



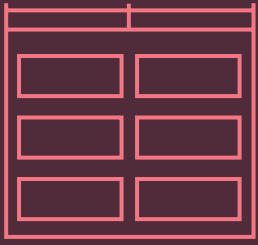





Building specification

 <p>Committed to Net Zero Carbon (NZC) in Operation</p>	 <p>EPC A and BREEAM Outstanding</p>	 <p>Ground Floor Café / Kitchen with flexible working areas</p>	 <p>Highly flexible floorplates of 17,800 sq ft</p>	 <p>Roof terraces on 6th floor</p>	 <p>Smart Enabled and Tech Ready – WiredScore Platinum</p>	 <p>5 minute walk from Leeds Station</p>	 <p>Secure Car Parking with EV charging</p>	<p>Available for Pre Let</p> <p>Planned build programme of 95 weeks</p>
<p>Reception:</p> <ul style="list-style-type: none"> – High quality decorative decorative finishes and wall panelling – Solid and durable floor finishes – Suspended ceilings, coupled with feature rafts – HVAC VRF and underfloor heating to Ground Floor amenity spaces. – Spotlights in ceiling, supplemented by linear lighting in the raised lobby space – A 2-person reception point with concierge staff – Security barriers between the reception and the lift lobby will be provided, independent lift route from secure basement car park to reception. CCTV will cover common areas. – 24/7 manned presence 	<p>Offices & occupancy:</p> <ul style="list-style-type: none"> – Floor to Ceiling: Typical 2.8m – 6th & 7th Floor 2.7m – Planning Grid: 1.5m – Column Grid: Typically 6m x 7.5m – Plan Efficiency: 83% – Lifts: 1 person per 8m² (diversified to 1 per 10m² as per BCO Guidance) – M&E: 1 person per 8m² (NIA) – WC's: 1 person per 10m² (NIA) – Means of Escape: 1 person per 6m² (NIA) – Workplace Density: 1 person per 8m² (NIA) 	<p>Tenant amenities:</p> <ul style="list-style-type: none"> – 127 lockers, 12 mesh drying lockers, clothing and shoe drying racks – Cycle Spaces: 156 spaces (25% covered by electric bike charging provision) – Showers: 17 at Ground Floor – Drying Room: Yes – Dedicated Tenant Risers: Yes Cycle – Dedicated secure storage and maintenance station. – Target Cycle Score platinum. – Chameleon Café serving locally sourced food and drink from 7am to 7pm – The Ground Floor space provides further breakout and business lounge working space alongside the café – WiFi throughout the landlord areas 	<p>Smart and sustainable:</p> <ul style="list-style-type: none"> – Committed to Net Zero Carbon (NZC) in Operation – The building will be designed to exceed the energy performance requirements of Building Regulations Approved Document Part L – Energy Performance Certificate: Target A – Designed with consideration to meet the criteria of 'WELL Ready'. – The Building will undergo extensive and regular energy modelling to ensure the energy consumption is minimized and aligns with the design intent – Wired Score: Platinum Certification 	<p>Accreditations:</p> <ul style="list-style-type: none"> – BREEAM Outstanding – Targeted EPC A – WELL Ready – Targeted Cycle Score Platinum – WiredScore Platinum – Design for Performance 				