



34 BOAR LANE

LEEDS, LS1 5DA

Work and social space



Row 1 (top): 12 simple rectangular windows.

Row 2: 12 simple rectangular windows.

Row 3: 12 windows with decorative pediments.

Row 4: 12 windows with decorative arches.

Storefront window on the far left.

Storefront window with a circular logo.

Storefront window with the text "COLLECTIVE" and "NOW OPEN".

Storefront window with a circular logo and a smiley face sign.

Storefront entrance with the sign "34 BOAR LANE" and text: "34 BOAR LANE Creative Office Book Up To 15,373 sq ft".

FULLY FITTED, DESIGNED TO INSPIRE, GRADE A OFFICES

Outstanding workspace fully furnished with workstations, meeting rooms, private phonebooths, collaboration & presentation zones, outdoor seating and spaces to recharge & reconnect.



FULL FLOOR, BLANK CANVAS, GRADE A OFFICES

An exceptional blank canvas for companies to craft an environment for teams and ambitions to thrive. Wrapped up in an inspiring building of restaurant, cafe and coworking at the heart of Leeds.

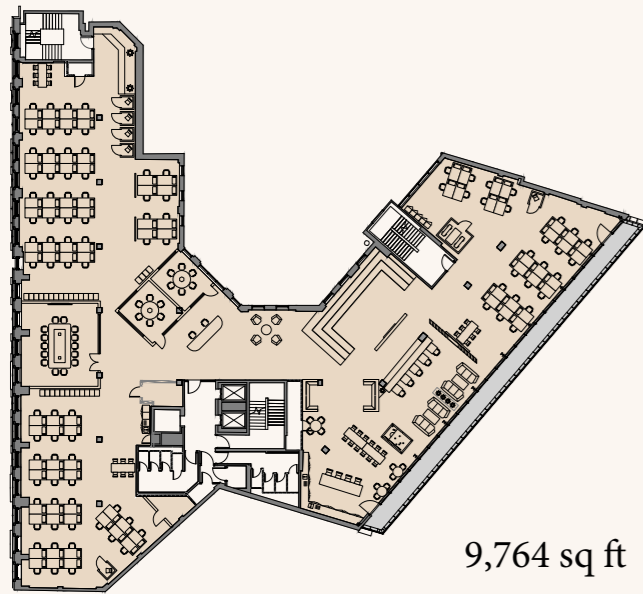


GROUND FLOOR



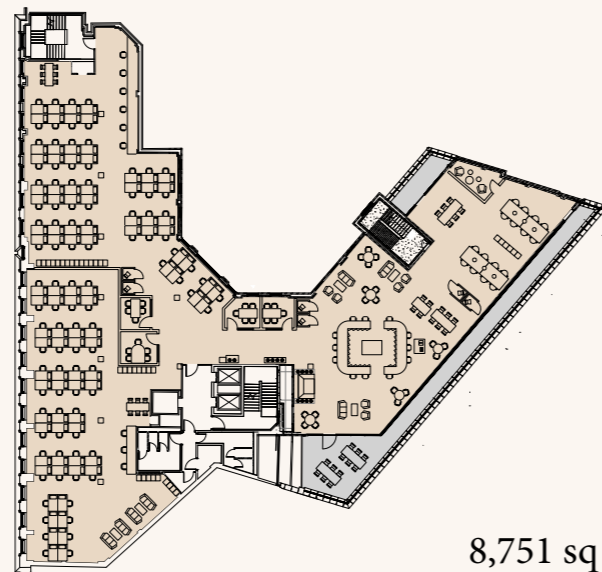
3,639 sq ft

THIRD FLOOR



9,764 sq ft

FOURTH FLOOR



8,751 sq ft





GROUND FLOOR



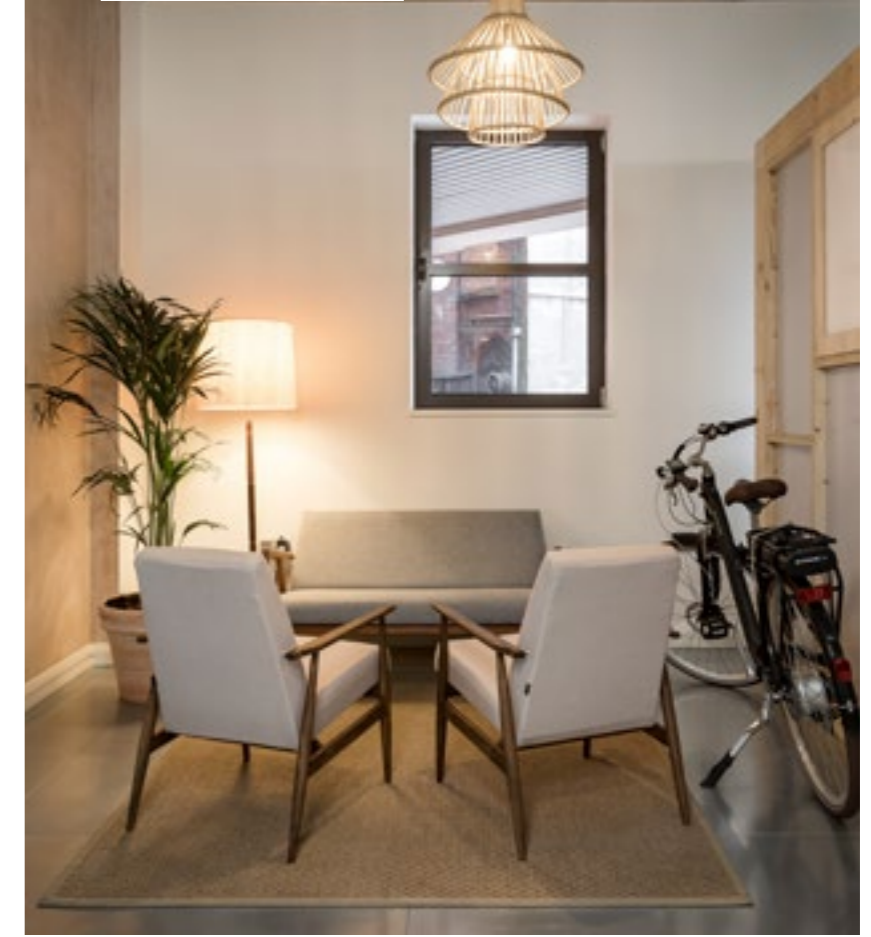
The elegantly designed Ground Floor fitted office, complete with studios, central break out space, kitchen and meeting pods, offers a very special workplace experience in central Leeds.

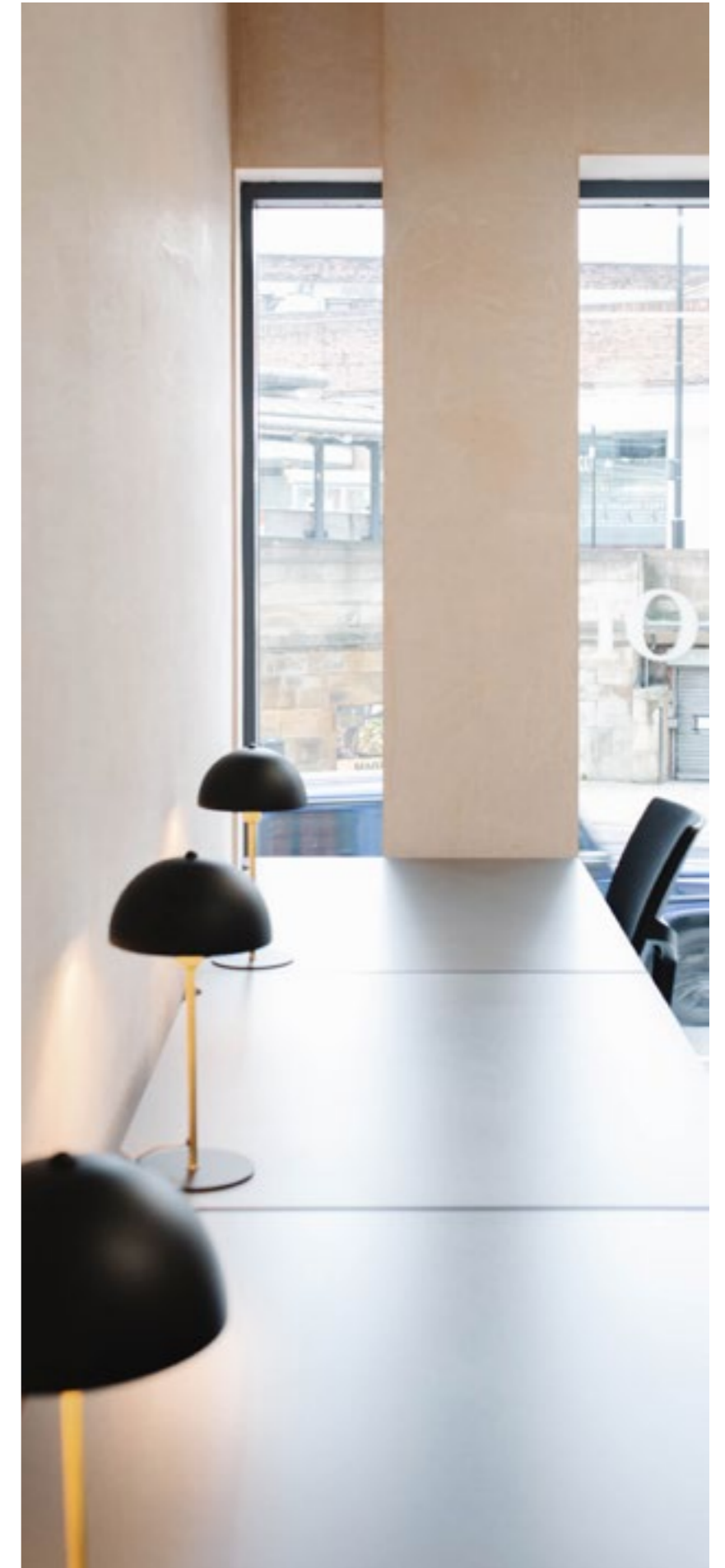
Highlights of this exceptional space include;

- Ground floor space, perfect for hosting
- Equisite, minimalist-design studios
- Coworking style central break out space
- Meeting and podcast pods



3,639 sq ft NIA





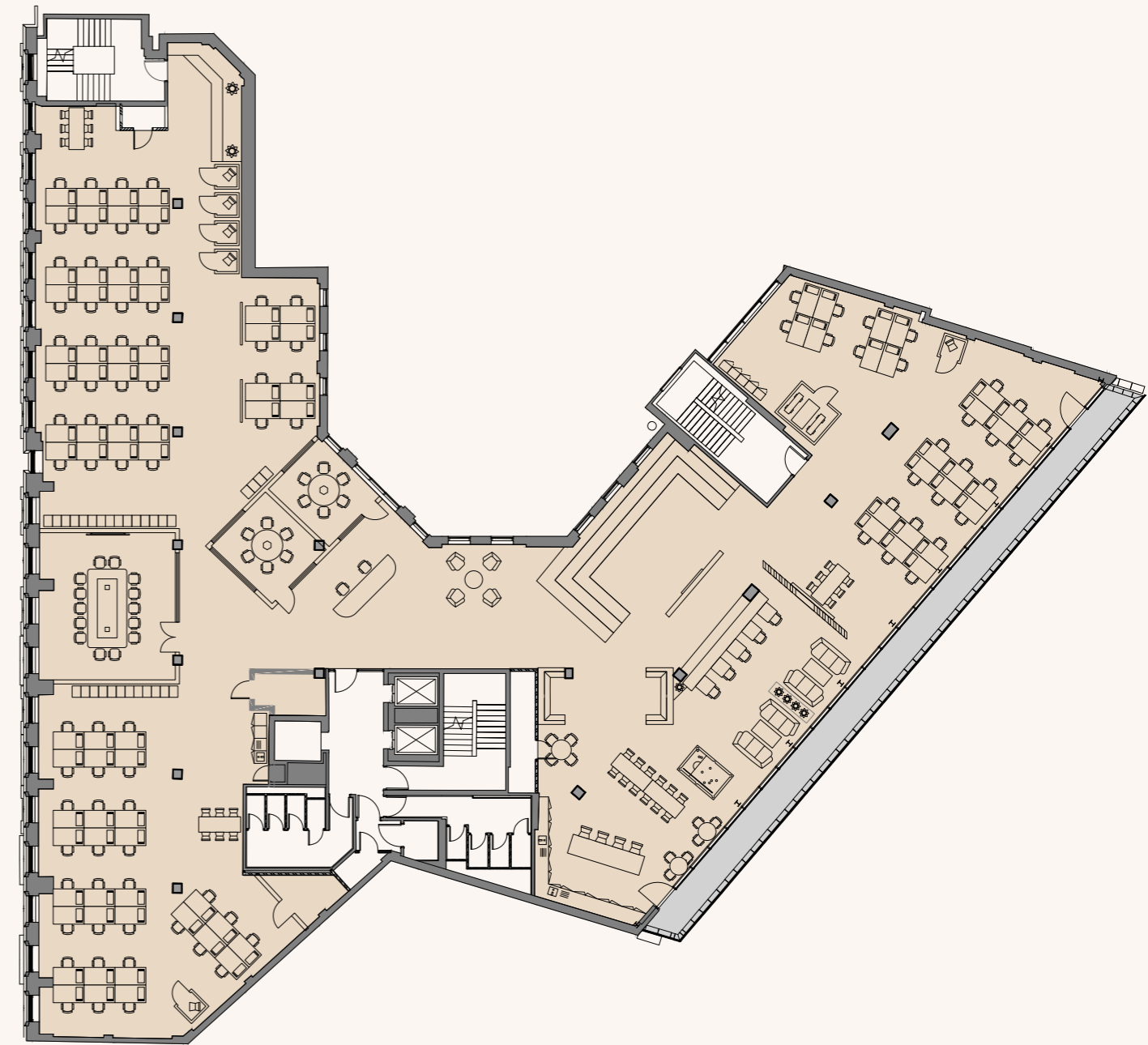
THIRD FLOOR



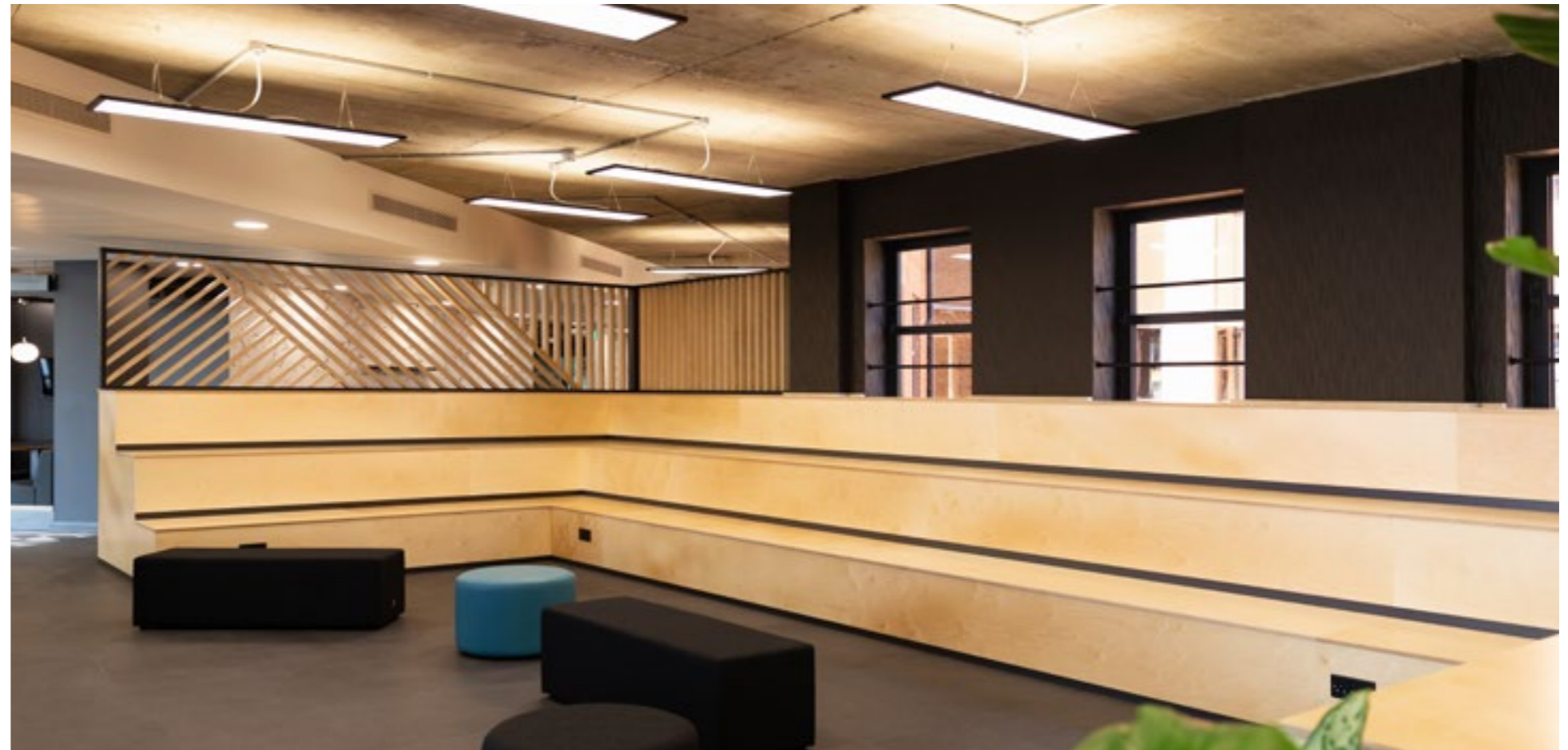
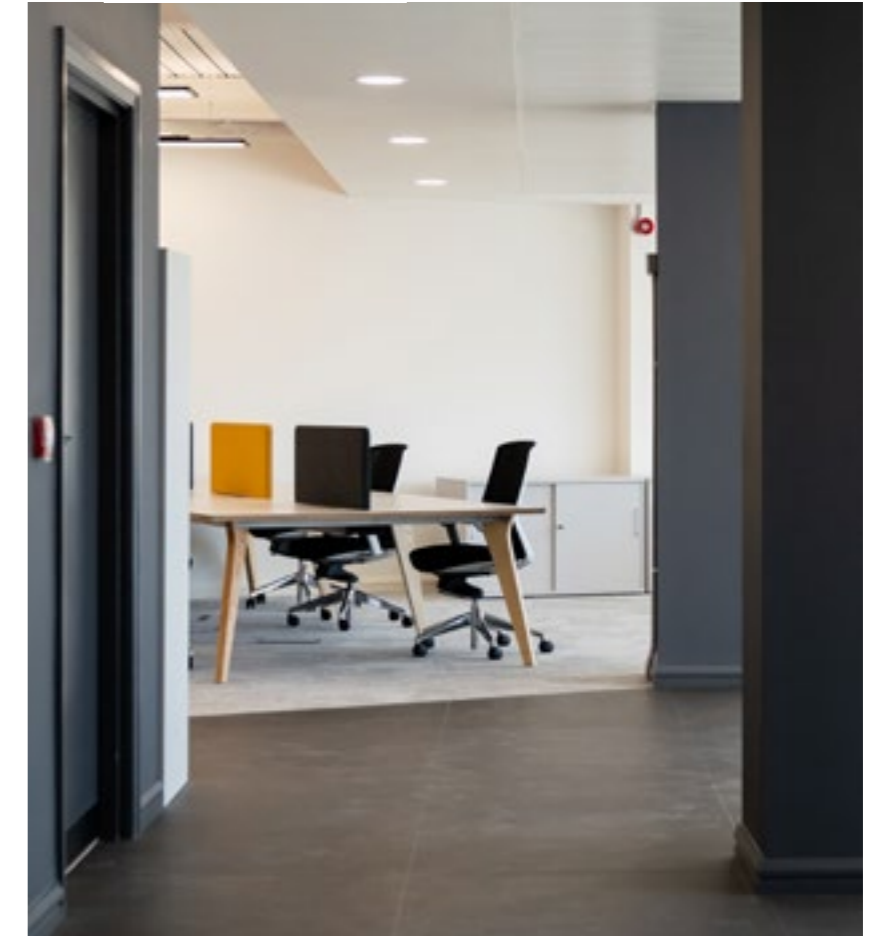
The fitted Third Floor office comes with everything a company would dream of to help inspire an outstanding culture and teams who are excited to do exceptional work.

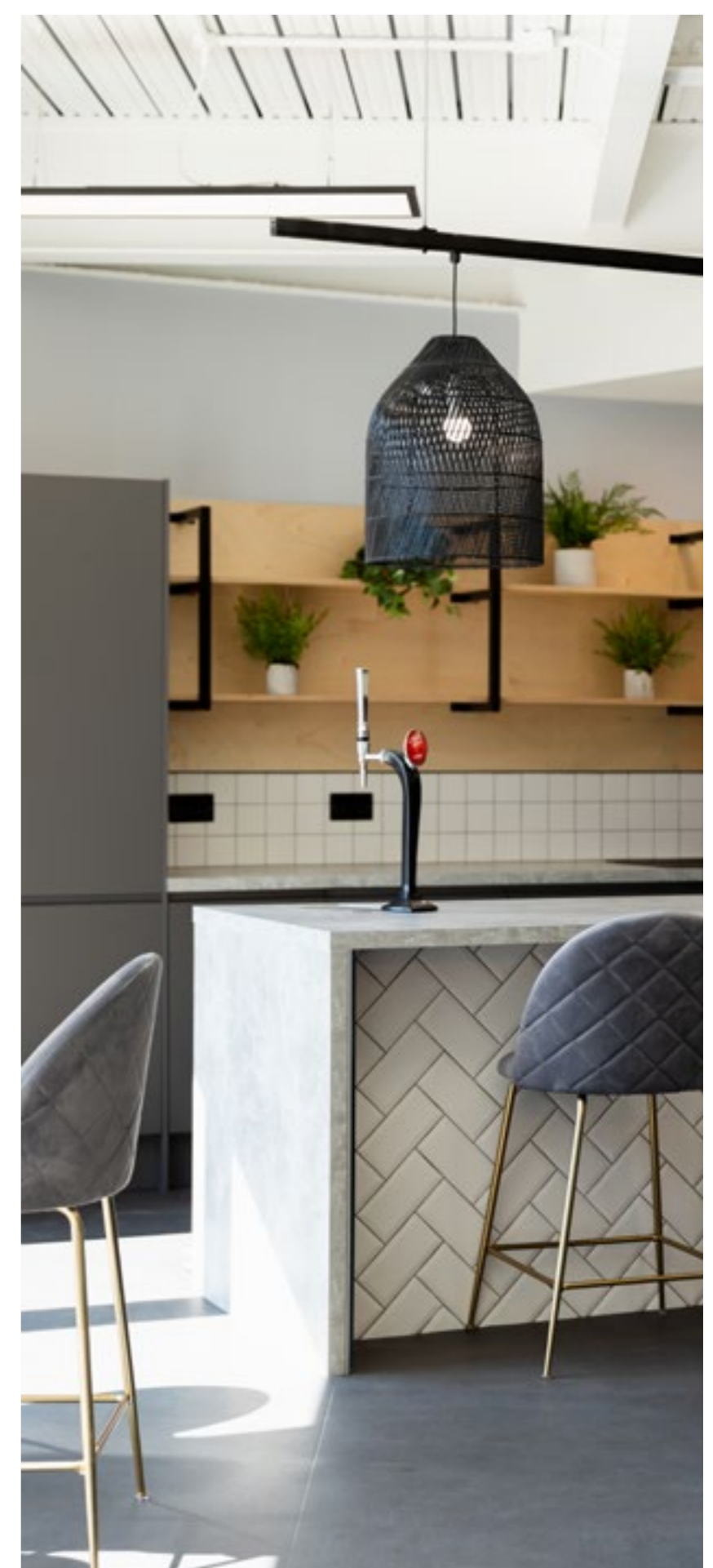
Highlights of this exceptional space include;

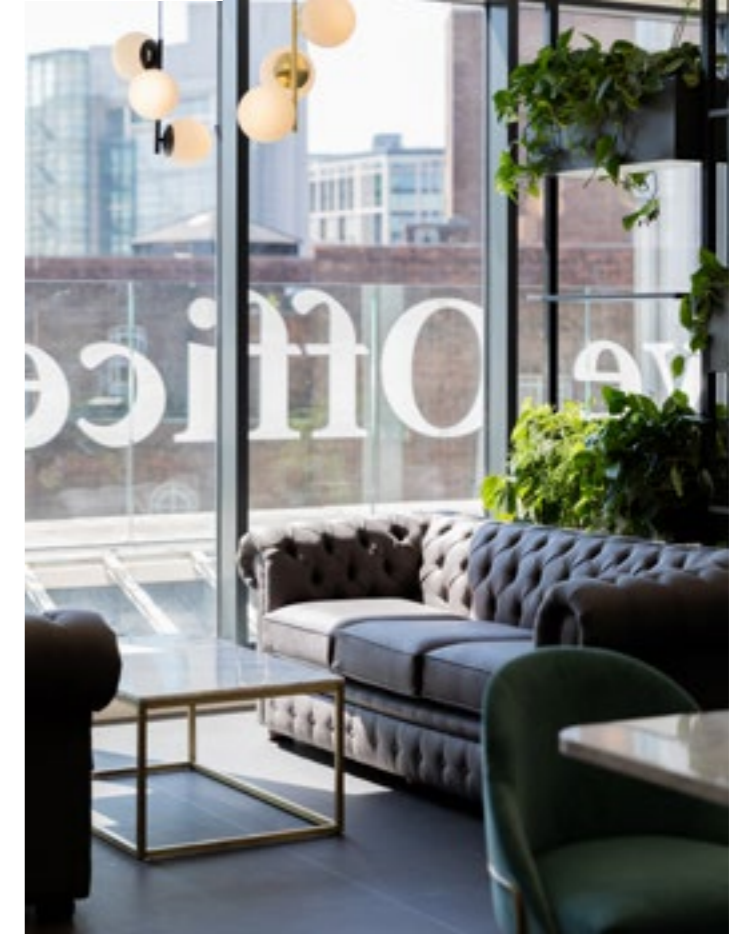
- 96 ergonomic workstations
- Beautifully fitted kitchen and lounge
- Large presentation area and boardroom
- Lots of meeting rooms and phonebooths



9,764 sq ft NIA







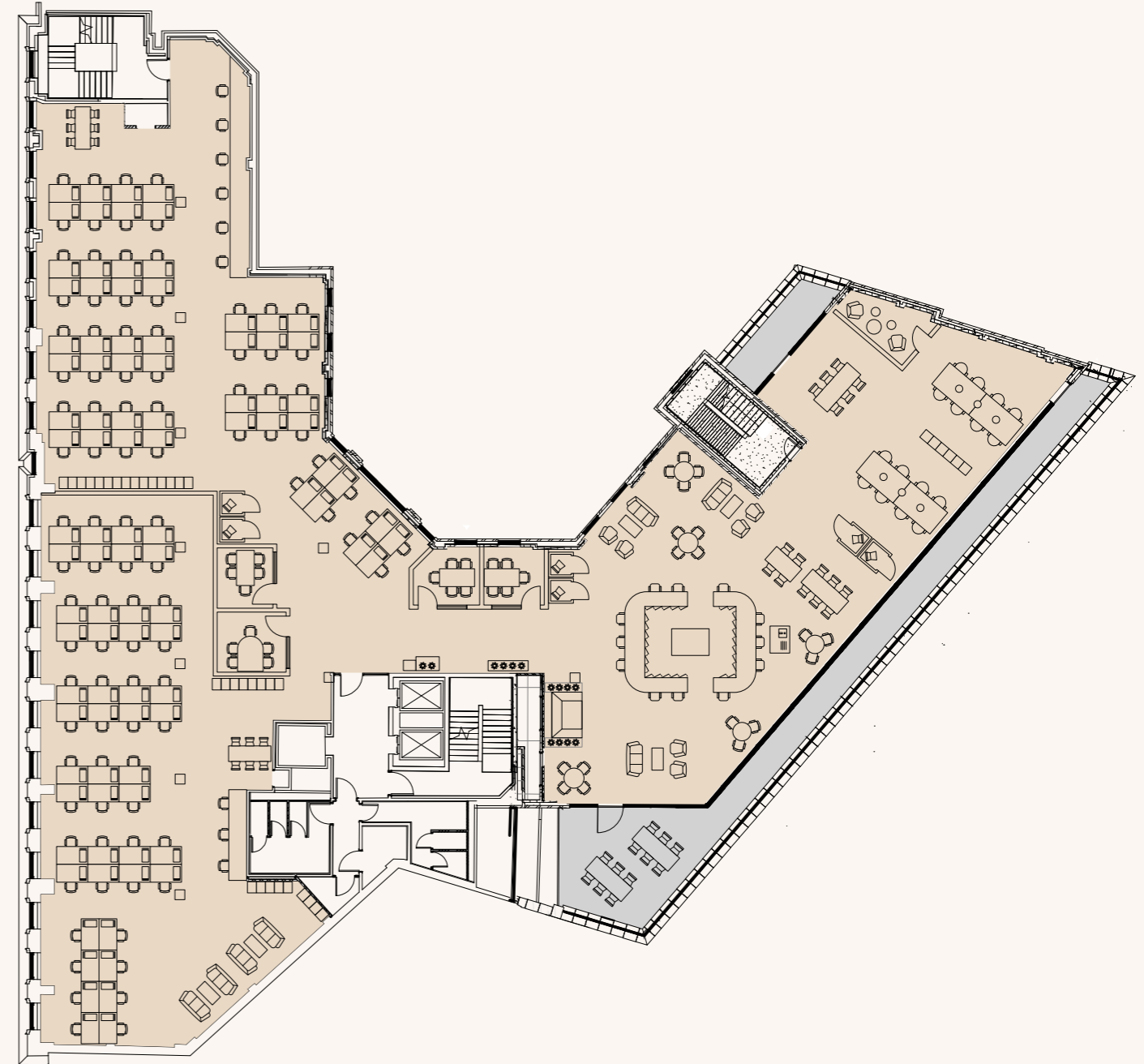
FOURTH FLOOR



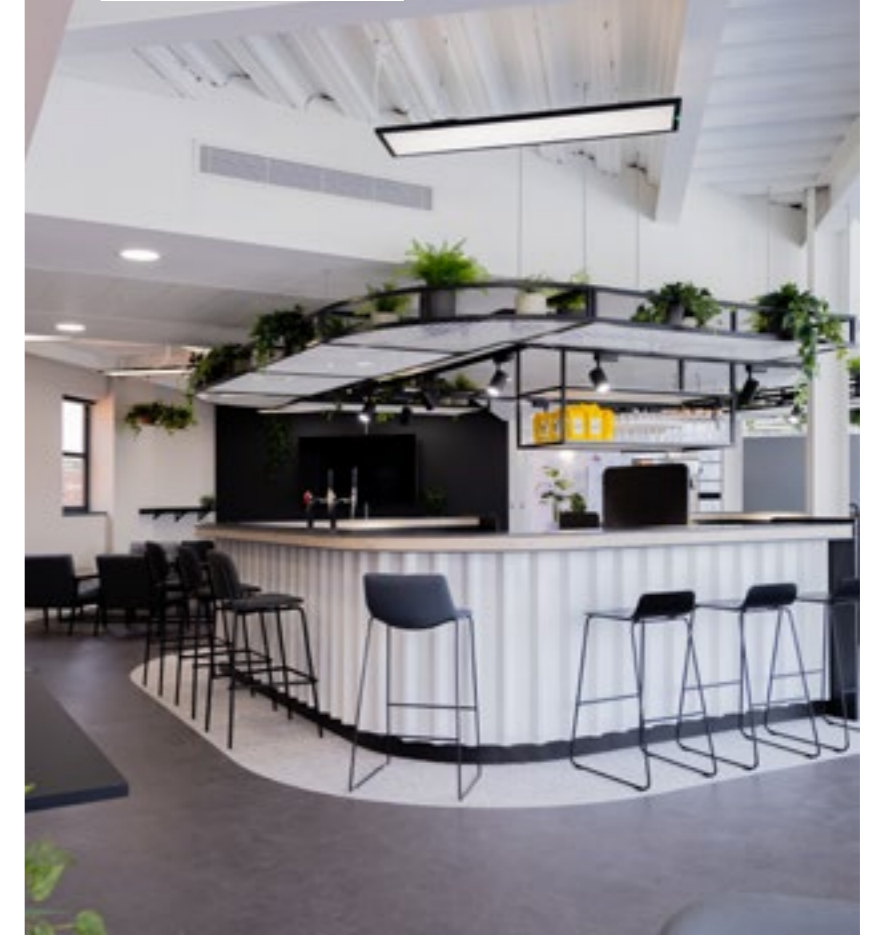
The fitted office on our fourth floor is ready for a company to refresh their ways of working and take their ambitions into a new chapter with a high quality workspace.

Highlights of this exceptional space include;

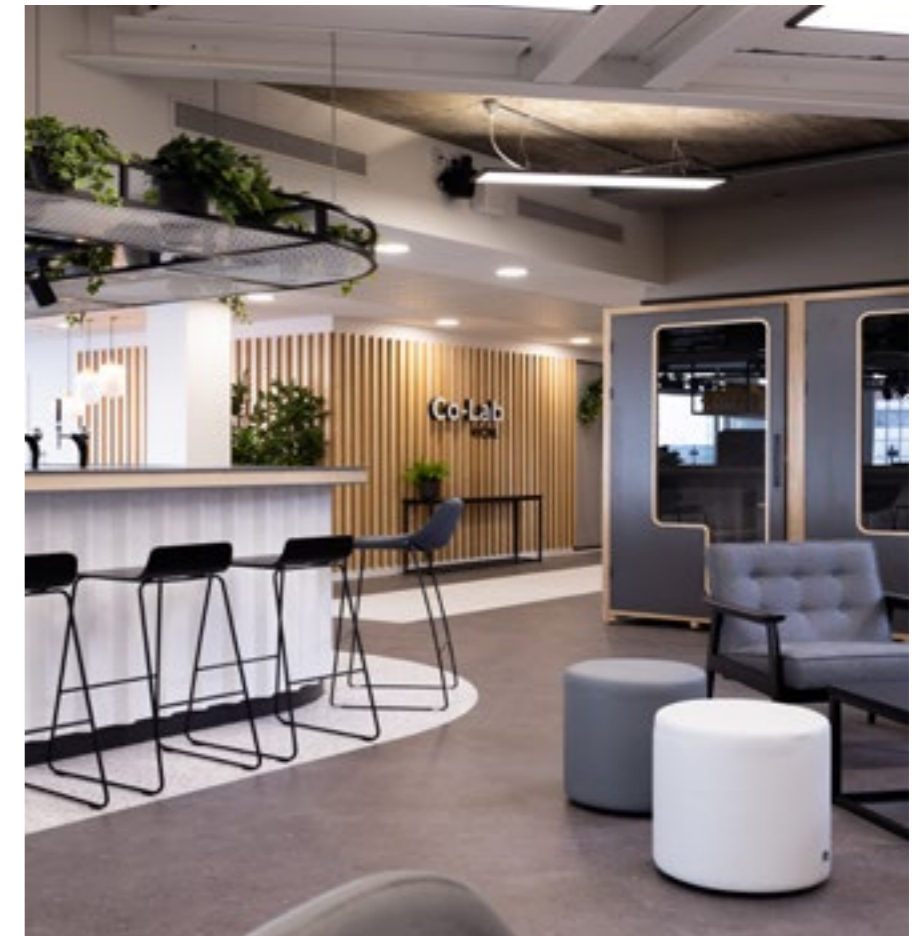
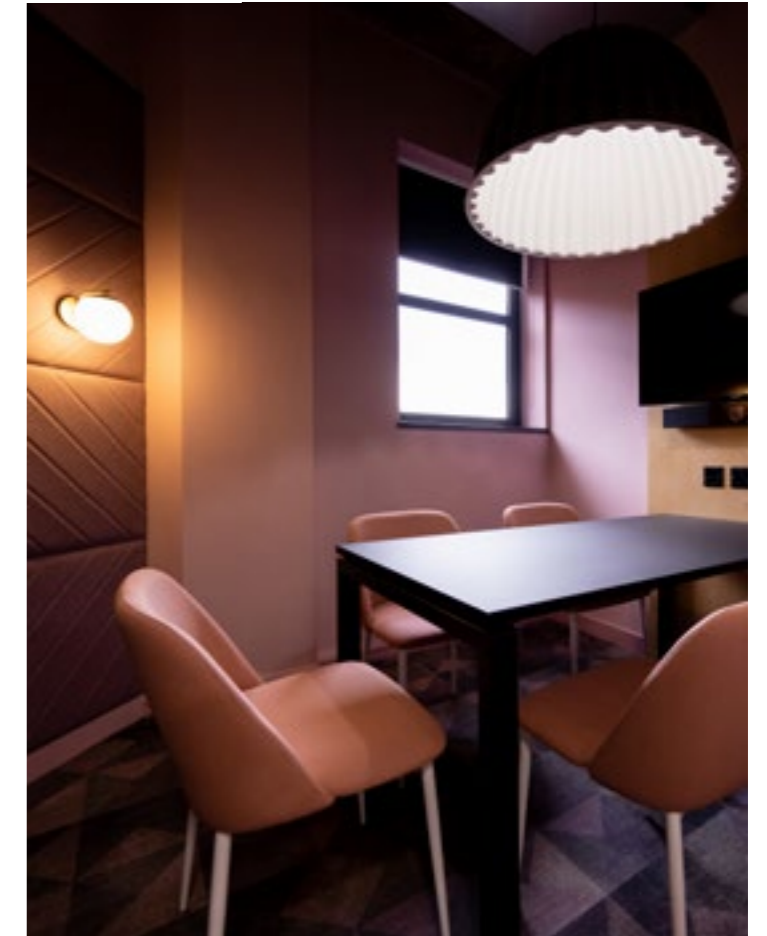
- 98 ergonomic workstations
- Unique high-top break out space with bar
- Purpose built soundproof phonebooths
- Large balcony with outdoor seating



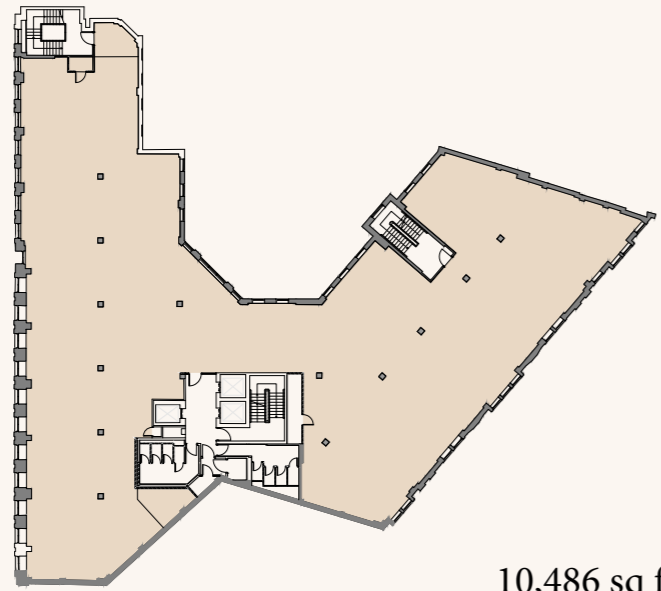
8,751 sq ft NIA





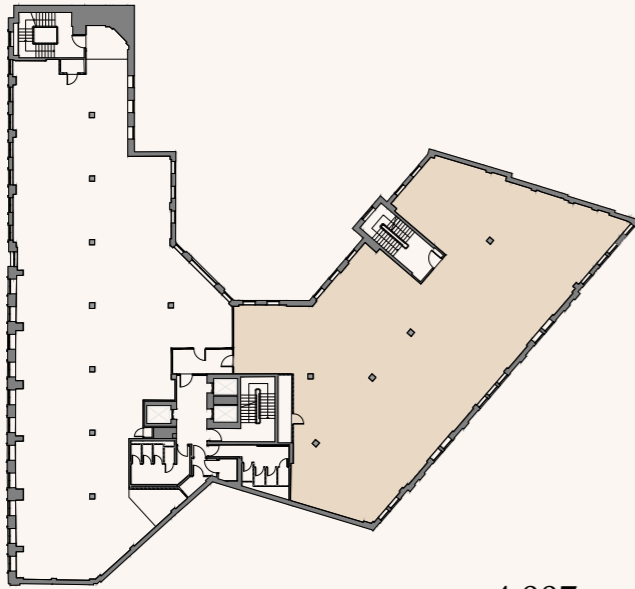


FIRST FLOOR



10,486 sq ft

SECOND FLOOR



4,887 sq ft





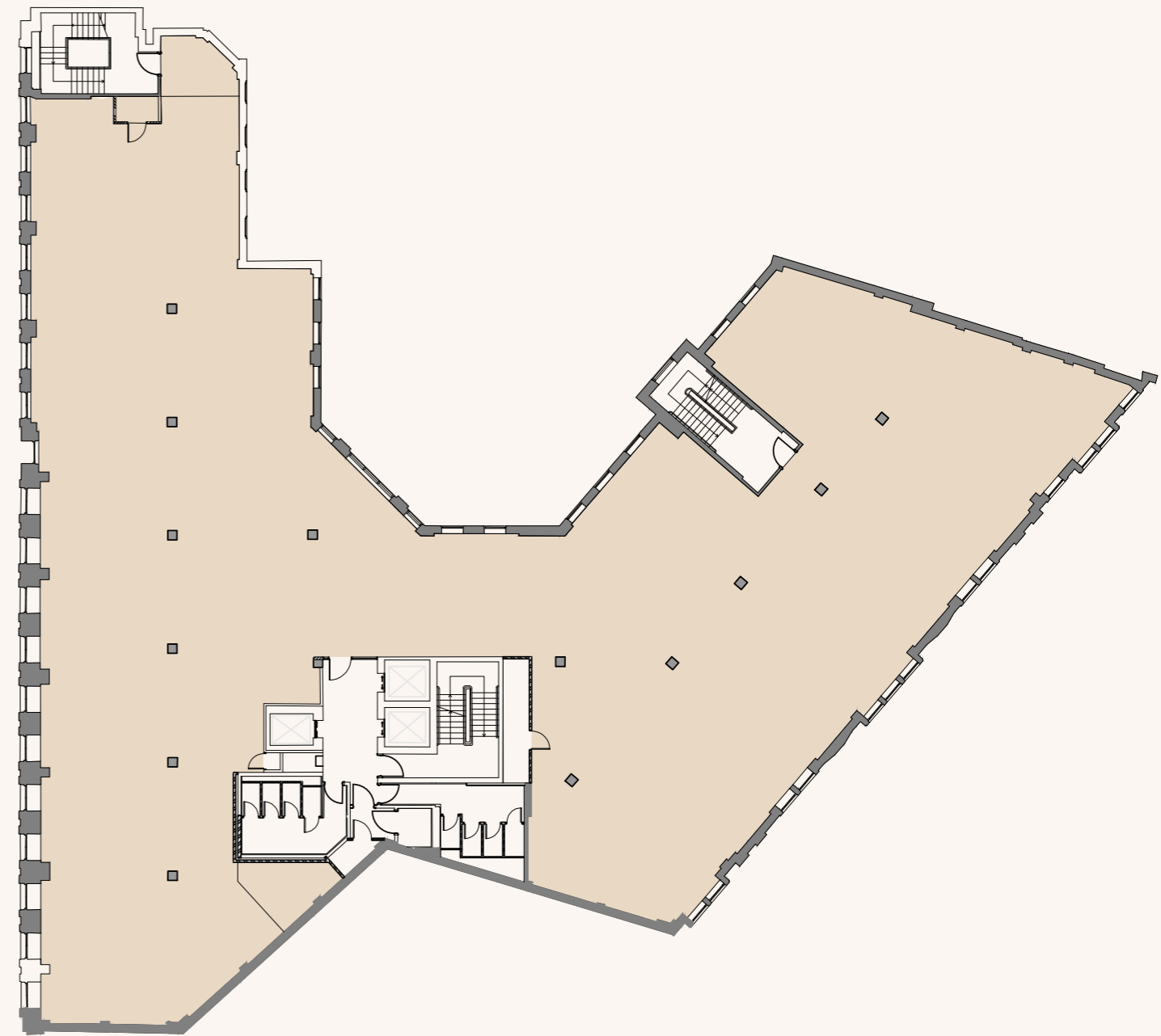
FIRST FLOOR



The Cat A first floor space at 34 Boar Lane offers an excellent blank canvas for a company to pioneer a workspace which will unlock new ways of working and new opportunities.

Highlights of this exceptional space include;

- Large open floorplan with huge potential
- Efficient LED lighting throughout
- Security access controlled entrance
- High-quality bathrooms



10,486 sq ft NIA

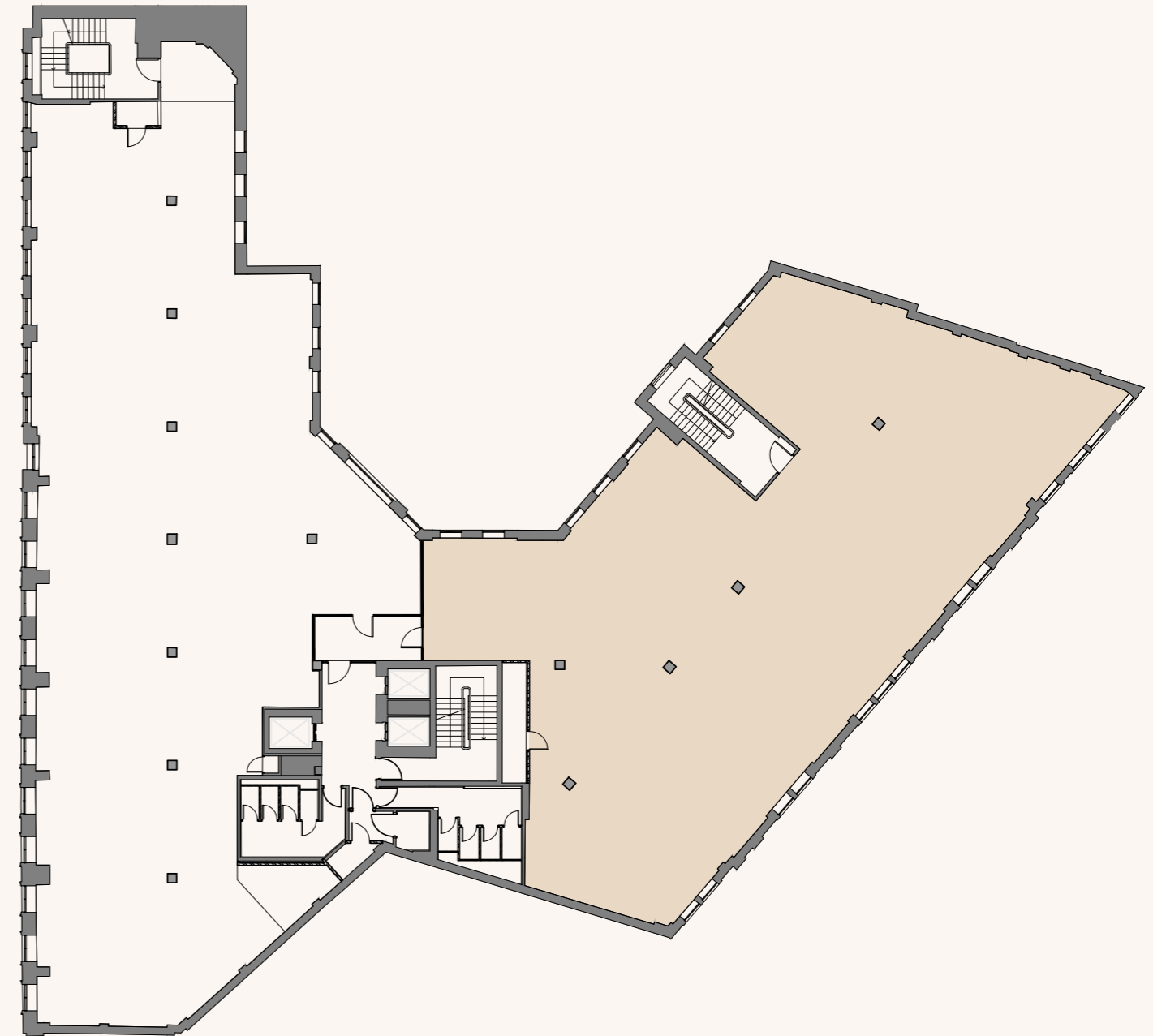
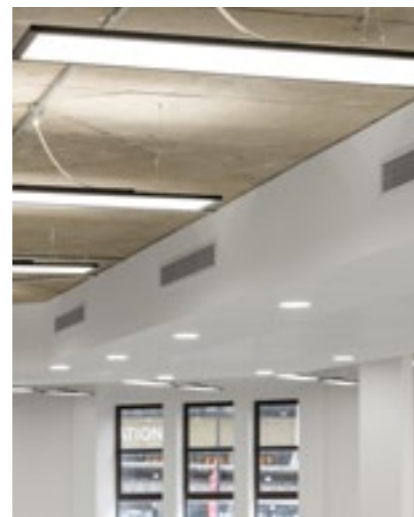
SECOND FLOOR



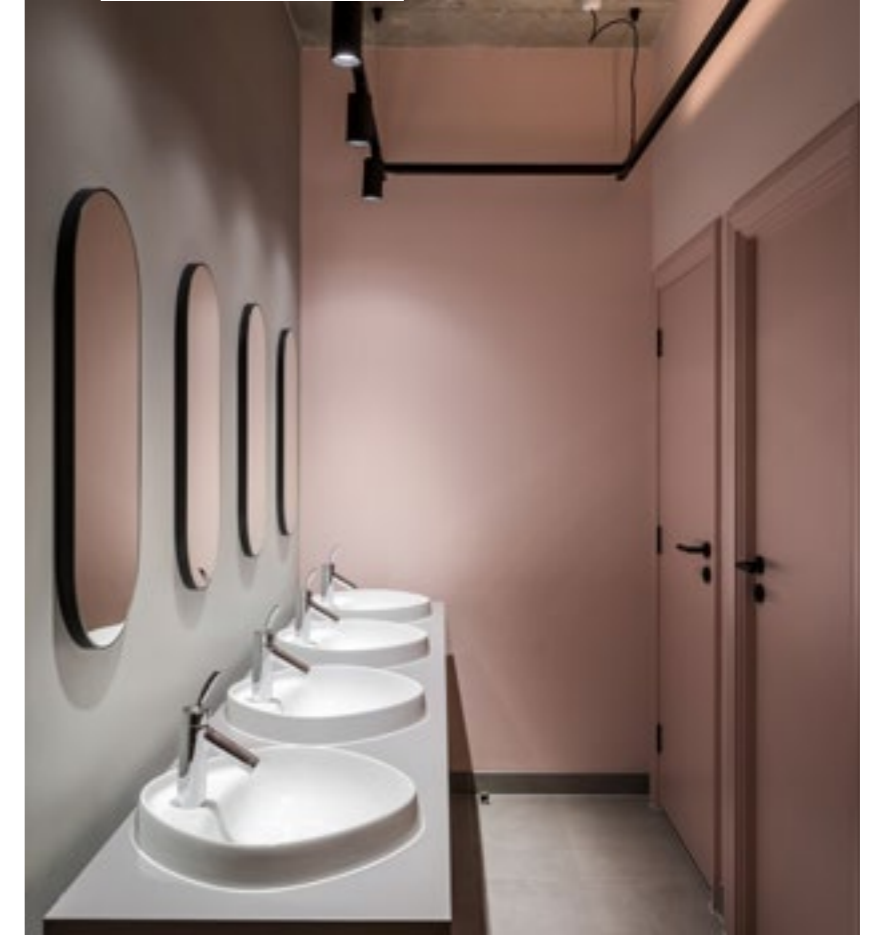
Located on our second floor, this half-floor Cat A office is an ideal space for any company looking for an inspiring workplace to craft their very own workspace.

Highlights of this exceptional space include;

- Large open floorplan with huge potential
- Efficient LED lighting throughout
- Security access controlled entrance
- High-quality bathrooms



4,887 sq ft NIA





34
BOAR
LANE



AN ICONIC GEM,
BRIMMING WITH LIFE,
FIT FOR THE FUTURE.

34 Boar Lane is redesigned for you and your business, whether you need a space for a day or a decade.

Behind the historic façade of the building, 34 Boar Lane has been transformed into an environmentally- friendly workplace in which businesses and organisations can work and grow alongside one another.

The building has been given a comprehensive, design-led refurbishment, including the installation of state-of-the-art technology, new outdoor spaces and communal areas.



RENNOVATED FOR A NEW WORLD, WORKING DIFFERENTLY

34 Boar Lane is Leeds' leading example of a future-ready workspace, rennovated for a new world, working differently.

Host to a dynamic mix of restaurants, cafe, managed and traditional workspace, all under one roof. Giving our tenants a multitude of reasons to come to work, beyond work.

Balancing a sympathetic renovation of original character with a fresh, contemporary fit out.

Exposed concrete ceilings, abundance of natural light, raised ceilings and newly introduced roof terraces add lightness and modernity throughout.

FUTURE READY WORKSPACE

Smart space. Smart work.

- 49,348 sq ft Office
- 6,784 sq ft Restaurants and Cafe
- Raised access floors to the offices
- Floor to ceiling heights of 3m
- 3 roof terraces
- 3 x new 8 person (630 kg) passenger lifts
- 20 parking spaces
- 2 electric car charging spaces
- 40 cycle spaces
- Scooters and electric bike for tenant use
- 100% green energy
- EPC B
- Thermal comfort modelling to CIBSE AM11
- Heat recovery air handling unit with reversible heat pump
- Energy efficient lighting design to EN 12464-1:2022
- New intelligent lighting control system with automatic presence detectors and daylight-saving
- Low flush toilets
- Low flow taps
- Low water consumption showers
- Automatic metering for each floor
- Telcom fibre internet



All the team in the building are employed in line with the Real Living Wage foundation



We are proud to partner with property manager Mapp who are a registered B Corporation.



HAPPY PEOPLE, HEALTHY BUSINESSES



The building's communal areas provide perfect space for our tenants to mix, gather and connect. The Collective Inc, reception and flex workspace allow for unplanned interactions that help build genuine relationships across the building. These spaces host our get-togethers, whether that's a craft workshop, screening, charity fundraiser or music gig.



UPGRADED AND POWERED FOR A GREENER FUTURE














- 100% green electricity
- EPC B
- Heat recovery variable air conditioning system
- Cycle, shower and storage facilities, promoting a greener commute
- Free, bookable scooters and bikes available
- 2 electric car charging stations

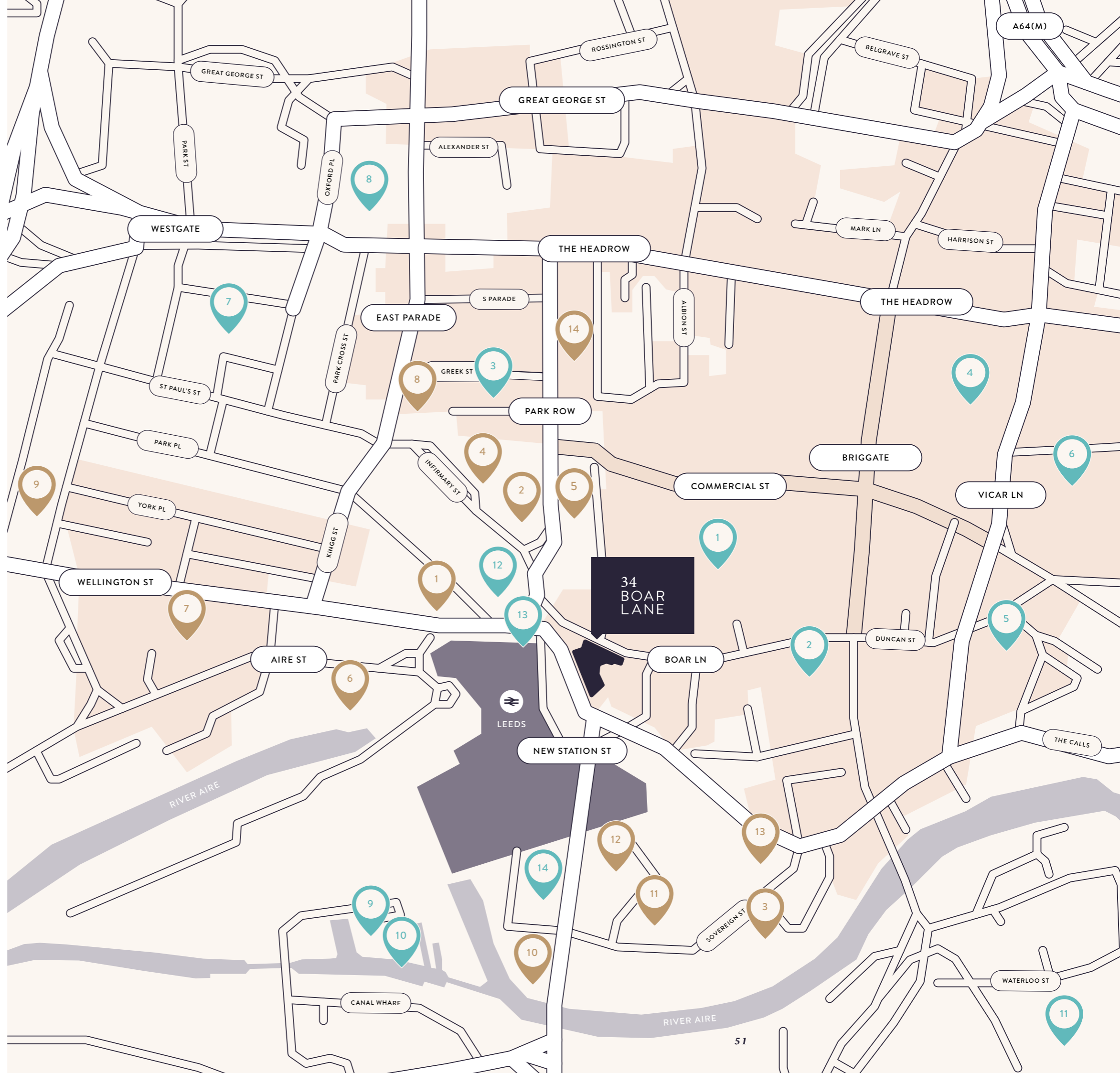
ON YOUR DOOR STEP

Key Landmarks

- | | |
|-------------------|------------------------|
| 1 Trinity Leeds | 8 Town Hall |
| 2 Marriott | 9 Doubletree by Hilton |
| 3 Dakota | 10 Granary Wharf |
| 4 Victoria Leeds | 11 The Tetley |
| 5 Corn Exchange | 12 City Square |
| 6 Kirkgate Market | 13 The Queens Hotel |
| 7 Park Square | 14 Hilton Leeds |

Local occupiers

- | | |
|--|--|
| 1  | 8 Gateley / |
| 2  | 9  |
| 3  | 10  |
| 4  | 11  |
| 5  | 12  |
| 6  | 13  |
| 7  | 14  |





GET IN TOUCH

eamon.fox@knightfrank.com / laura@kinrise.com

[@34boarlane](#) / 34boarlane.co.uk