



YORKSHIRE HOUSE

Greek Street, Leeds

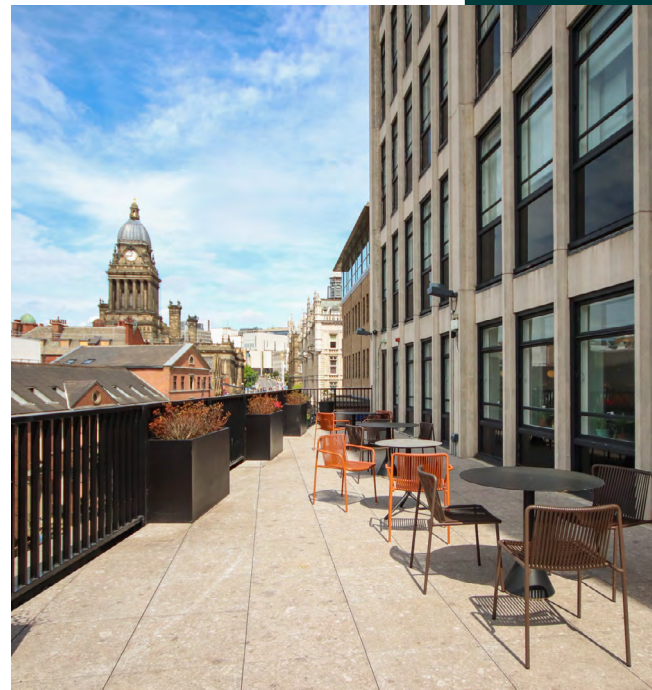
Office suites available
from 2,000 – 10,683 sq ft

YORKSHIREHOUSELEEDS.COM



OUTSTANDING REMODELLED WORKSPACE

Yorkshire House has undergone a comprehensive refurbishment to provide modern and flexible workspace in Leeds' City centre.



Suitable for occupiers of all sizes, with top quality offices available from 2,000 to 19,974 sq ft.

The building is complete with extensive communal areas including two roof terraces and on-site café perfect for taking a breather or a quick catch-up.



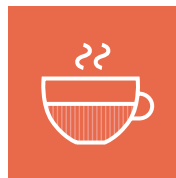
Clockwise

Clockwise occupies a number of floors at Yorkshire House, offering a fully serviced workspace solution with event spaces and multiple meeting rooms available for hire.

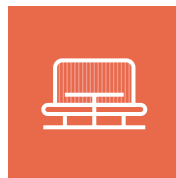
A WARM WELCOME

Two Hands Café

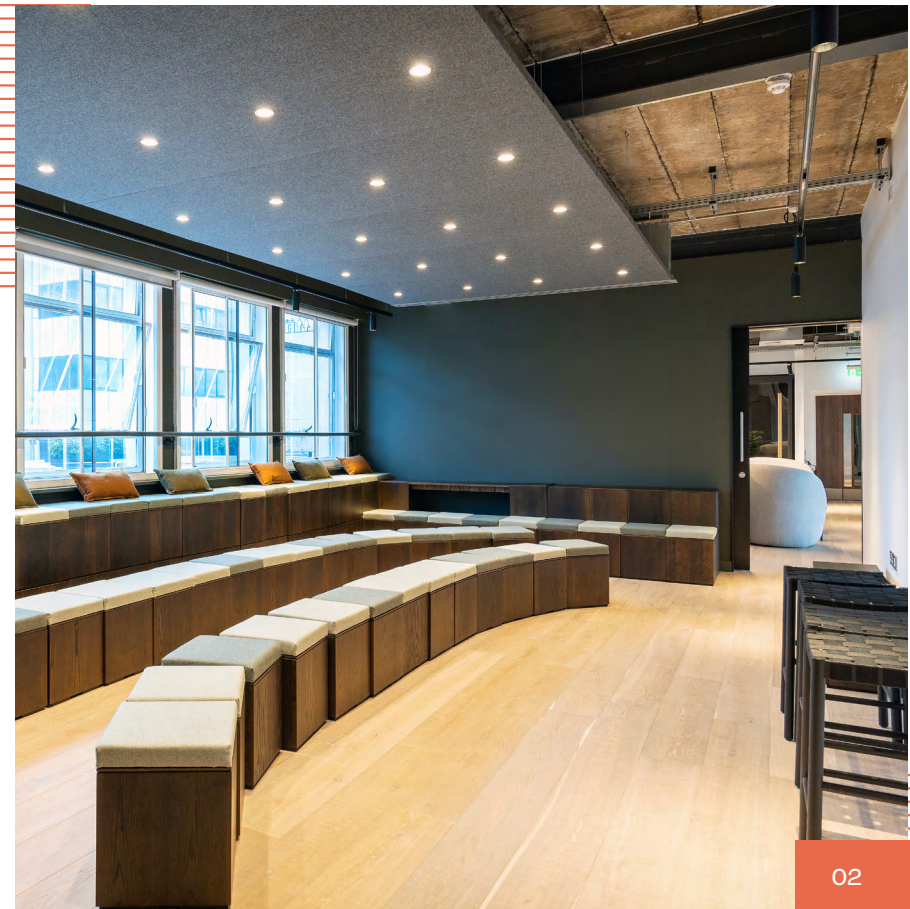
Refuel and energise your working day at the Two Hands Café on the second floor, serving exceptional coffee and delicious and nutritious breakfast and lunch options.



On-site café



Meeting and events space





The south-facing fifth floor communal roof terrace provides a tranquil escape for a refreshing break.



A SMARTER FINISH

The building has been comprehensively refurbished to provide contemporary, flexible space to suit a range of businesses.

With high quality finishes and exposed services – the space is ready for an occupier to make their mark.



New VRF air conditioning



Brand new manned reception



24 hour access



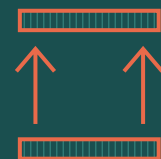
WIFI throughout common areas



LED lighting



Fully DDA compliant



Full access raised flooring



Secure basement parking available



Shower facilities and changing rooms



ESG

Yorkshire House is one of the most environmentally efficient buildings in the City. Our building operates as carbon neutral and is an all-electric building which generates its electricity from renewable sources – with over 90 solar panels and LED lighting.



WELLBEING

The building has been thoughtfully designed with occupier wellbeing at front and centre.

With an on-site café and communal roof terraces there are plenty of spaces to relax and recharge.



Over 90 solar panels

100% electric building

Biophilic design

Electric vehicle parking

Bicycle storage

GRESB 4 star rating

Environmentally sourced cleaning products

Green energy

EPC rating B



Communal roof terraces

Active Travel certified

New showers & changing facilities with lockers

On-site café



SPACE YOUR WAY



CAT A

Leased Space

A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture. Simple.



CAT A+

Tailored Space

A traditional lease but with the benefit of an initial fit out already done for you.

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.



FULLY MANAGED

Powered by Clockwise

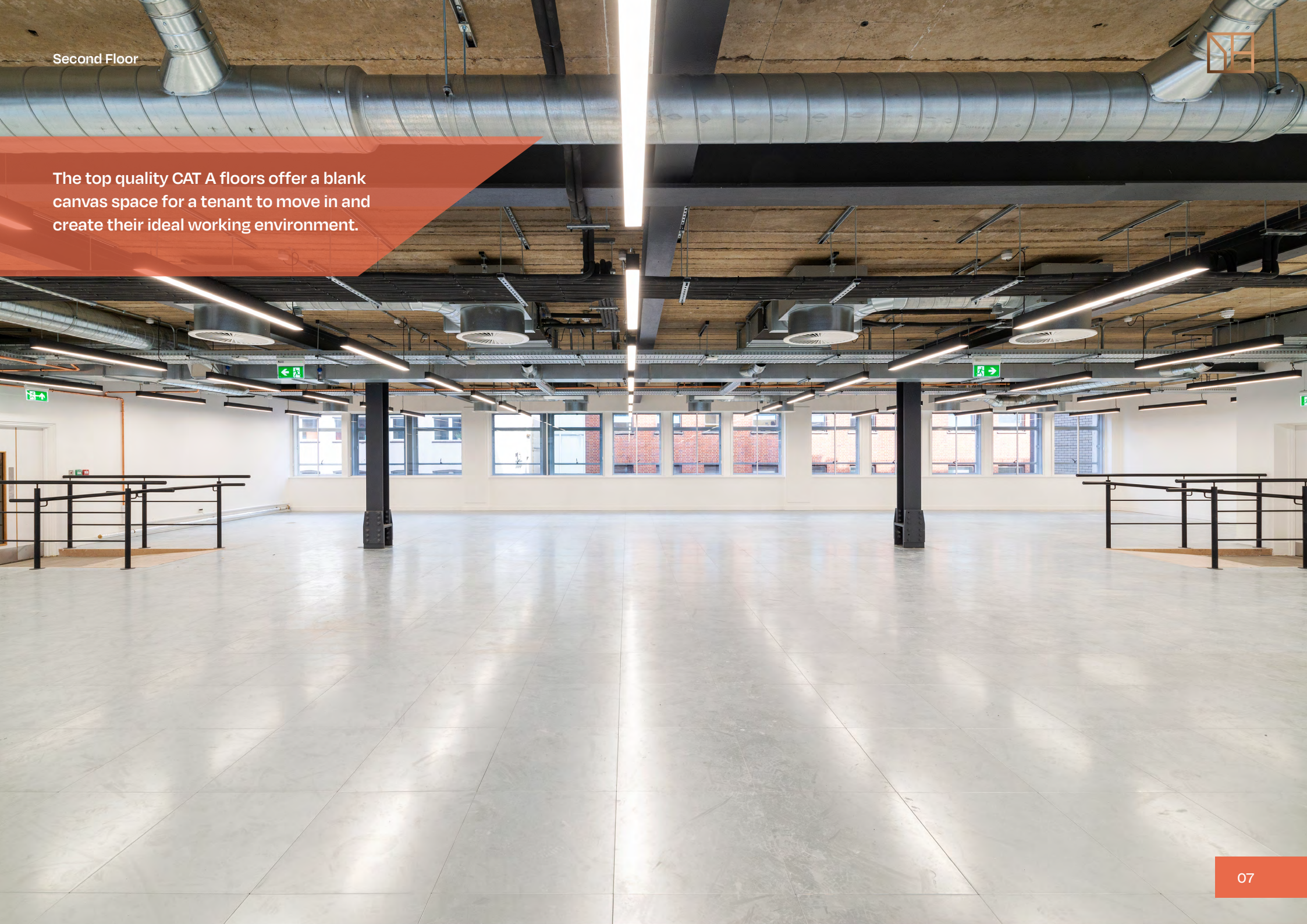
Why not let us take care of maintaining your space?

Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.





The top quality CAT A floors offer a blank canvas space for a tenant to move in and create their ideal working environment.





The opportunity of a fully fitted, plug & play space is perfect for an occupier looking to hit the ground running.

TAKE YOUR PLACE

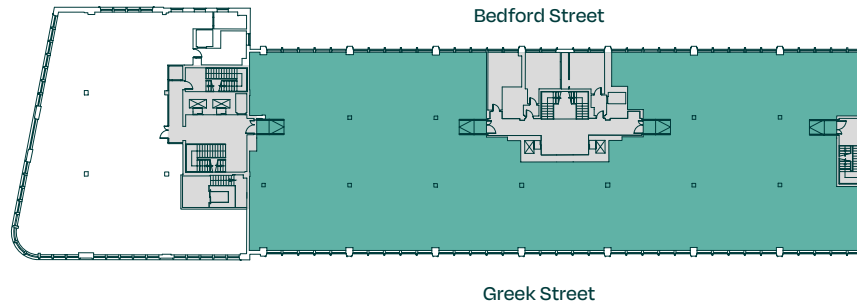
Floor	Sq Ft	Sq M
Fourth	4,733	439.7
Second	4,558	423.5
First *	10,683	992.5
Total	19,974	1,855.7

* First floor can be let as a whole or split floor.

- Available Space
- Core
- Terrace

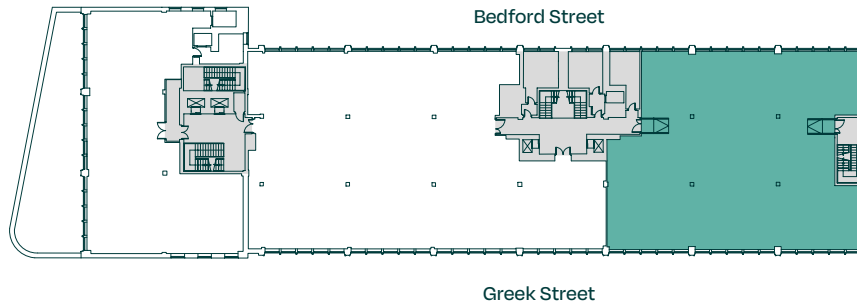
First Floor

10,683 Sq Ft / 992.5 Sq m



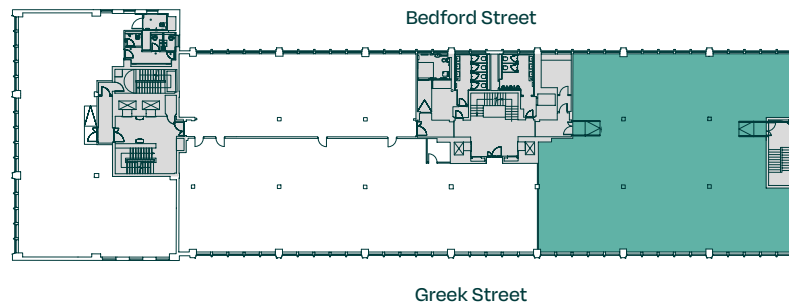
Second Floor

4,558 Sq Ft / 423.5 Sq m



Fourth Floor

4,733 Sq Ft / 439.7 Sq m

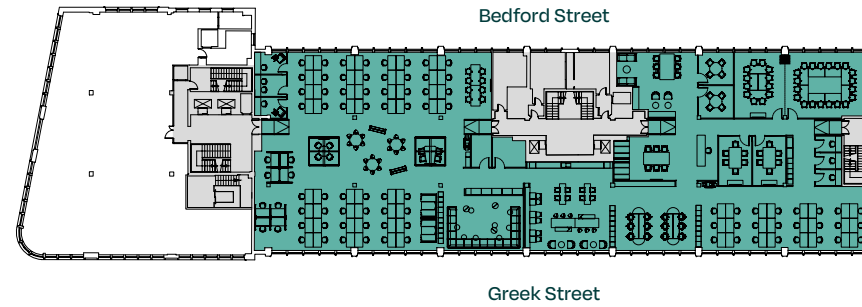


Indicative Space Plans

First Floor

10,683 Sq Ft / 992.5 Sq m

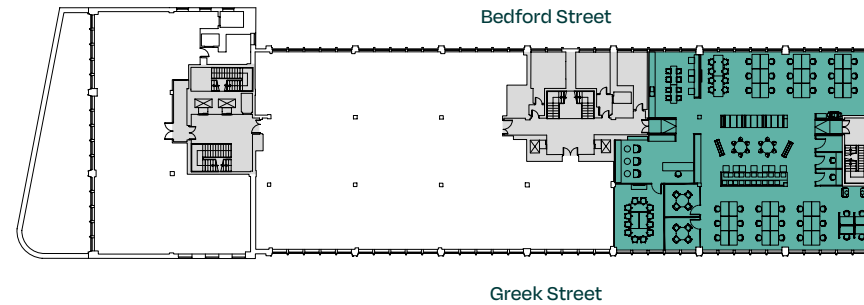
Open plan workstations	80	Project / collaboration areas	02
Boardrooms	02	Presentation space	01
8 person meeting rooms	02	Reception	01
4 person meeting rooms	02	Quiet rooms	06
Teapoint / breakout area	01	Meeting pods	02



Second Floor

4,558 Sq Ft / 423.5 Sq m

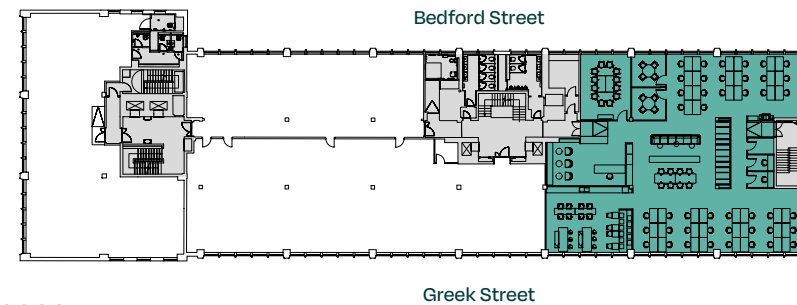
Open plan workstations	36	Project / collaboration area	01
Boardroom	01	Touchdown area	01
4 person meeting rooms	02	Reception	01
Teapoint / breakout area	01	Quiet rooms	02



Fourth Floor

4,733 Sq Ft / 439.7 Sq m

Open plan workstations	44	Project / collaboration area	01
Boardroom	01	Touchdown area	01
4 person meeting rooms	02	Reception	01
Teapoint / breakout area	01	Quiet rooms	02



For indicative purposes only. Not to scale.





BEYOND THE OFFICE



City centre location



Award-winning restaurants, bars & cafés



Leeds has much to offer, a vibrant mix of high street retail, independent boutiques, artisan street food and bustling markets – making for an exciting lifestyle destination.

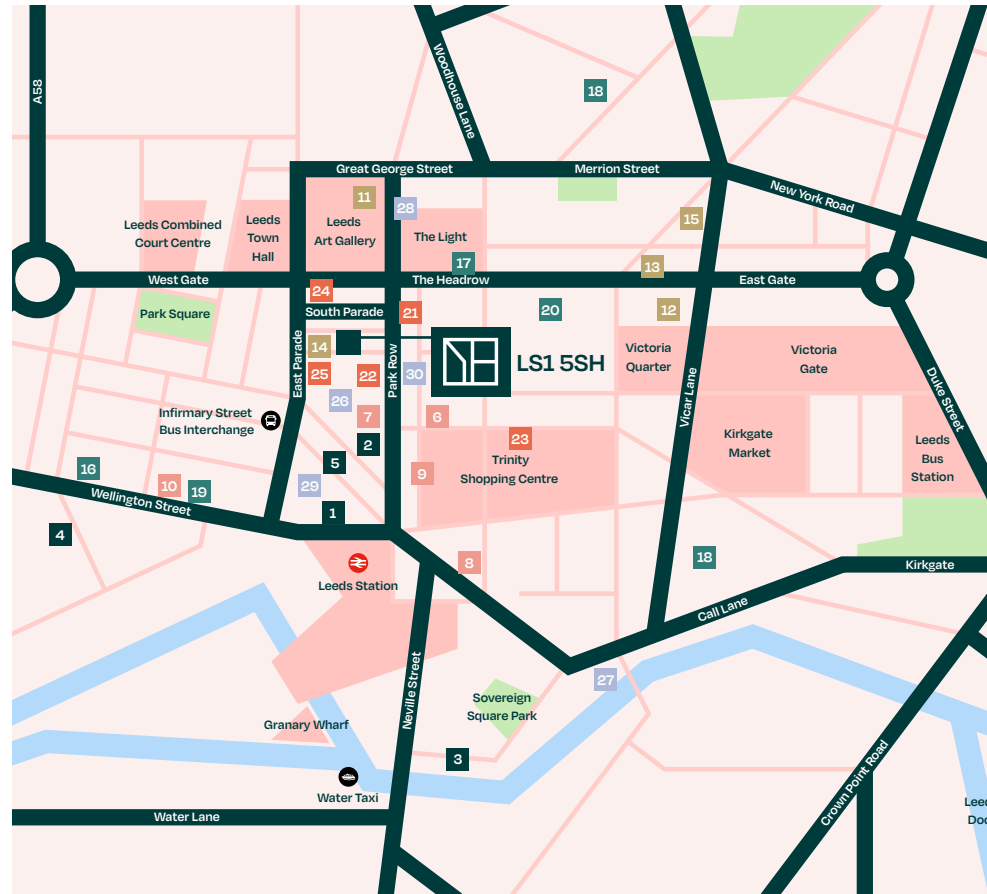
With a selection of bars and restaurants on your doorstep, it's easy to switch off from work after a long day.



1. All Bar One
2. La Bottega Milenese
3. Trinity shopping centre
4. Dakota Hotel
5. Salt
6. Neighbourhood

AT THE HEART OF LEEDS' BUSINESS DISTRICT

Yorkshire House is conveniently located amongst the activity, and just a 5 minute walk from the train station – making travel quick, easy and within reach of the neighbouring cities of Manchester and Sheffield.



Local Occupiers

- 01 Channel 4
- 02 Deloitte LLP
- 03 Lupton Fawcett
- 04 Redmayne Bentley
- 05 Softcat

Coffee

- 06 200 Degrees Coffee
- 07 Bottega Milanese
- 08 Laynes Espresso
- 09 Black Sheep Coffee
- 10 Wolføx

Bars

- 11 A Nation of Shopkeepers
- 12 Headrow House
- 13 North Bar
- 14 The Alchemist
- 15 The Domino

Fitness

- 16 Snap Fitness
- 17 Nuffield Health
- 18 PureGym
- 19 Trib3
- 20 The Gym Leeds

Restaurants

- 21 Gaucho
- 22 Lost & Found
- 23 Meat Liquor
- 24 San Carlo
- 25 Tattu

Hotels

- 26 Dakota
- 27 Malmaison
- 28 Radisson Blu
- 29 Quebecs Hotel
- 30 Maison Parfaite apartments



- 1. Banyan
- 2. Blackhouse
- 3. Ibérica





Our ESG focus

Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.

Select examples in practice are:

- socially responsible business plans that integrate our local communities
- active consultation with and responsiveness to local stakeholders
- revitalising heritage buildings and improving local landscapes
- providing spaces or funds for local community use
- improving building quality to provide greater energy efficiency and disabled accessibility



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



FURTHER INFORMATION

Viewings

Strictly through the joint sole letting agents:

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e alex.hailey@cbre.com

The CBRE logo consists of the letters 'CBRE' in a bold, white, sans-serif font.

Clair McGowan

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m 07920 532 468
e clair.mcgowan@cbre.com

Elizabeth Ridler

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m 07500 032 855
e elizabeth.ridler@knightfrank.com

The Knight Frank logo features a stylized white diamond shape composed of four smaller diamonds, followed by the text 'Knight Frank' in a white, sans-serif font.

Victoria Harris

t 0113 297 2448
m 07971 745 763
e victoria.harris@knightfrank.com

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