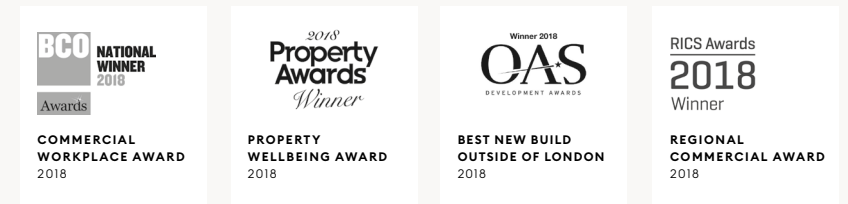


ORACLE®



**DIFFERENT  
BY  
DESIGN®**

## OUR AWARDS



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