

**EAST DOCK**

**LEEDS  
CREATIVE  
DISTRICT**

**LEEDS DOCK**



# WELCOME TO THE NEXT GENERATION OF LEEDS DOCK

Discover the Leeds Creative District, where big-name brands mix with innovative start-ups in a thriving mixed-use waterside community. You'll find everything you need from inspiring workspaces to invigorating health and wellness activities; dockside bars to independent restaurants and cafes. Leeds Dock serves as the gateway to this new Creative District, fostering a vibrant community rooted in collaboration, unlimited opportunities, and exciting experiences.

# WHY LEEDS CREATIVE DISTRICT?

The benefits of being part of the Leeds Creative District are diverse, encompassing state-of-the-art facilities, supportive organisations, and an invigorating atmosphere that fosters collaboration and community cohesion. Here, the opportunities to connect with like-minded individuals and businesses are everywhere, nurturing a modern interconnected community that grows over time.

## A BUSINESS NETWORK

One of the District's key strengths lies in its diverse mix of companies. Creativity often thrives at the intersection of various specialties, the coexistence of start-ups alongside established businesses has proven to be an advantage. Major players not only contribute to the growth of emerging businesses but also foster knowledge exchange and networking opportunities, enriching the entire ecosystem. Equally, established companies benefit from the fresh perspectives and innovative vision of start-ups.

## A VIBRANT NEIGHBOURHOOD

In the Leeds Creative District, the boundaries between work and leisure merge, creating a vibrant neighbourhood where residents have access to an array of amenities. This merging of work, leisure, culture, and living is integral to the Creative District's success, fostering a sense of real community among a diverse yet like-minded population. Indeed, the Creative District's strength lies in its ability to blend functionality with experience.

## AN ACTIVE COMMUNITY

Central to the Leeds Creative District's ethos is experience – an ethos that resonates across workers, residents, and visitors alike. Active engagement takes precedence, creating a sense of belonging and participation within the community, with the Leeds Creative District offering a distinct environment where everyone can realise their creative potential through active participation.



# WATERSIDE WORKING



# DOCKSIDE EXPERIENCE



# COMMUNITY LIFE

# PLACEMAKING

Leeds Dock is a thriving creative district, nurturing a diverse and welcoming community for residents, workers and visitors. From the scenic waterfront to dynamic workplaces and leisure spaces, every aspect has been designed to cultivate a sense of belonging and engagement. The blend of residential, commercial, and cultural elements creates a dynamic district where people can live, work, rest and play.

We have a focus on creativity, innovation and sustainability, meaning Leeds Dock is continuously evolving, embracing new trends and implementing new technologies to enhance the quality of life for its community.

Leeds Dock offers an array of dining and socialising options, from the Italian

fare of Pizza Express to the waterfront ambiance of The Canary, perfect for sunset drinks on the waterside. Department is our innovative coworking and office suites operator, while Fearn's provides high-quality food, drinks and events in a breathtaking ground-floor setting.

The Dock also has an active health and wellness programme, featuring activities like yoga, running clubs, swimming, and paddle boarding. Complemented by an annual events lineup, including the Waterfront Festival and Leeds Light Night, it's the go-to venue for community happenings and public events. This vibrant atmosphere has set Leeds Dock's reputation as the most exciting waterside district in the City.



# A VARIETY OF WORKPLACES:

**ALL SIZES**

**ALL GENRES**








**ALL FITTED**

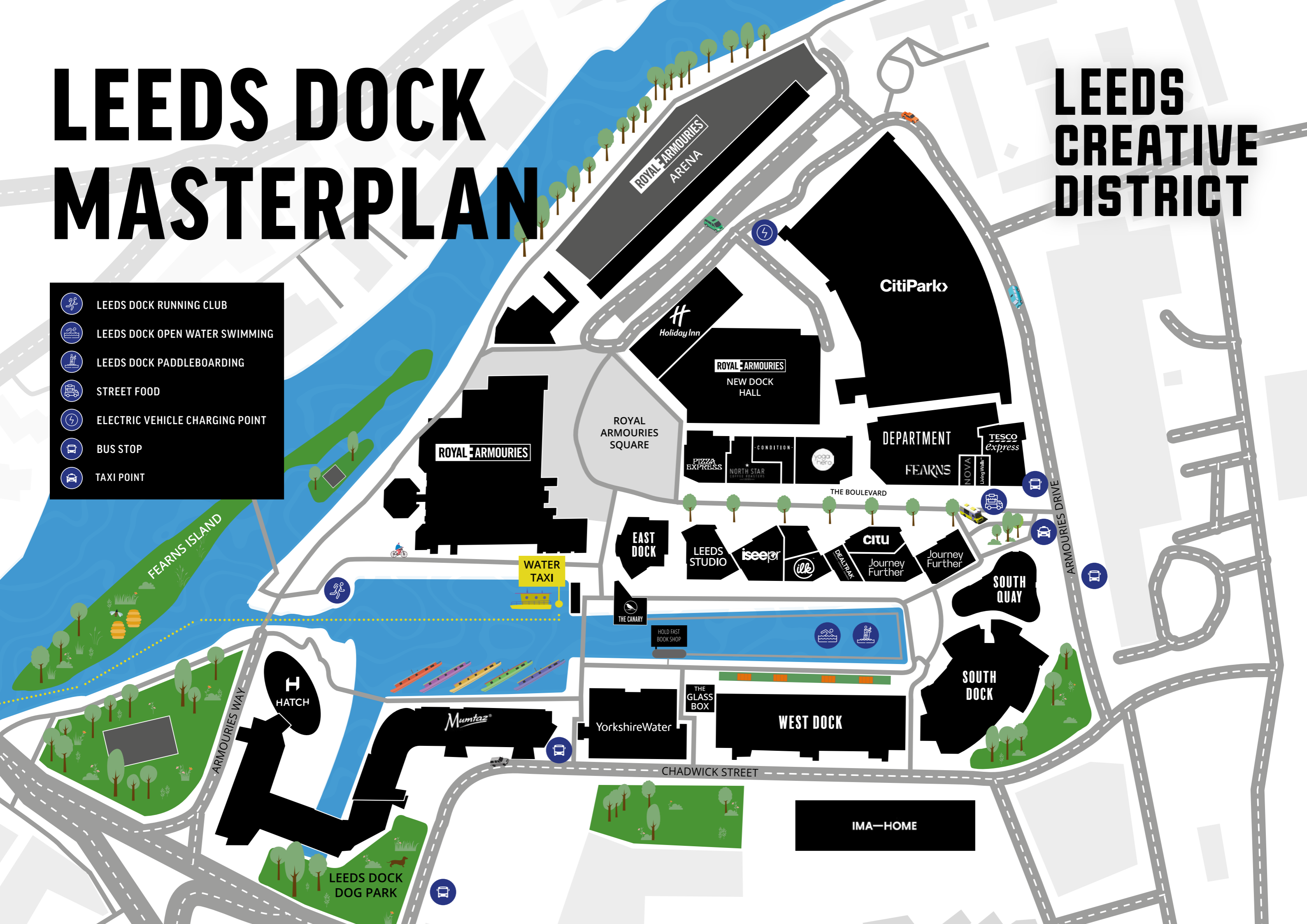
**ALL SERVICED**

Leeds Dock offers a diverse range of fully-fitted and fully-serviced workspaces, driven by a commitment to excellence in service, sustainability, resilience, and amenity. These elements foster a distinctive vibrancy within the community, energising its atmosphere with innovation and collaboration.

# LEEDS DOCK MASTERPLAN

# LEEDS CREATIVE DISTRICT

-  LEEDS DOCK RUNNING CLUB
-  LEEDS DOCK OPEN WATER SWIMMING
-  LEEDS DOCK PADDLEBOARDING
-  STREET FOOD
-  ELECTRIC VEHICLE CHARGING POINT
-  BUS STOP
-  TAXI POINT



# EAST DOCK

## ICONIC FLAGSHIP WORKSPACE

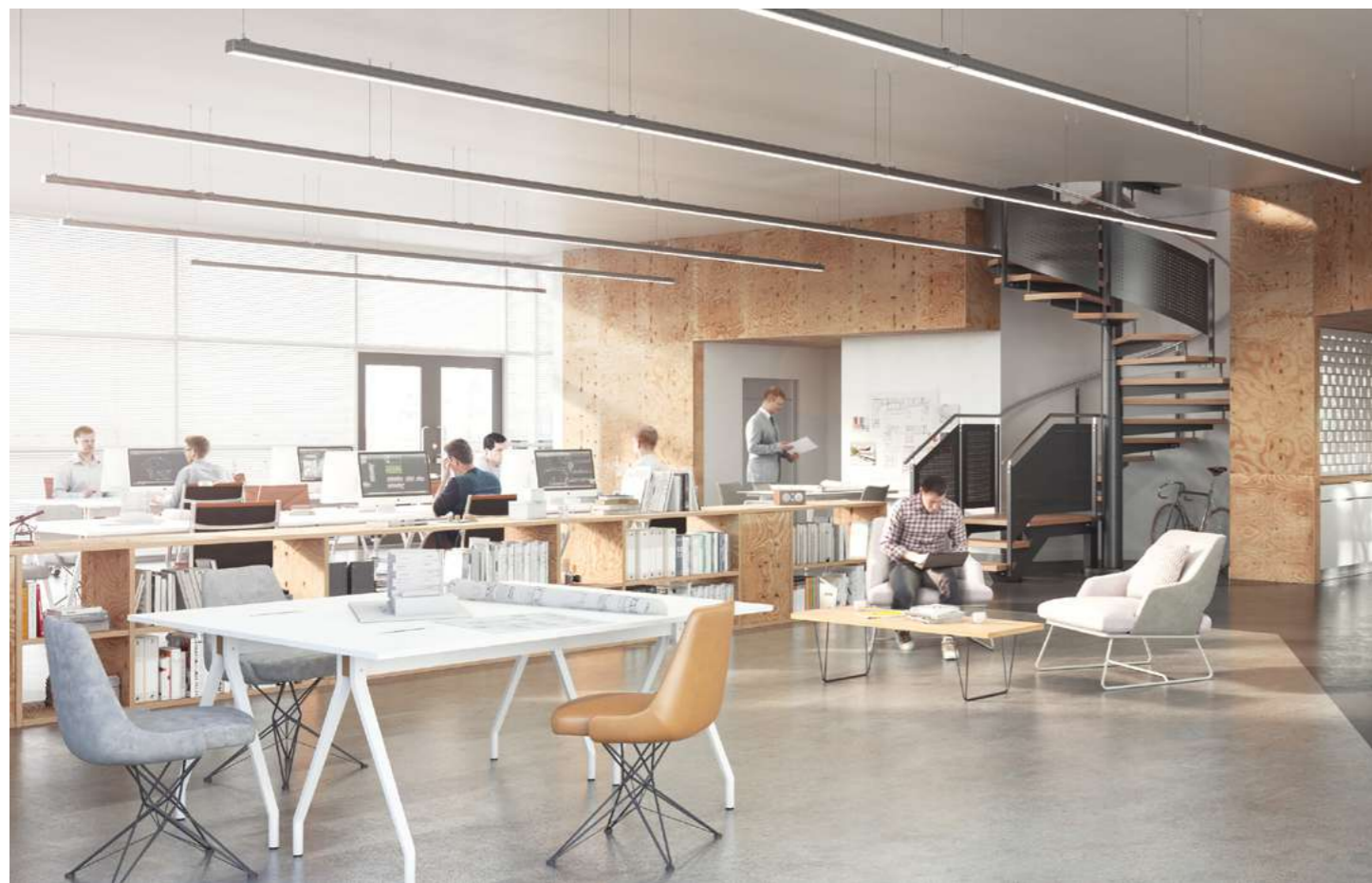
**GROUND & MEZZANINE LEVELS**  
**5,430 SQ FT | 504 SQ M**

East Dock sits proudly in the heart of Leeds Dock with its timber exterior and unique shape. A host of successful digitally themed projects have taken place in East Dock including Google's Digital Garage, helping SMEs become more visible online, and The Lumen Prize Exhibition, an immersive digital art collection. East Dock has a flexible open plan feel making it ideal for events and collaborative working. The ground level

and mezzanine level provide incredible views of the waterfront of the Dock creating a unique workspace in the City.

### UNIQUE FLEXIBLE WATERFRONT SPACE

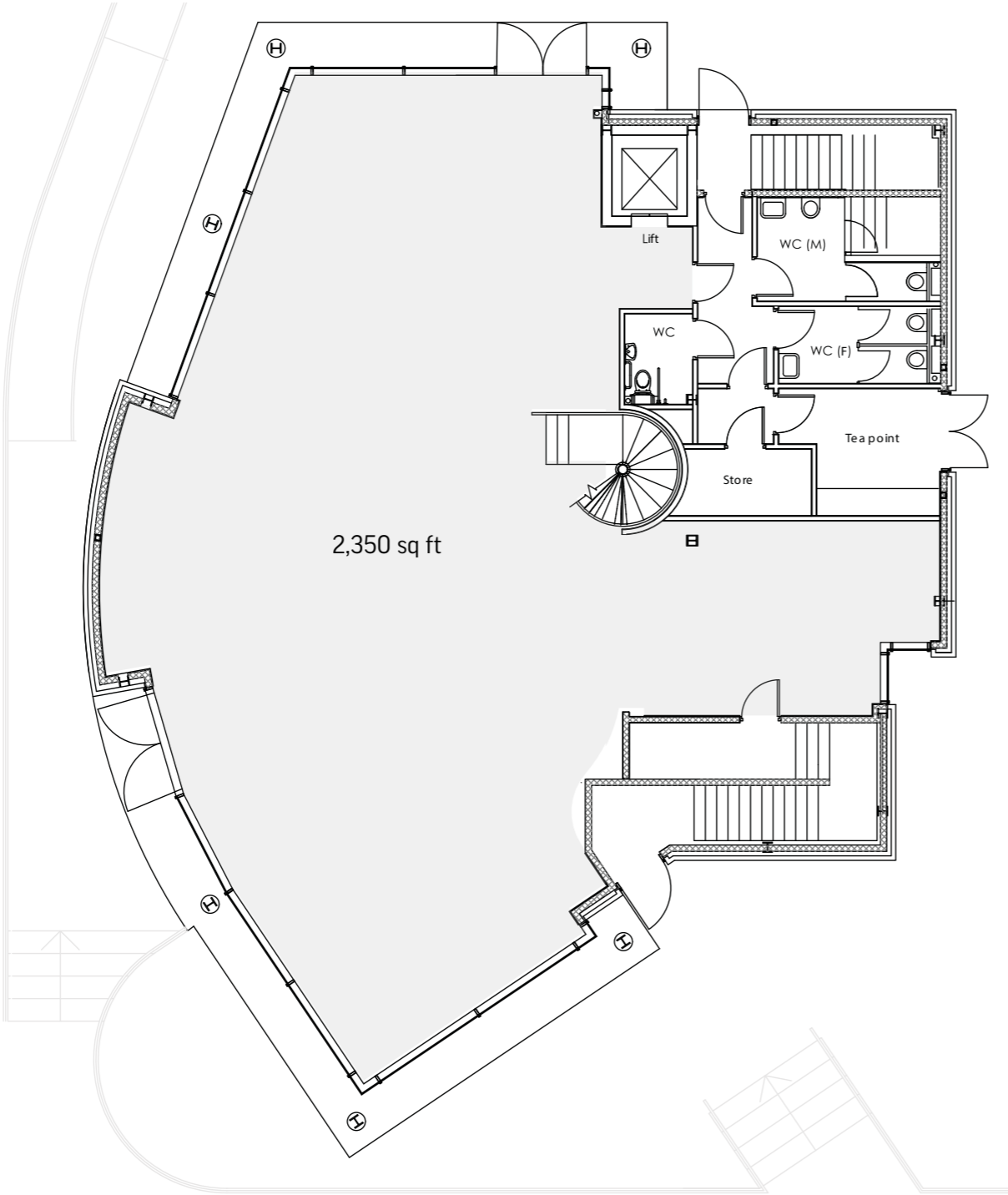
East Dock provides 5,430 sq ft of self-contained creative workspace offering unrivalled profile and prominence at the water's edge. East Dock is a statement standalone building and could be your new statement workspace.



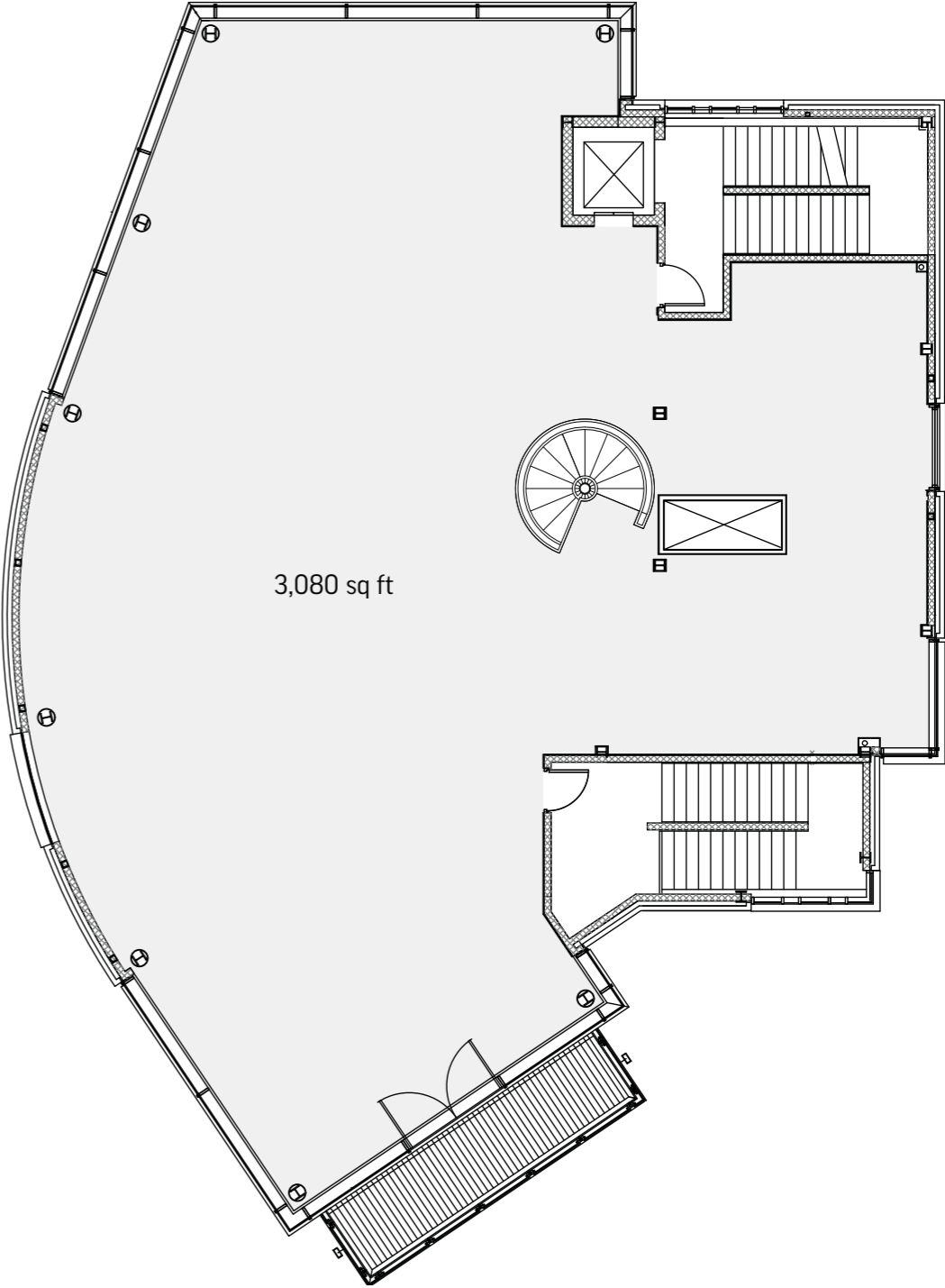


# EAST DOCK

## FLOOR PLANS



GROUND LEVEL



MEZZANINE LEVEL

GROUND LEVEL:  
2,350 sq ft

MEZZANINE LEVEL:  
3,080 sq ft

# EAST DOCK

## SPACE PLANS

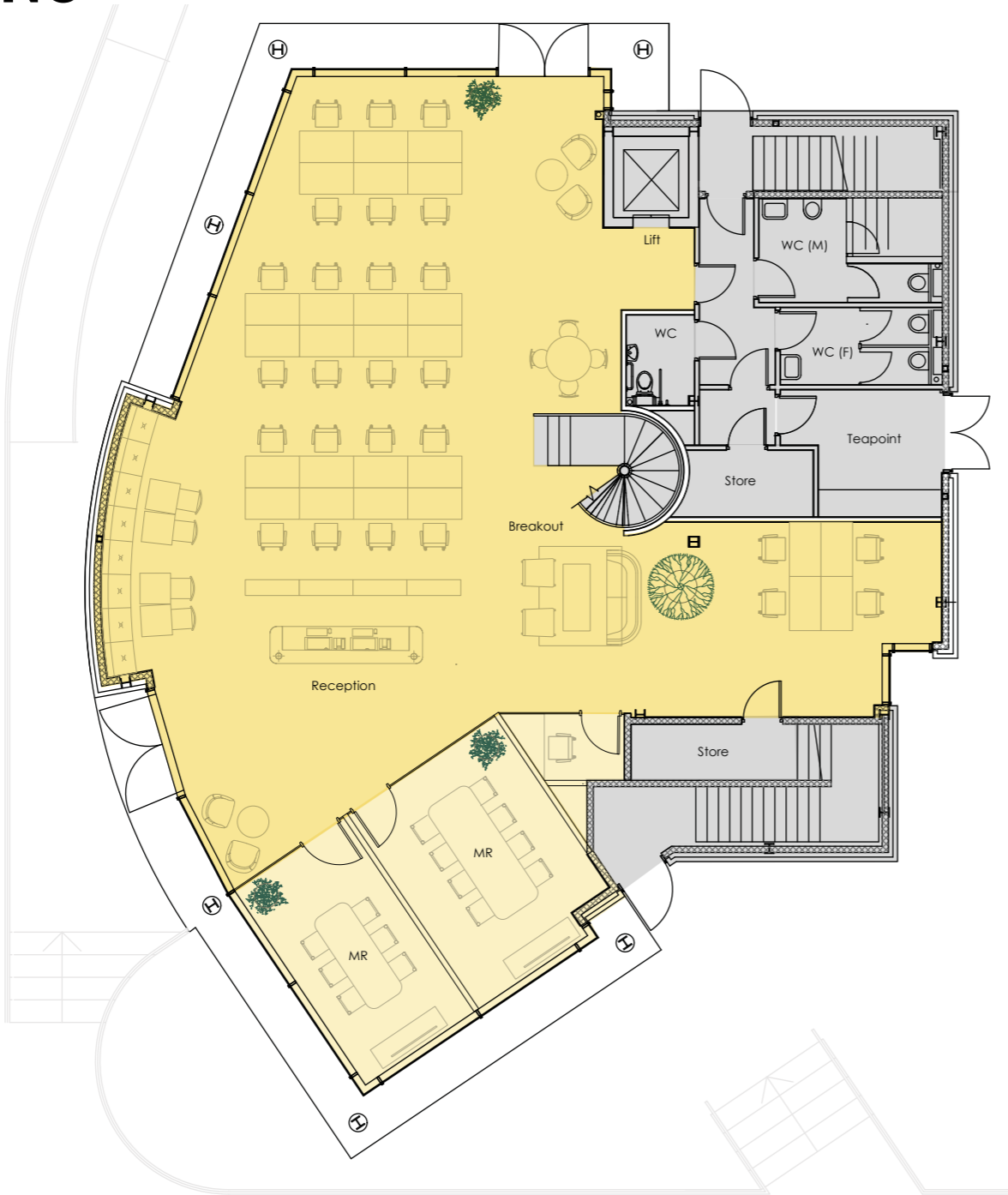
### INVENTORY

**GROUND:**  
2,350 sq ft  
26 desks

**Meeting rooms:**  
1 x 8-person  
1 x 6-person

**MEZZANINE:**  
3,080 sq ft  
40 desks

**Meeting rooms:**  
1 x 10-person  
1 x 8-person



GROUND LEVEL



MEZZANINE LEVEL

# CONNECTIVITY

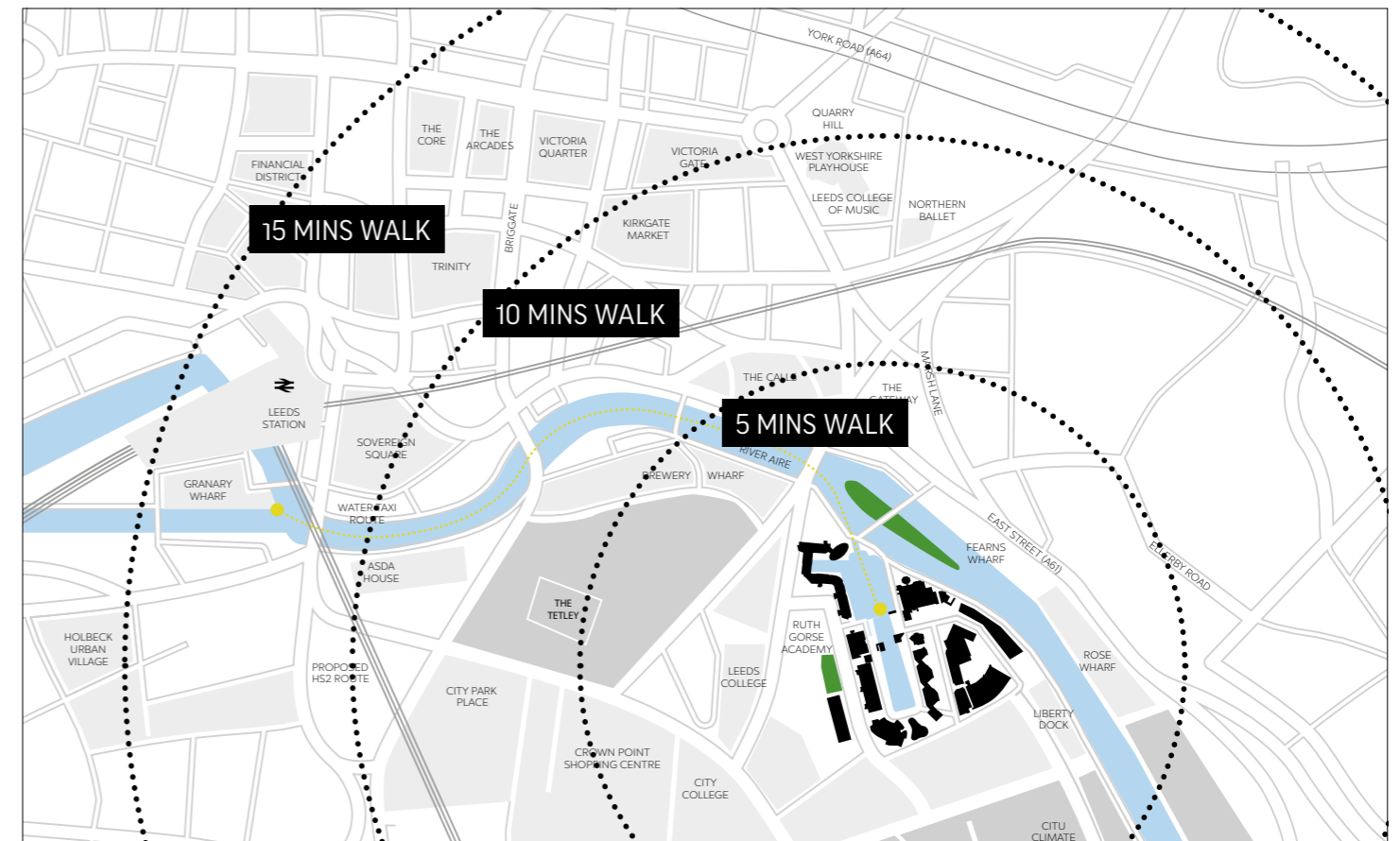
Leeds Dock is easily accessible, being a short distance from Leeds City Centre by foot, bike, car or public transport. Leeds Dock regular buses and the unique water taxi service that runs on a daily basis.

**8**  
minute walk  
to the  
city centre

**15**  
minute walk  
to the  
train station



Times shown above are for the most direct train route from Leeds station.



## WALK

The scenic route along the canals over the Centenary Bridge at Brewery Wharf means Leeds Dock is less than 15 minutes walk from Leeds station.

## CYCLE

Cycle paths are available along the River Aire through to Leeds Dock.

## BUSES

Frequent and dedicated public buses from Leeds Dock to Leeds station provide easy access for the Dock's workforce with a service every 15 minutes.

## AIR

Leeds Bradford International Airport is approximately 16 miles north of Leeds Dock, providing international and domestic flights to over 65 locations. Manchester Airport is just over one hour via direct train journey.

## WATER TAXI

Two water taxis run a free service from Leeds Dock to Leeds station at Granary Wharf.

## RAIL

Leeds station provides rail routes to national destinations, with a direct rail service to the capital cities of London (Kings Cross) and Edinburgh, in journey times of 2 hours 15 minutes and 3 hours respectively. Manchester is 50 minutes away from Leeds with five trains per hour running directly to Manchester Piccadilly station. Leeds station is approximately 15 minutes walk from Leeds Dock.

## ROAD

Leeds Dock is within the south east neighbourhood of Leeds city centre, situated off the A61 close to the M621 with easy access to the extensive motorway network. The postcode needed for sat nav is LS10 1PZ.

**THIS IS THE:**

**LEEDS**

**CREATIVE**

**DISTRICT**

# WORKSPACE ENQUIRIES

For all workspace leasing enquiries please contact:



**EAMON FOX**

e: eamon.fox@knightfrank.com

**VICTORIA HARRIS**

e: victoria.harris@knightfrank.com

knightfrank.com



**DUNCAN SENIOR**

e: dsenior@wsbproperty.co.uk

**ROBIN BEAGLEY**

e: rbeagley@wsbproperty.co.uk

wsbproperty.co.uk

# LEEDS DOCK CONTACT

## ALLIED LONDON

**LEEDS**

Leeds Dock

The Boulevard

Leeds

LS10 1PZ

**LONDON**

7-8 Savile Row

Mayfair

London

W1S 3PE

**MANCHESTER**

18 Lower Byrom Street

Bonded Warehouse

Manchester

M3 4AP

alliedlondon.com

Misrepresentation Act. Allied London gives notice that (1) These particulars are a general outline only, for the guidance of prospective investors, purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Allied London cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of Allied London has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) Allied London will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building. Design by Allied London 2024.

# LEEDS DOCK