

**NURTURING INNOVATION
THROUGH COMMUNITIES
AND COLLABORATION**

Discovery Way
University of Leeds
Leeds
LS2 3AA



WE ARE US

We provide a range of high quality office and desk space to support growing and successful businesses, offering meeting rooms, event space, gym membership and car parking along with access to facilities at the University of Leeds.

LOCATION

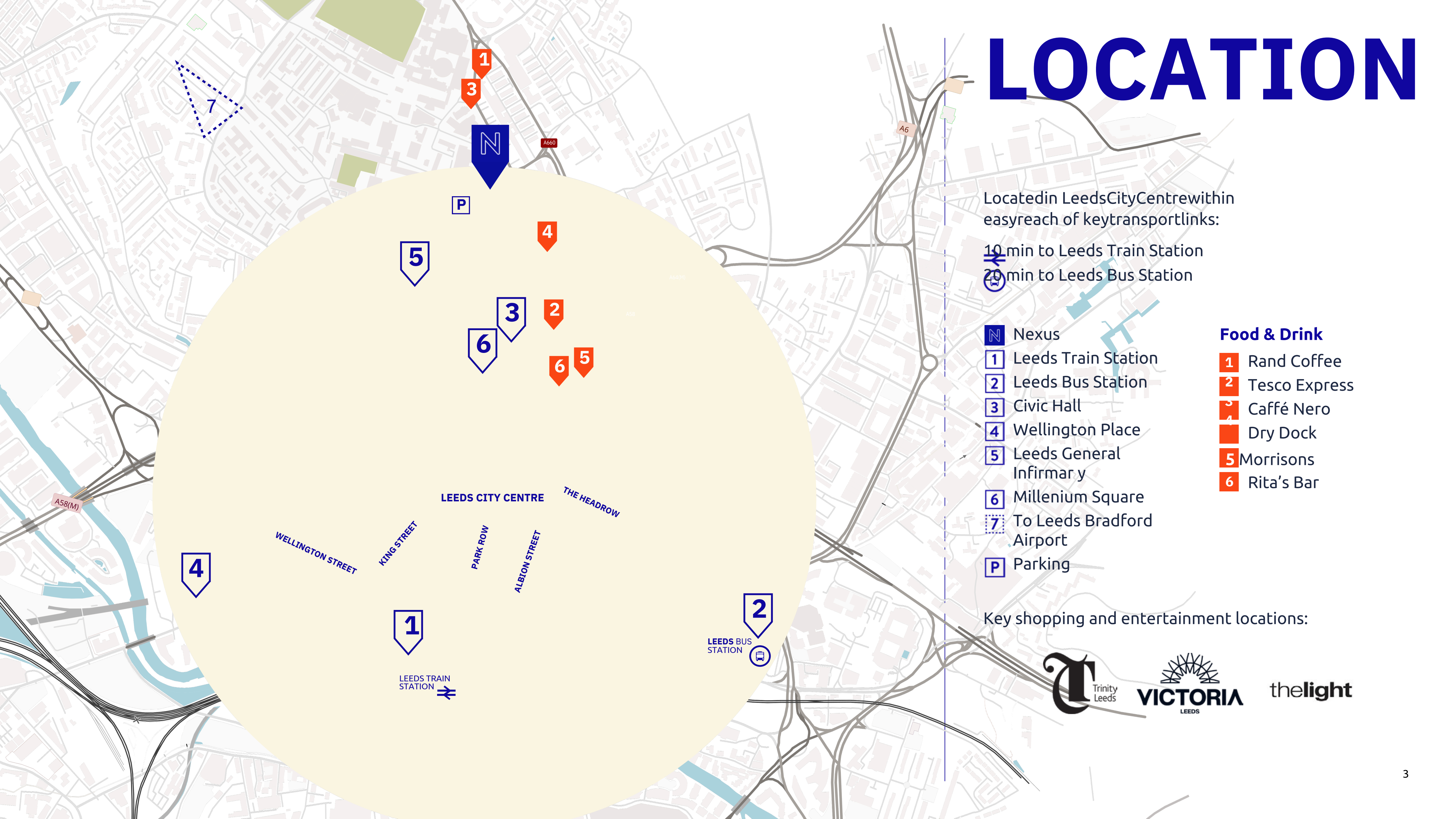
Located in Leeds City Centre within easy reach of key transport links:

- 10 min to Leeds Train Station
- 20 min to Leeds Bus Station

- Nexus
- Leeds Train Station
- Leeds Bus Station
- Civic Hall
- Wellington Place
- Leeds General Infirmary
- Millennium Square
- To Leeds Bradford Airport
- Parking

- Food & Drink**
- Rand Coffee
 - Tesco Express
 - Caffé Nero
 - Dry Dock
 - Morrisons
 - Rita's Bar

Key shopping and entertainment locations:



HIGHLIGHTS



Business lounge



BREEAM:
Excellent



Affine Café



Reception



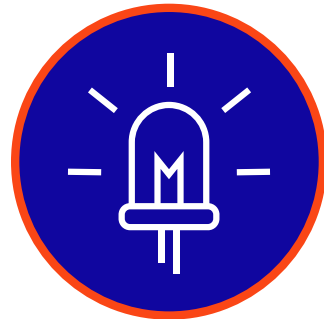
Bookable
meeting rooms



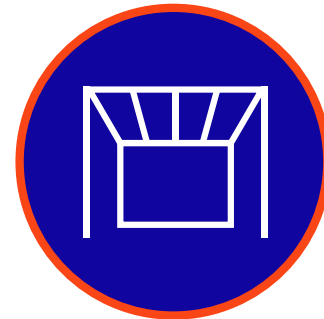
Shared kitchen &
breakout areas



Showers



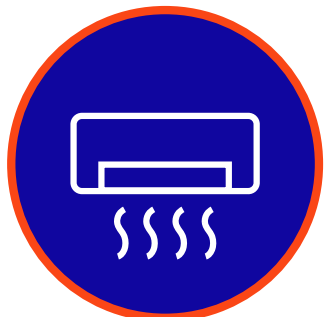
LED strip
lighting



Bookable event
space



Cycle store



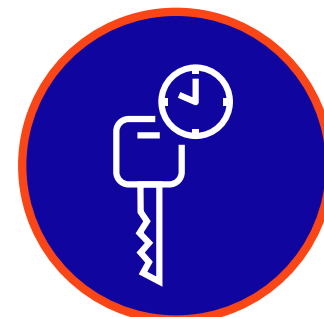
Air conditioning



Cleaning and
maintenance



Lift access



24 hour access



EPC A

Business Lounge



Affine Café





COMMUNITY

At Nexus, specialist collaboration and community teams support businesses in developing new products, accessing funding, and growing their ventures. We connect them to the Leeds innovation ecosystem,

key industry sectors, and relevant academic expertise, helping amplify their brand and credibility with potential investors and partners, while opening doors for wider opportunities.

FLEXIBLE OFFICE SUITES

Choose from an array of furnished suites ranging from 4-15x desks, thoughtfully designed to meet your requirements.





SUITE 307

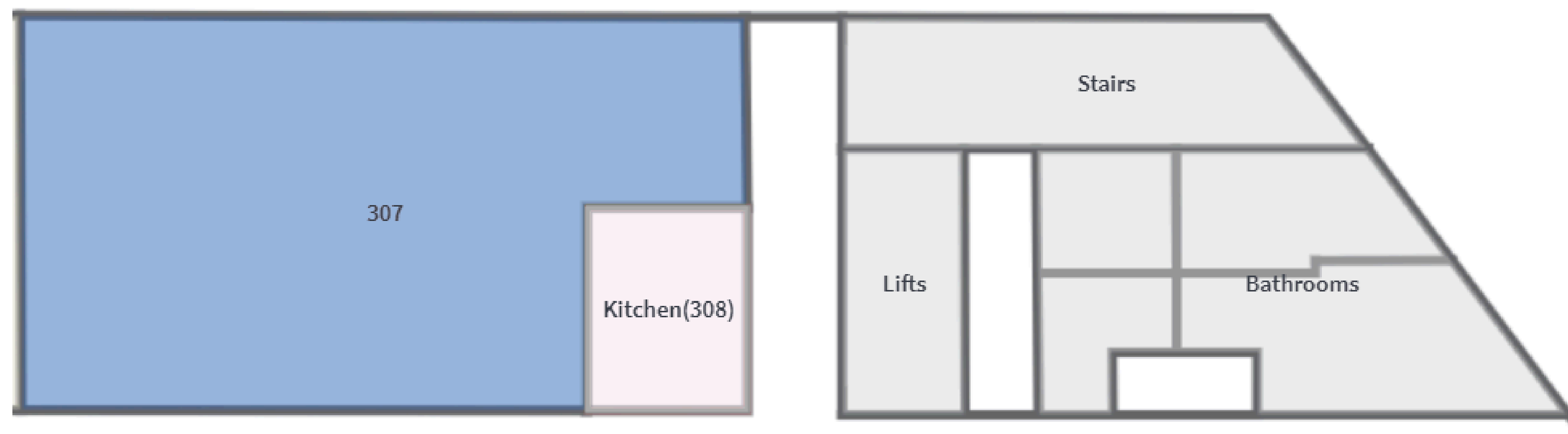
Introducing a newly fully furnished suite with 21x desks & task chairs.

This turnkey workspace is available immediately for occupation and on flexible inclusive terms.



SECOND FLOORPLAN

- Suite 307
- 1,463 sq ft
- Fully fitted
- 21 x desks
- Shared Kitchen



CO WORKING OFFICE SPACES

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The Nexus building has several dynamic co working spaces. These include the members-only Business Lounge and a large collaboration space on the first floor.



CONTACT



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