

WEST 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.



Leeds Dock hosts the only open water swimming in Leeds City Centre.



Over 10,000 visitors every year over two days, hosting world-renowned artists.



Home of the Leeds Waterfront Festival with over 13,000 visitors every year.



The Royal Armouries Museum hosts over 350,000 visitors every year.



LEEDS DOCK: THE PLACE TO BEE

We have our own honey bees producing the freshest local honey.



LEEDS DOCK RUNNING CLUB

The Dockside social running club: for fitness, fun & friendships.



LEEDS DOCK PADDLE BOARDING

Exciting urban outdoor paddleboarding through the heart of the Dock.



EVENT & SOCIAL SPACES

Fearn's provides eclectic tunes & engaging happenings year-round.

A VARIETY OF WORKPLACES:

ALL SIZES

ALL GENRES








ALL FITTED

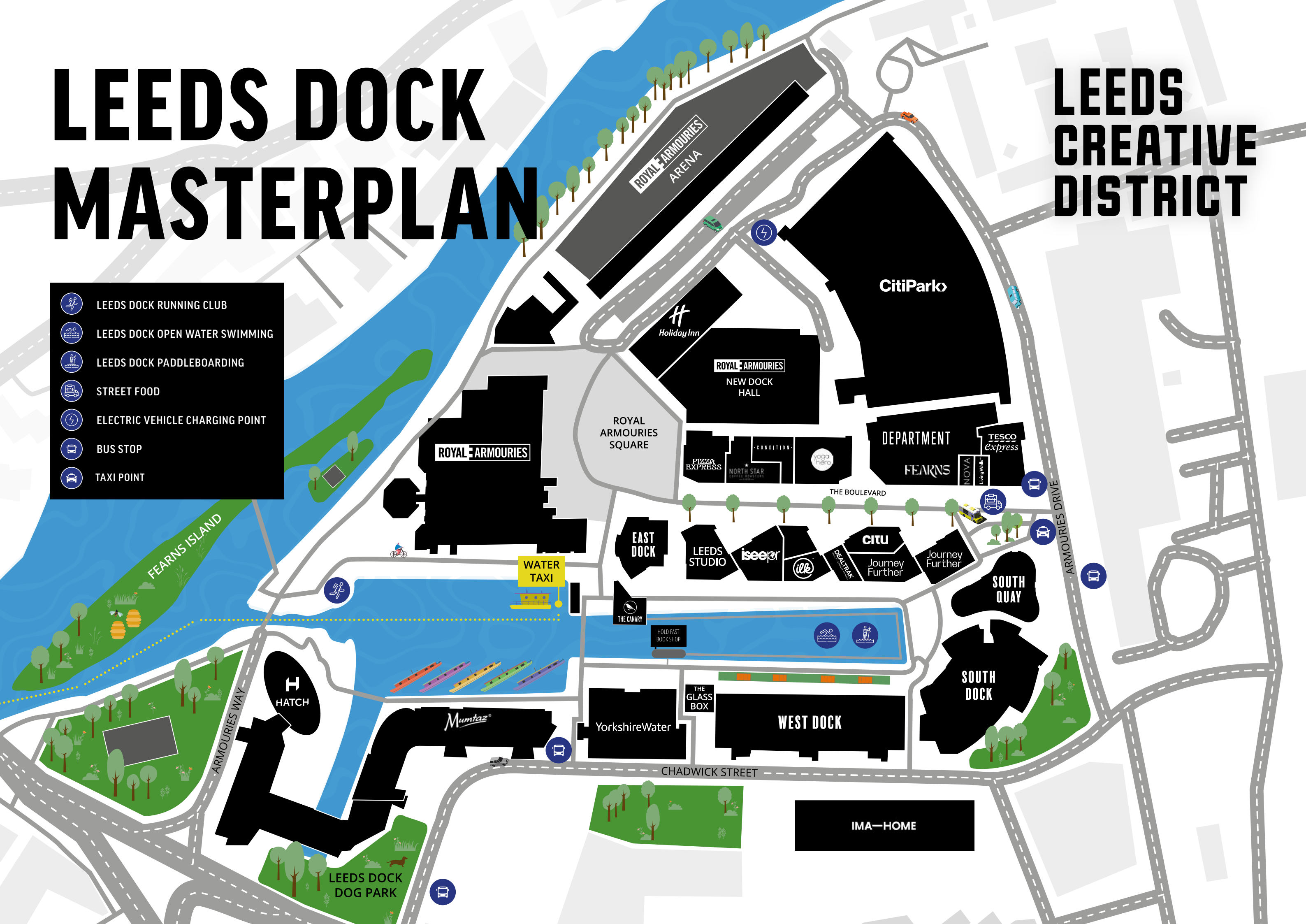
ALL SERVICED

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



WEST DOCK

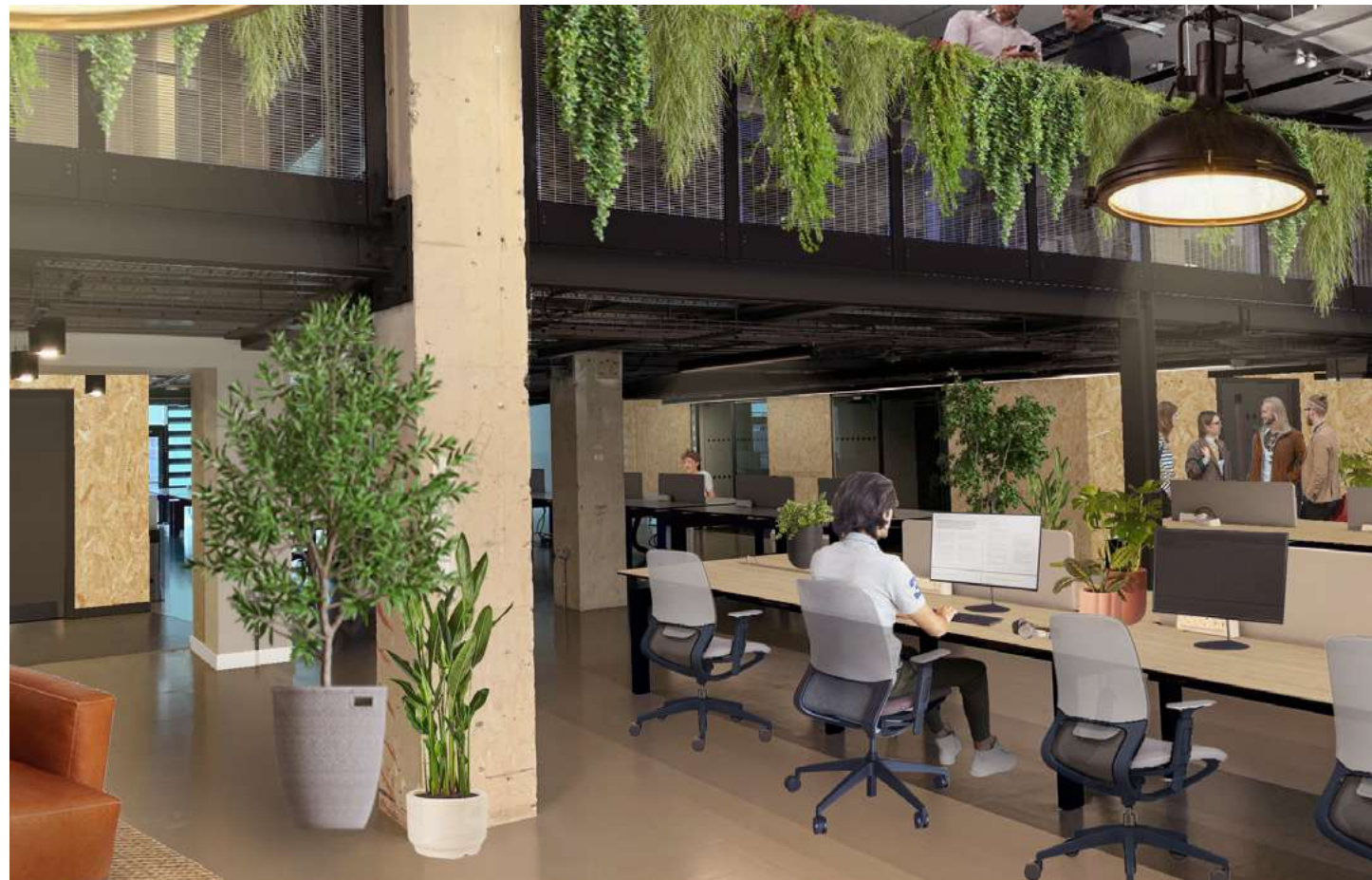
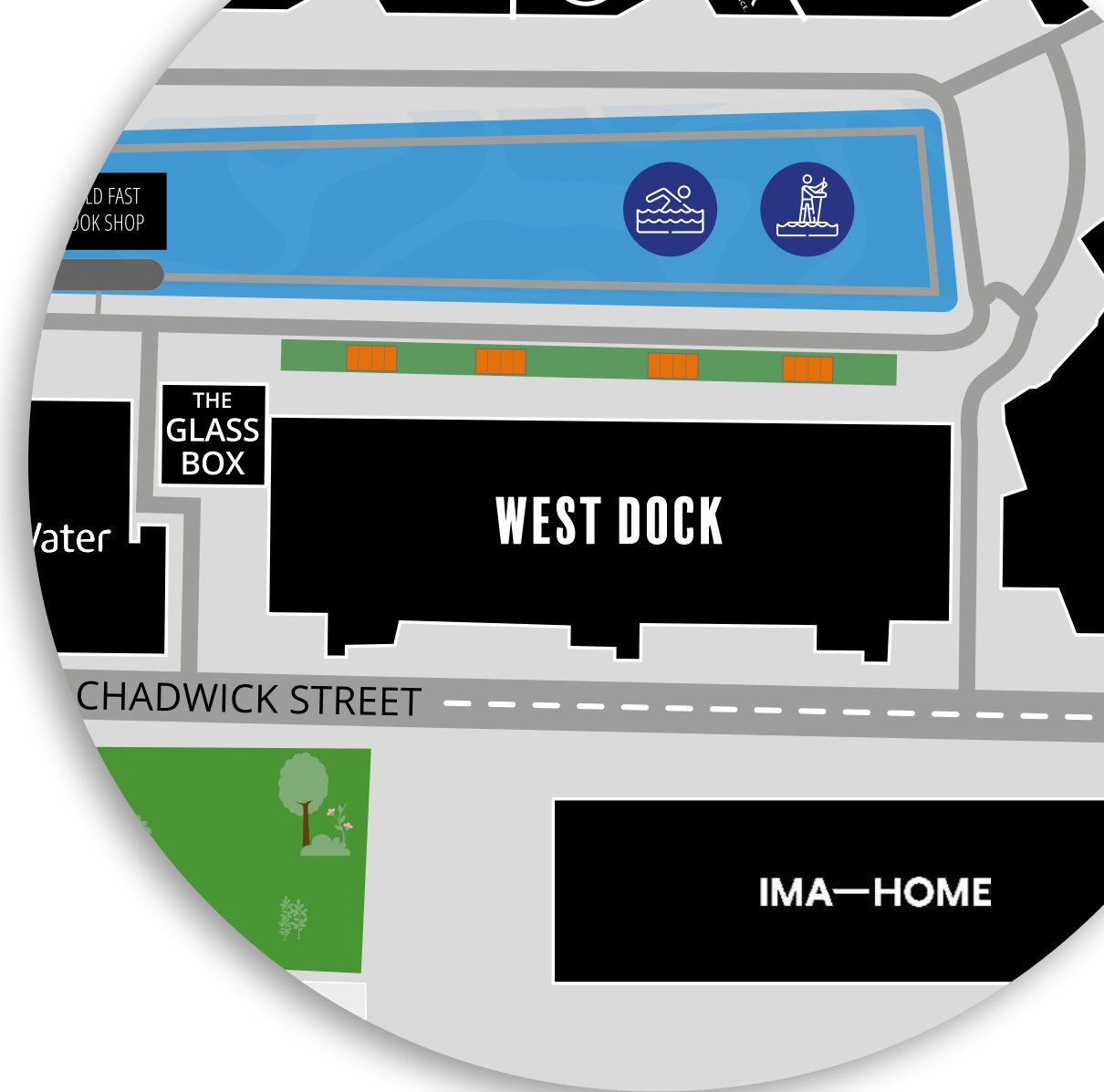
DOCKSIDE INNOVATION WORKSPACE

GROUND & MEZZANINE LEVELS
20,210 SQ FT | 1,878 SQ M

Located along the scenic waterfront of Leeds Dock, West Dock offers the perfect location for pioneering businesses to anchor their headquarters. With versatile workspaces spread across ground and mezzanine floors, every unit features exclusive amenities including private entrances, fully-equipped kitchens, meeting rooms, and breakout areas, ensuring an unparalleled environment for innovation and collaboration.

PERFECTLY POSITIONED ON THE WATERFRONT

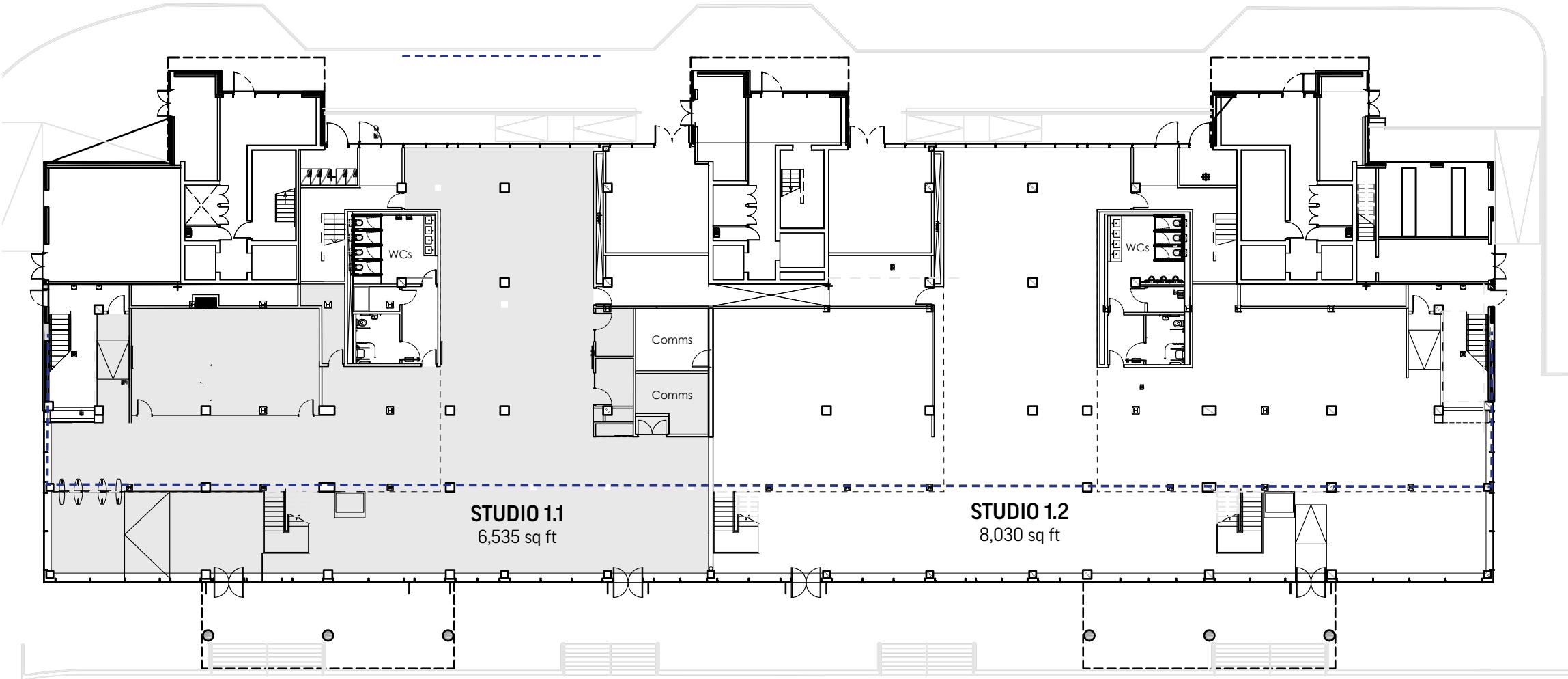
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WEST DOCK

FLOOR PLANS

TWO UNIT OPTION



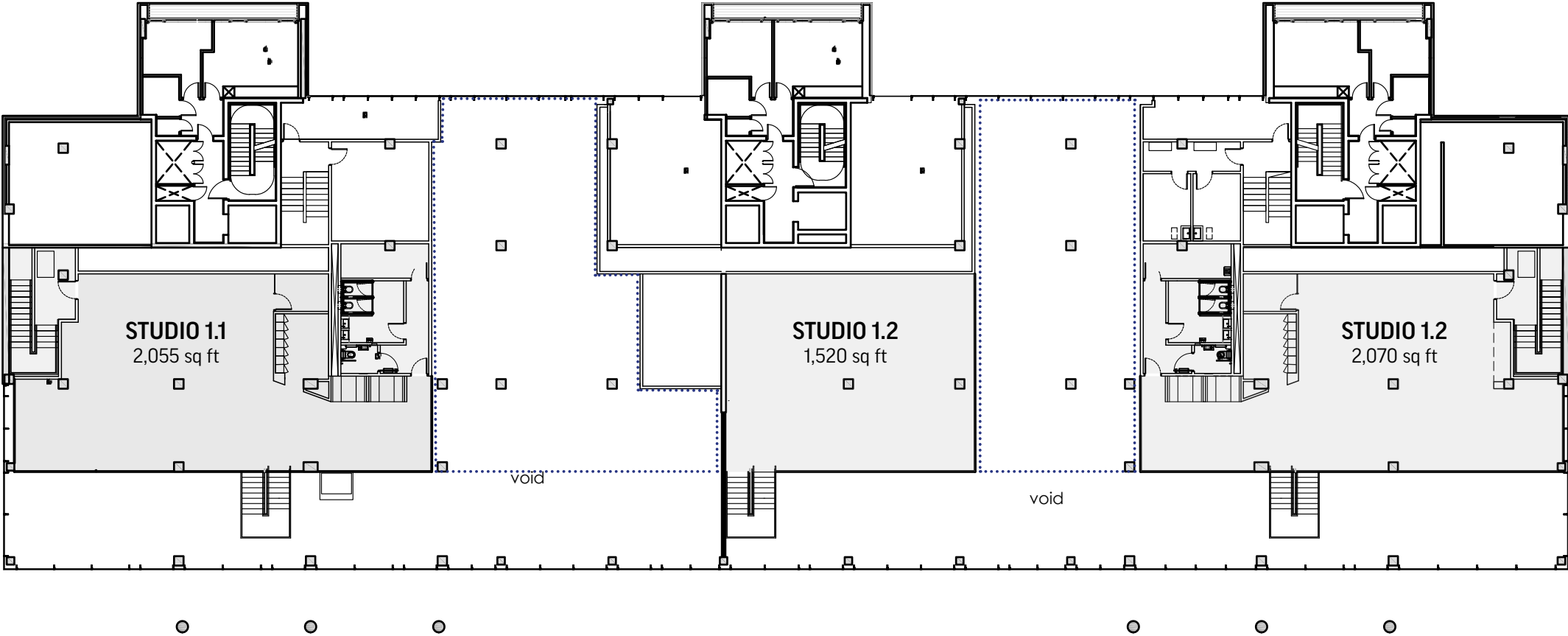
GROUND LEVEL:
14,565 sq ft

GROUND LEVEL

WEST DOCK

FLOOR PLANS

TWO UNIT OPTION



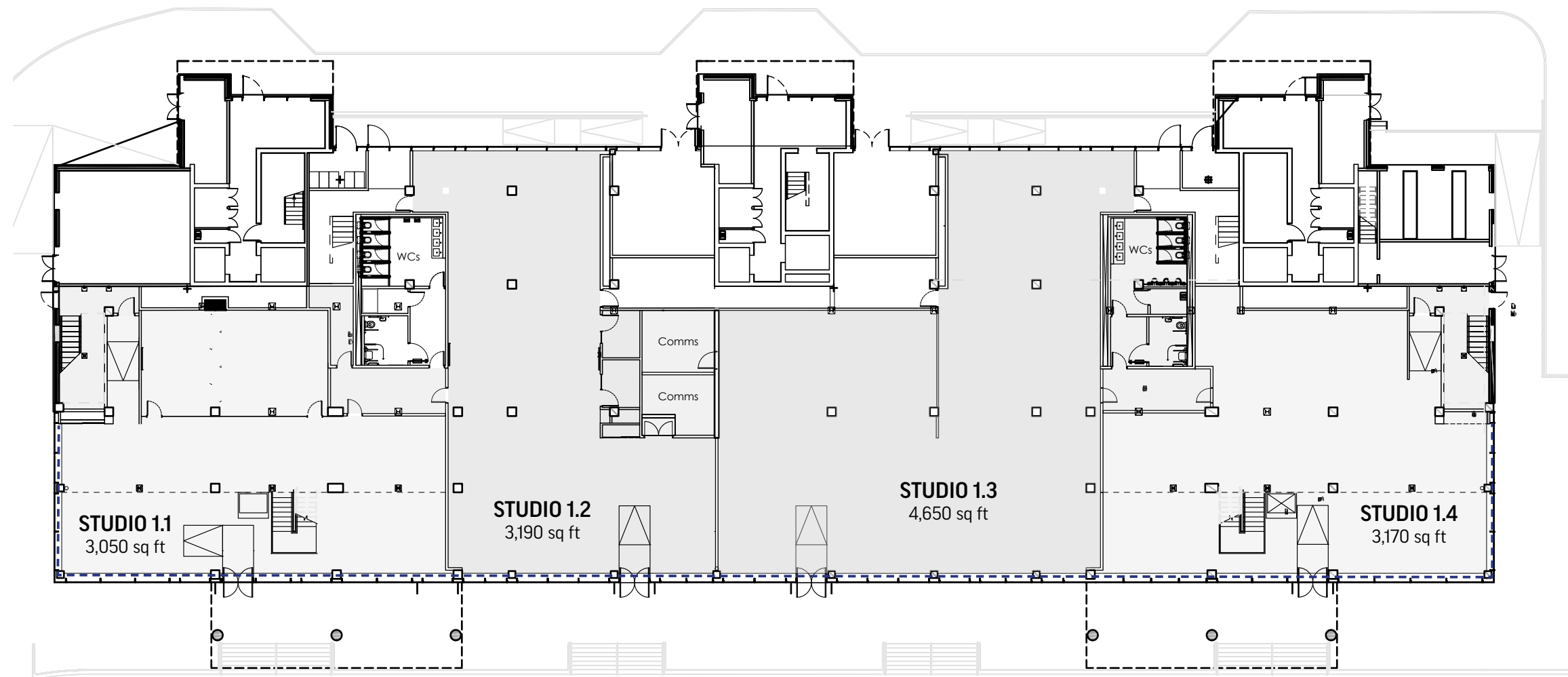
MEZZANINE LEVEL:
5,645 sq ft

MEZZANINE LEVEL

WEST DOCK

FLOOR PLANS

FOUR UNIT OPTION



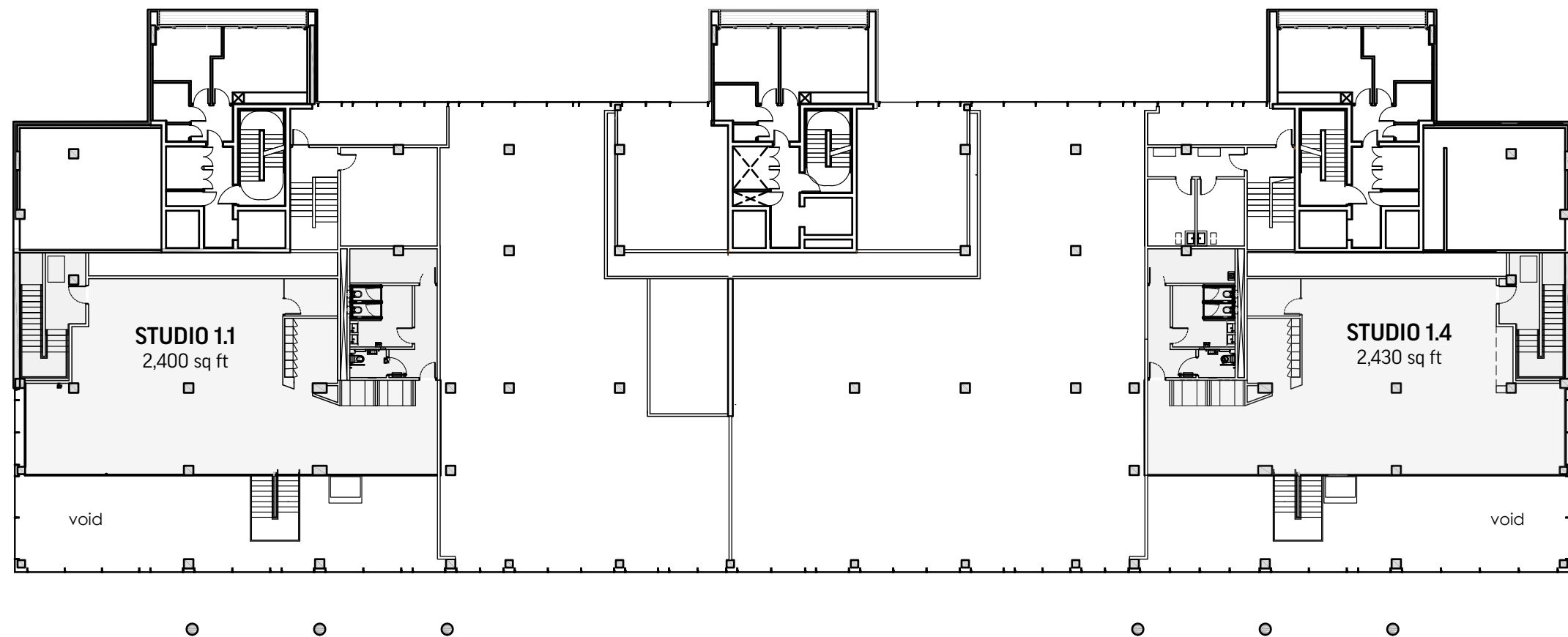
GROUND LEVEL:
14,060 sq ft

GROUND LEVEL

WEST DOCK

FLOOR PLANS

FOUR UNIT OPTION



MEZZANINE LEVEL:
4,830 sq ft

MEZZANINE LEVEL

CONNECTIVITY

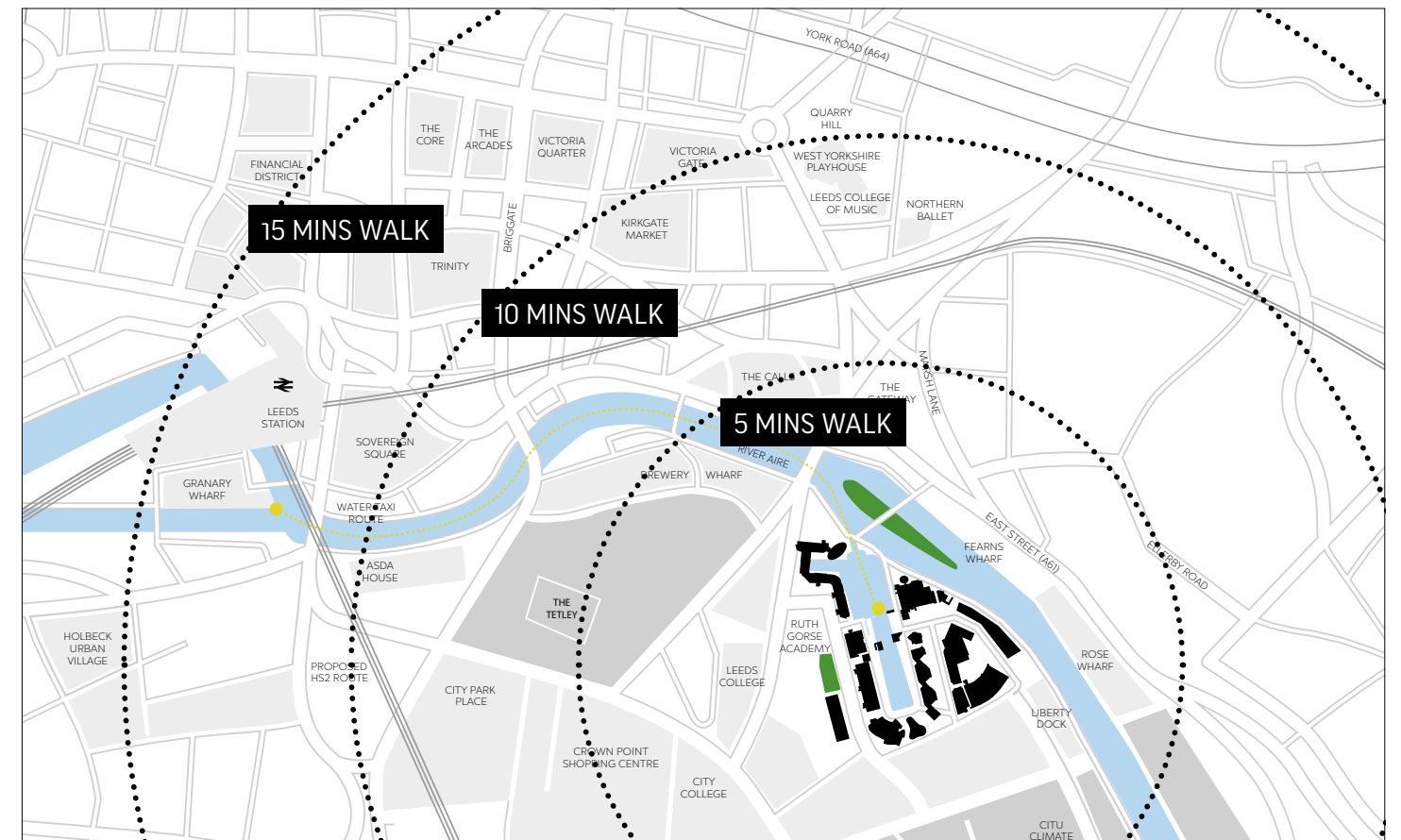


Times shown above are for the most direct train route from Leeds station.

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



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:



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