



CITY  
SQUARE  
LEEDS

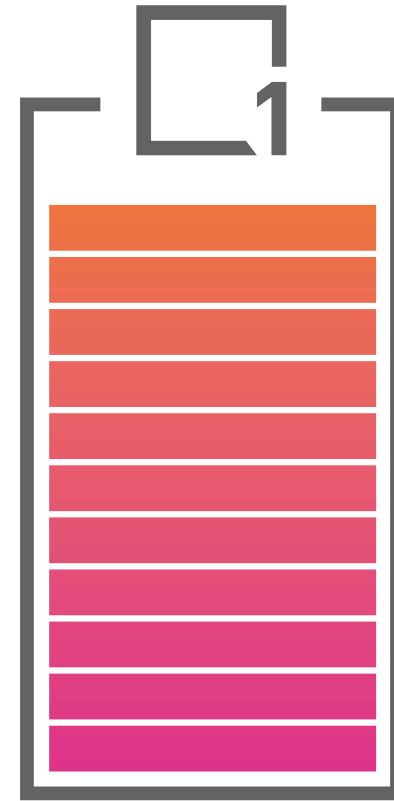
SAME ADDRESS **DIFFERENT WORLD**



TURN  
WORK  
INSIDE  
OUT



1  
CITY  
SQUARE  
LEEDS

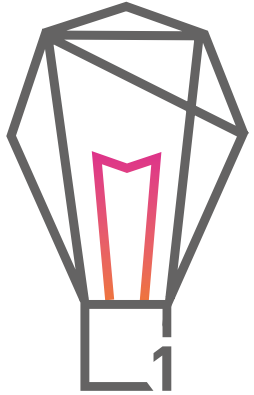


# RE-ENERGISING THE WORKPLACE

WE ARE THE NUMBER ONE BUSINESS ADDRESS IN LEEDS & THAT  
WON'T CHANGE, BUT THE WAY IN WHICH PEOPLE WORK WILL,  
AND IT'S CONSTANTLY EVOLVING.

1 City Square is at the forefront of transformation, offering a unique and  
exciting new workplace experience for Leeds.





# LESS CONVENTION MORE ACTIVATION

SWITCH ON YOUR WORLD. AN EXERCISED IMAGINATION IS A MORE PRODUCTIVE ONE. 1 CITY SQUARE OFFERS ENGAGING BREAKOUT AREAS THAT FOSTER CULTURE, COLLABORATION AND CONVERSATION FOR A BETTER WAY OF WORKING.

With cleverly designed meeting areas, there is space for everyone, providing a creative working environment where ideas flourish.



**A 2 floor timber clad meeting room** projects out of the atrium, offering creative meeting space and a true sense of arrival into the atrium.

**The timber stepped seating** creates character in the current space whilst encouraging users to casually mingle and enjoy the generous natural light of the atrium.

**The basement will provide** a studio and fitness facilities.

**New bike storage facilities** and a refurbished showers/lockers area for staff.

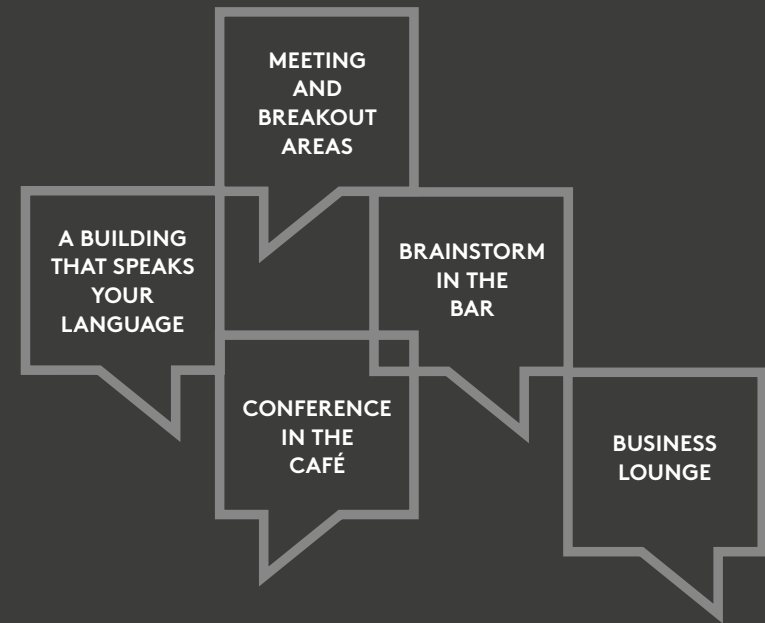
**Tenant Heart Space** will provide a relaxed business lounge and informal meeting space for external clients and office staff.

**A new café/bar** is located to the left of the entrance boasting a fully glazed frontage to the new reception waiting lounge to encourage an active, social atmosphere.

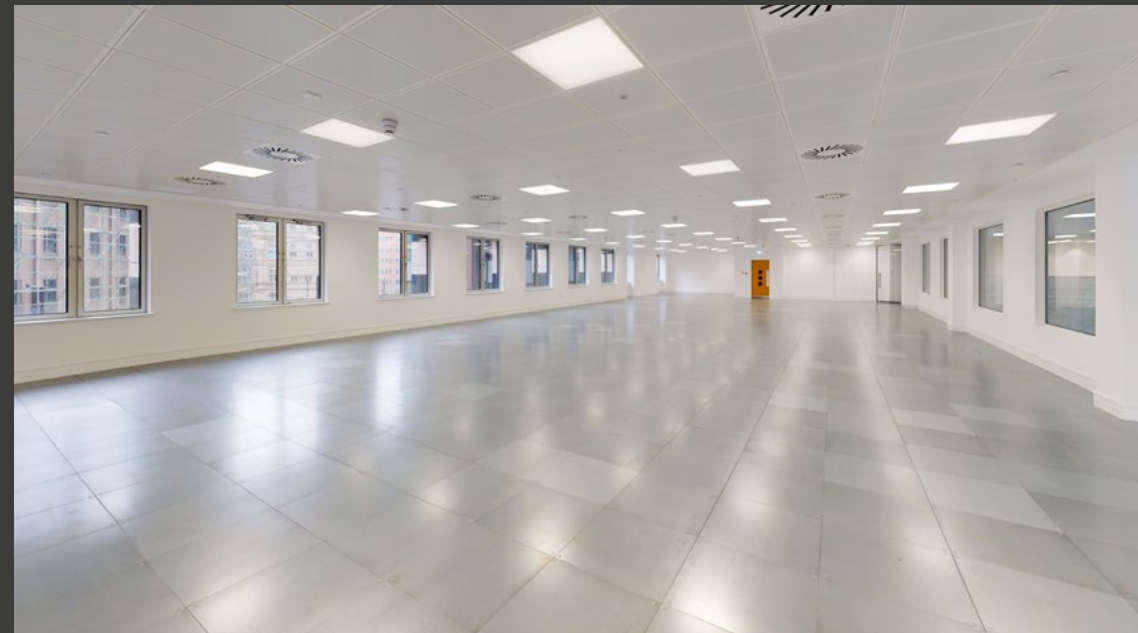
**A double height entrance atrium** creates a real sense of arrival to the building.

# A LITTLE MORE CONVERSATION **BRINGS SATISFACTION**

Employees need an inspiring workplace that supports team work and allows them to focus. Our intelligent design promotes easy communication.



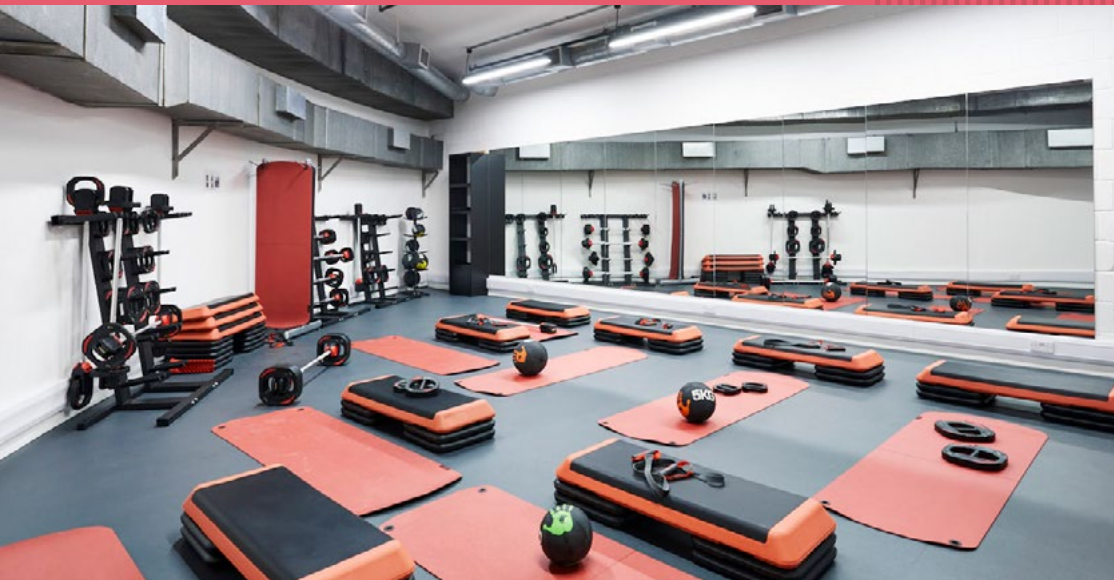
A BUILDING THAT GETS YOU TALKING. CONVERSATION, COLLABORATION AND SHARING IDEAS IS IN OUR DNA. BRAINSTORM IN THE BAR OR CONFERENCE IN THE CAFÉ, GONE ARE THE DAYS OF CONVENTION. ALL OUR DYNAMIC SPACES ARE THERE TO ENCOURAGE SOCIAL INTERACTION.





A happy workforce is a productive one. Our generous well-being space with dedicated experts allows you to combat work-related stress, maintaining an active, healthy lifestyle.

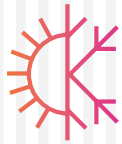
FROM AEROBICS TO FITNESS CLASSES WE HAVE 3,500 SQ FT OF DEDICATED STUDIO AND FITNESS FACILITIES TO PRACTISE YOUR SIT-UPS OR PERFECT YOUR YOGA.



# LESS BURNOUT **MORE** WORKOUT



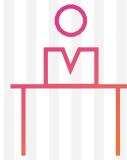
EXERCISE YOUR POTENTIAL OR RESET YOUR DAY, WE HAVE THE PERFECT FACILITIES TO MAINTAIN AN ACTIVE LIFESTYLE.



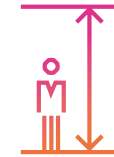
FOUR PIPE FAN COIL  
AIR CONDITIONING



1:8 SQ M  
DENSITY



DOUBLE HEIGHT  
FEATURE RECEPTION AREA



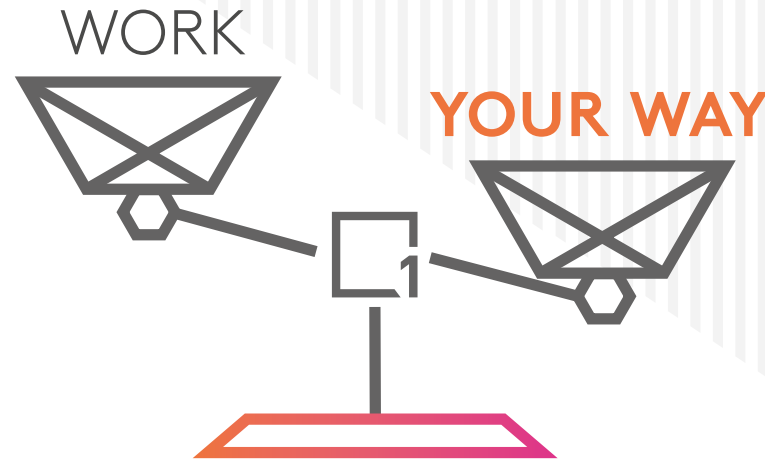
2.7M FLOOR TO  
CEILING HEIGHT



RAISED ACCESS FLOORS

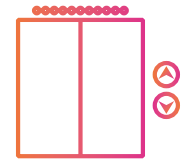


LED LIGHTING



1 CITY SQUARE IS DESIGNED FOR YOU.

From bike facilities, café and breakout areas, dedicated studio and fitness facilities to a full programme of events and activities, curate a working day bespoke to you and your workforce.



4 X 16 PERSON PASSENGER LIFTS  
(3 GLASS SCENIC LIFTS)  
1 X 8 PERSON LIFT TO ATRIUM

67



SECURE BIKE RACKS  
& CHARGING POINTS



TECHNOLOGY ENHANCED  
ENVIRONMENT



EPC RATING 'B'



ULTRA FAST WIFI  
TO RECEPTION



COFFEE SHOP



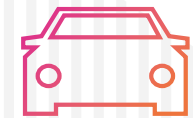
MEETING &  
BREAKOUT AREAS



CHANGING/SOWER  
FACILITIES



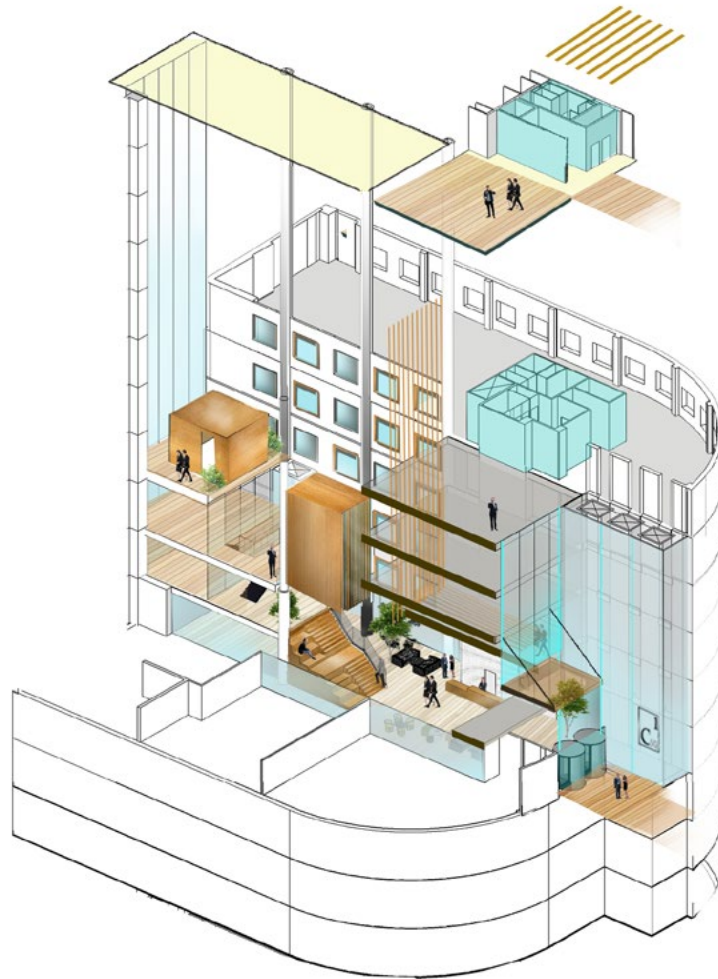
STUDIO AND FITNESS  
FACILITIES



SECURE PARKING\*  
(\*RATIO 1/1300 SQ FT)  
WITH ELECTRIC CHARGING POINTS



# SCHEDULE OF AVAILABILITY



Secure basement parking available

FLOOR	SQ FT	SQ M
ELEVENTH FLOOR	tp bennett	
TENTH FLOOR	Deloitte.	
NINTH FLOOR	Deloitte.	
EIGHTH FLOOR	Deloitte.	
SEVENTH FLOOR	Deloitte.	
SIXTH FLOOR		
	AVISON YOUNG	
	5,856	544
FIFTH FLOOR	Schroders personalwealth	
FOURTH FLOOR	MILLS & REEVE LDC	
THIRD FLOOR	XPS Pensions Group	
SECOND FLOOR*		
	10,491	974.5
FIRST FLOOR	Brabners Teneo	
GROUND FLOOR		
	BroadwayHouse Chambers	
Business Lounge/Reception		
Coffee Shop		
Meeting Rooms		
TOTAL NIA AVAILABILITY*	16,347	1,519







The most connected address in the city. 1 City Square places you in the heart of Leeds so you are never more than a short walk to dynamic shopping, award-winning bars, fantastic restaurants, and all that the North's most vibrant cultural and music scenes have for you to explore. And within 40 minutes you can be immersed in beautiful countryside.





# THE CENTRE OF YOUR WORLD

1 City Square is perfectly placed so you can make the most of what Leeds has to offer, whatever your taste.





# FULLY CONNECTED

## RETAIL

1. TRINITY
2. VICTORIA QTR
3. VICTORIA GATE
4. JOHN LEWIS
5. CORN EXCHANGE
6. MERRION CENTRE
7. HARVEY NICHOLS

## LEISURE & HOTEL

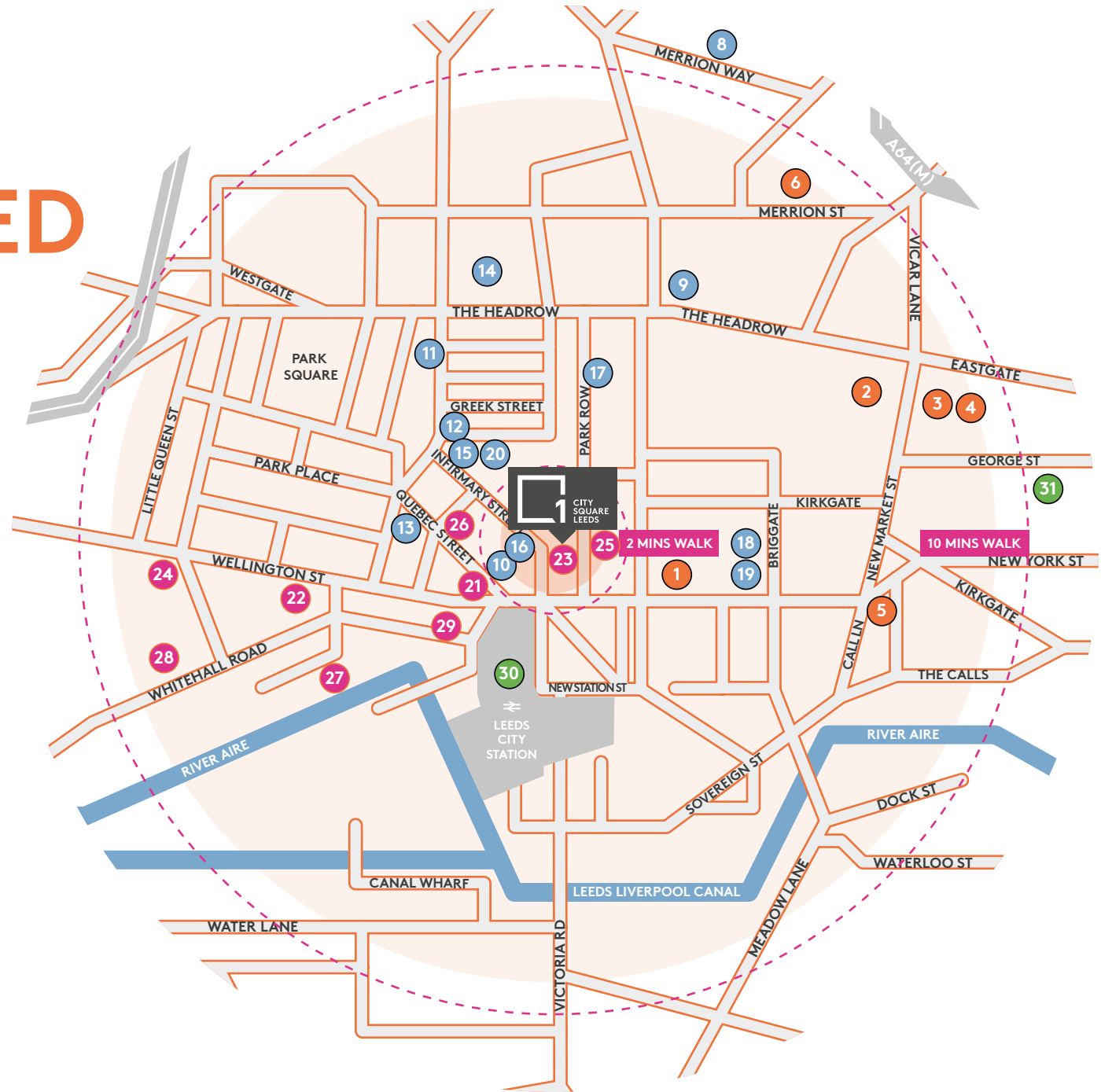
8. LEEDS ARENA
9. THE LIGHT
10. RESTAURANT BAR & GRILL
11. IBERICA
12. DAKOTA HOTEL
13. SOUS LE NEZ
14. LEEDS ART GALLERY
15. TATTU
16. BANYAN
17. GINO'S
18. CRAFTHOUSE
19. ANGELICA
20. LA BOTTEGA MILANESE

## LOCAL OCCUPIERS

21. CHANNEL 4
22. PWC
23. DELOITTE LLP
24. HMRC
25. PINSENT MASON
26. BURBERRY
27. HANDLESBANKEN
28. SQUIRE PATTON BOGGS
29. MERCER

## TRANSPORT

30. LEEDS TRAIN STATION
31. BUS STATION



# LEEDS DEMOGRAPHICS



**5** UNIVERSITIES WITH  
TWO IN THE TOP 100  
UK UNIVERSITIES



**£2.9** BILLION CONTRIBUTED TO  
THE LOCAL ECONOMY BY  
TOURISM AND RETAIL



**£1.5** BILLION  
TECH SECTOR  
ECONOMY



**40** TRAINS TO  
LONDON  
PER DAY



**£23bn**

THE LARGEST ECONOMY  
IN THE UK (FORECAST TO  
GROW BY 34% BY 2035)



**9%**

GROWTH OF WORKERS  
TO 522,800 BY 2025



**£2.5**

BILLION FINANCING,  
ACCOUNTING AND  
INSURANCE ECONOMY



**TOP 3**

UNIVERSITY OF LEEDS IS IN THE  
TOP THREE UNIVERSITIES IN  
THE UK FOR EMPLOYABILITY  
AND GRADUATE PROSPECTS

# SAME ADDRESS DIFFERENT WORLD

INSPIRE, CONNECT AND CREATE.

THIS IS A UNIQUE OPPORTUNITY TO BE AT THE CENTRE OF A DYNAMIC, INNOVATIVE APPROACH TO THE WORKSPACE, AT LEEDS' MOST PRESTIGIOUS ADDRESS. YOUR FUTURE IS AT 1 CITY SQUARE.





# GET IN TOUCH



## EAMON FOX

EAMON.FOX@KNIGHTFRANK.CO.UK  
0113 297 2433

## ELIZABETH RIDLER

ELIZABETH.RIDLER@KNIGHTFRANK.CO.UK  
0113 297 2427

WWW.KNIGHTFRANK.CO.UK



## ALEX HAILEY

ALEX.HAILEY@CBRE.COM  
0113 394 8814

## CLAIR MCGOWAN

CLAIR.MCGOWAN@CBRE.COM  
0113 394 8878

WWW.CBRE.CO.UK

VISIT [ONECITYSQUARE.CO.UK](https://onecitysquare.co.uk) TO FIND OUT MORE ABOUT 1 CITY SQUARE.

CHECK IN ON OUR SOCIAL CHANNELS FOR UP TO DATE INFORMATION ABOUT OUR PROGRESS.



@ONECITYSQUARELEEDS



/ONECITYSQUARELEEDS



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DOWNLOAD OUR EPC [HERE](#)



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