

WITHIN

BROAD GATE  
THE FIFTH FLOOR  
FEATURES  
SPACE

LOCATION  
TESTIMONIALS  
CONTACT  
WHY LEEDS

BUSINESS



INNOVATION

FAQ

GRADE A OFFICE SPACE  
GUARANTEED



VIRTUAL TOUR

**BROAD  
GATE**

# UNRIVALLED

THE HEADROW -  
TOP 3 ECO-  
FRIENDLY  
STREETS  
2020

CENTRAL LEEDS, LS1 8EQ

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

AWARD WINNING OFFICE SPACE



THE LARGEST OFFICE FLOOR PLATES WITHIN THE CITY



# THE EPITOME OF EXCELLENCE

ORIGINALLY BUILT IN 1932, THIS ICONIC BUILDING WAS TRANSFORMED TO OFFER THE LARGEST GRADE A OFFICE FLOOR PLATES IN LEEDS' CITY CENTRE. AND IT'S AS ICONIC NOW AS IT WAS THEN.

**IN A WORD, BROAD GATE IS A LANDMARK – PRESTIGIOUS FROM ITS PENTHOUSE OFFICE SUITES RIGHT DOWN TO ITS FOUNDATION IN LEEDS' HISTORY.**

Originally built in 1932, this iconic building was transformed to offer the largest Grade A office floor plates in Leeds' city centre. And it's as iconic now as it was then.

space to leading edge front of house and facilities management - every aspect has been built to impress.

Bringing together its distinctive original architecture with sophisticated systems and state-of-the-art technology, Broad Gate is peerless. Not only one of a kind, but also award winning.

Already home to organisations like KPMG, Yorkshire Building Society and Ramboll, even the company Broad Gate keeps is distinguished.

From an atrium that soars up the office floors to unrivalled collaboration and break-out

Quite simply, Broad Gate is in a class of its own. And now's your chance to be part of that world.



170,000 sq ft of high-spec accommodation



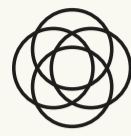
# 01



Awarded British Council for Offices' Best Refurbished/ Recycled Workplace in the UK

Efficient low carbon footprint that can provide BREEAM excellence in use





**BROAD GATE'S ENVIRONMENT IS SOMETHING FEW CAN RIVAL. WITH SUCH EXCEPTIONAL SPACES, SERVICES AND AMENITIES, DEMAND IS ALWAYS HIGH. THAT MAKES THE OPPORTUNITY WE HAVE FOR YOU A MARKEDLY RARE ONE.**

12,674 sq f ft of prime office space could be yours, as the East Wing of our fifth floor suite is available.

With an abundance of square footage to play with, the potential layouts are limitless. Tailor-made for a business headquarters, every inch can be customised to suit your business' needs.

The space is only half the story. Step out of the suite and experience all that Broad Gate has to offer. From its awesome atrium, complete with café and collaboration lounge, to highly experienced front-of-house staff and security, this suite surpasses all others.

# 5TH FLOOR ATRIUM VIEW



Actual 5th floor space available



# A R A R E O P P O R T U N I T Y

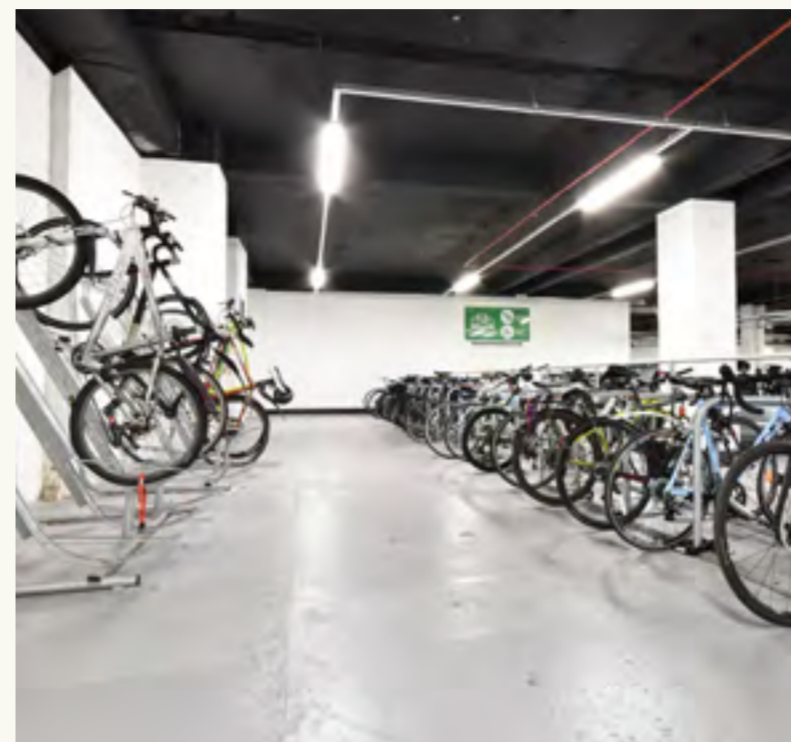




# 03

## EXCEPTIONAL AS STANDARD

NOT ONLY IS THIS OPPORTUNITY ONE OF A KIND, BUT THE FEATURES AT YOUR DISPOSAL ARE SECOND TO NONE AS WELL. FROM BECOMING PART OF A THRIVING COMMUNITY OF GLOBAL BUSINESSES TO STATE-OF-THE-ART TECHNOLOGY THAT ENSURES EVERYTHING RUNS EFFORTLESSLY, THE ADVANTAGES OF BROAD GATE'S FIFTH-FLOOR SUITE ARE FAR FROM ORDINARY.



### FEATURES GUARANTEED TO GIVE BUSINESS THE EDGE

- Secure private parking for up to 5 cars with 5th floor suite
- Ultra high-speed fibre optic broadband
- Speeds of 1GB on move in, rising to 10GB
- Breakout areas with WiFi throughout
- 24/7 manned security
- Expansive atrium with café and collaboration lounge
- Grade A office space
- 6 national awards
- Secure bicycle storage with cycle repair centre
- Shower facilities with locker storage



Opportunities like this do not come around often





LEEDS TRAIN STATION

THE

TRINITY SHOPPING CENTRE

CENTRE

VICTORIA GATE



TRERE

FIRST DIRECT ARENA



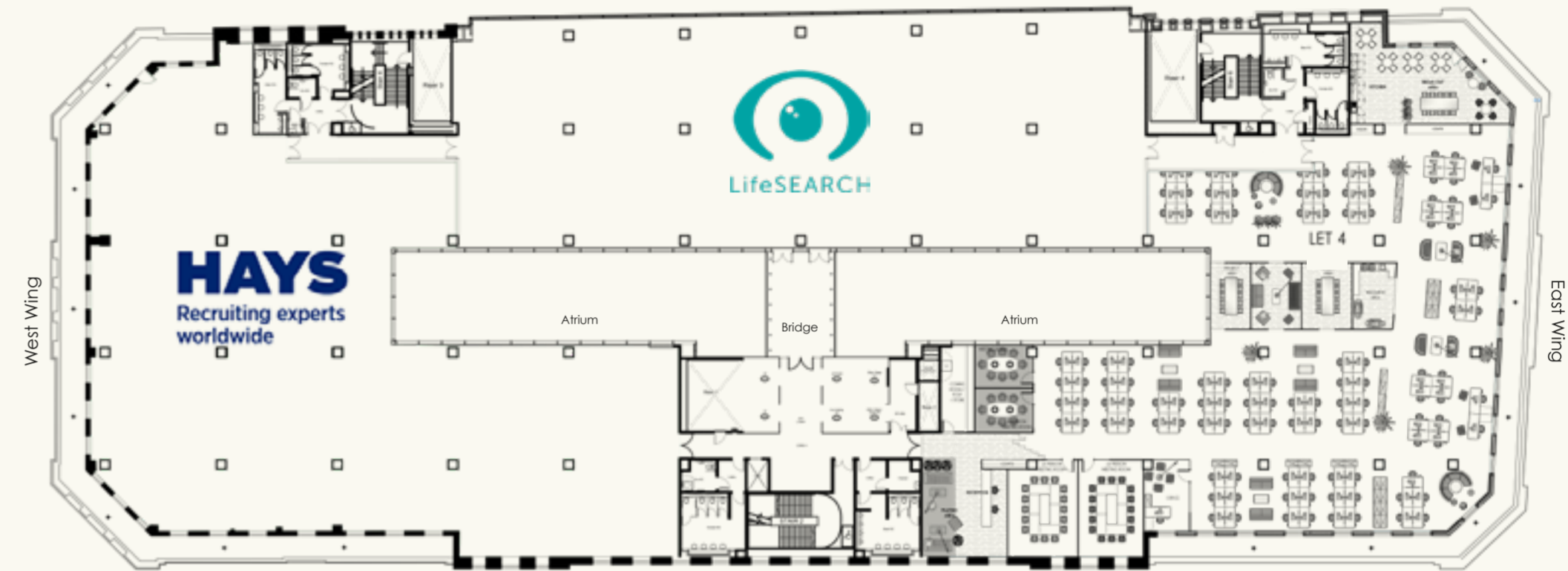
# FLOOR SPACE AND POSITIONING WITHIN THE BUILDING

THE AVAILABLE SUITE IS CAPABLE OF OCCUPATION AT DENSITIES OF UP TO 1:6 SQ M IF REQUIRED, RESULTING IN EXTREMELY EFFICIENT TOTAL COST OF OCCUPATION PER WORKSTATION.

# 04

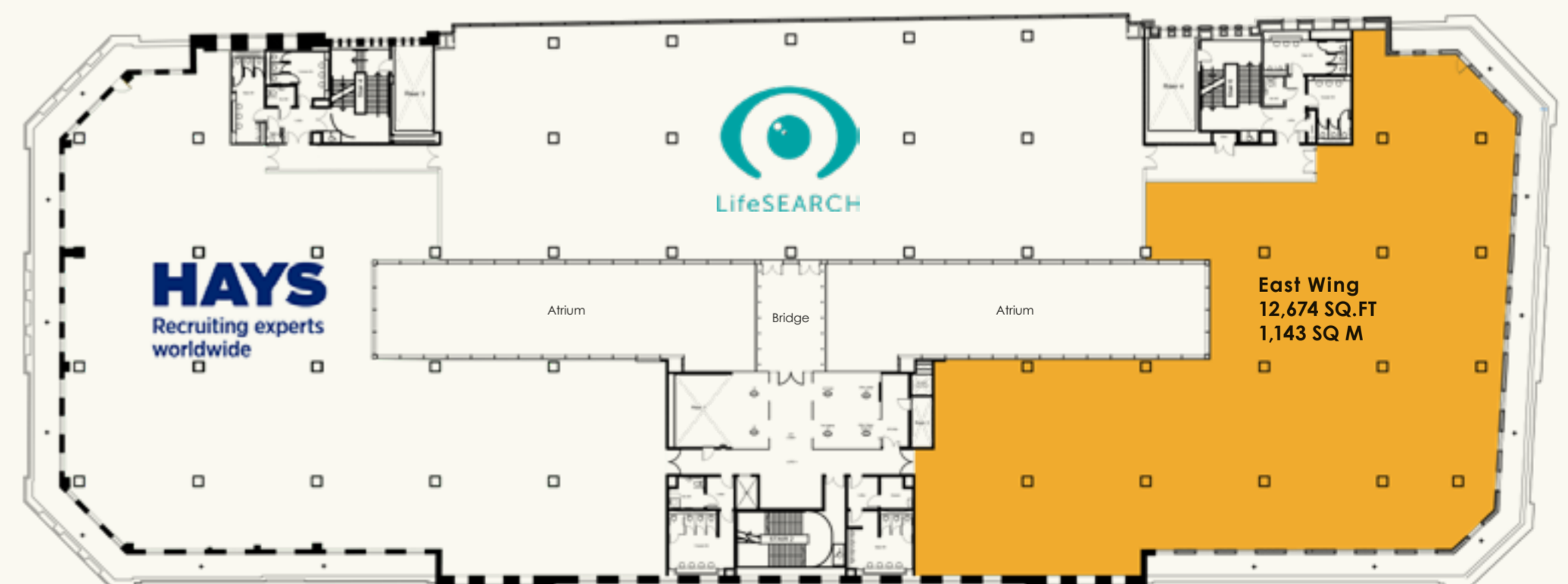


FIFTH FLOOR, BROAD GATE  
EXAMPLE INDICATIVE SPACE PLAN AT OCCUPATIONAL DENSITY 1:10 SQ M  
MAXIMUM DENSITY OF 1:6 SQ M ACHIEVABLE



East Wing:  
115 Workstations  
1:10 Ratio

FIFTH FLOOR, BROAD GATE  
FLOOR SPLIT LAYOUT



East Wing  
12,674 SQ.FT  
1,143 SQ M



LOCATION

05

NOTHING COMES CLOSE



FEW CAN RIVAL BROAD GATE FOR ITS LOCATION. RIGHT IN THE BEATING HEART OF LEEDS' CITY CENTRE, EVERYTHING YOU COULD NEED LIES RIGHT OUTSIDE THE OFFICE'S DOORS. FROM TRANSPORT LINKS TO BUZZING RETAIL AND CULTURE DESTINATIONS, WITHIN MINUTES YOU'RE WHEREVER YOU NEED TO BE.



For rail travellers, Leeds City Station is within five minutes' walk. Buses run frequently from The Headrow to all destinations across the city and its suburbs. Leeds Bradford Airport, a short car or rapid bus ride away, links you effortlessly with Europe and beyond. Not forgetting, the inner ring road and the nation's motorway network are just a few minutes' drive away.

But enough of practicalities, there's plenty of pleasure to be had too. From world-class theatre and music venues to Victorian arcades and the best centre in the world, the shopping – just a stone's throw from Broad Gate – is abundant, award-winning and luxurious.



Victoria Quarter is filled with the finest retailers, including Harvey Nichols, Louis Vuitton and Mulberry. The recently opened Victoria Gate extends this high-end offering and brings the prestigious title of best shopping destination home to Leeds. While Trinity, still just adjacent to Broad Gate, offers an eclectic experience of shopping, ever-changing street food and entertainment.



Top down aerial shot - 1 acre of prime city centre real estate





# 06

## TESTIMONIALS



"Broad Gate was chosen by YBS due to its prime location in Leeds city centre. It's in an easily accessible and very convenient location for both colleagues and visitors with an added bonus of underground parking. The Broad Gate management teams here are efficient, knowledgeable, approachable, and professional and always have a smile for everyone. The team really understands our ever-changing business needs and work hard to accommodate all requests, even at short notice. The team is a pleasure to work with and I would highly recommend Broad Gate as an office space."



- Yorkshire Building Society



"Broad Gate is a really great place to spend the working day. Our office spaces are always filled with natural light and have the most beautiful views. It's close to shops and all amenities you could possibly need. It also has great transport links to and from the building."



- KPMG

"Our decision to relocate to Broad Gate has been a proven success as we continue to enjoy an exemplary business location where our employees can thrive in a commercially strong environment. Additionally, it is pleasing to see our team take advantage of the city centre amenities on our doorstep."



- Colliers

## SOLD?

IF BROAD GATE SOUNDS LIKE EVERYTHING YOU'RE LOOKING FOR, THEN LET'S TALK.

CONTACT US TO DISCUSS THE FINER DETAILS OF THE FIFTH FLOOR:

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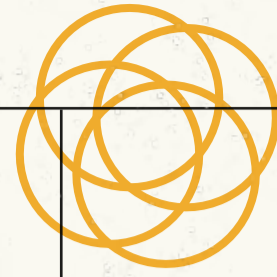
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# BG

# £4 BILLION



WORTH OF MAJOR DEVELOPMENTS HAVE BOOSTED THE CITY IN THE LAST DECADE ALONE

# £7.3 BILLION

## IS BEING SPENT TO DEVELOP A CITY FIT FOR THE FUTURE

AN INNOVATION HUB

# 1.4

MILLION

STRONG WORKFORCE WITHIN THE LEEDS CITY REGION

POWERED BY PROFESSIONALS

# 20

OF THE NORTH'S MOST RAPIDLY GROWING TECH COMPANIES ARE BASED HERE

A GATEWAY FOR GROWTH



# THE FASTEST GROWING

## REGION FOR FOREIGN INVESTMENT IN THE NORTH



A HUB FOR TALENT

# 39,000

SKILLED GRADUATES PER YEAR

## BUSINESS IS BOOMING

# THE BIGGEST CONTRIBUTOR

TO UK GDP IN THE NORTH AND THE LARGEST REGIONAL ECONOMY OUTSIDE OF LONDON.

