

TEMPLE

143,300 SQ FT
INSPIRATIONAL
WORKSPACE

One Globe Square

ceg:
3

An architectural rendering of a modern, multi-story brick office building. The building features a grid of large, dark-framed windows and a prominent rooftop terrace with greenery. The ground floor has large glass storefronts. In the foreground, a busy street scene is depicted with people walking, sitting on a ledge, and interacting. The sky is bright blue with light clouds. The overall style is clean and professional, typical of architectural visualization.

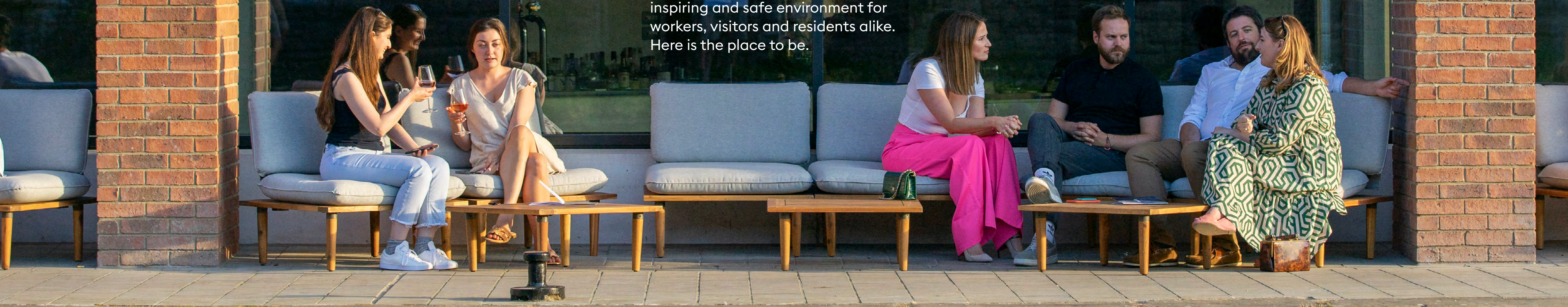
The future of workspace

143,300 SQ FT
INSPIRATIONAL WORKSPACE
WITH FEATURE ROOFTOP
TERRACE

Available from 2026

Meet me in Temple

Only 5 minutes walking distance from Leeds train station, Temple has a mixture of quiet reflective landscaped areas, busy squares and stylish new buildings, providing an inspiring and safe environment for workers, visitors and residents alike. Here is the place to be.

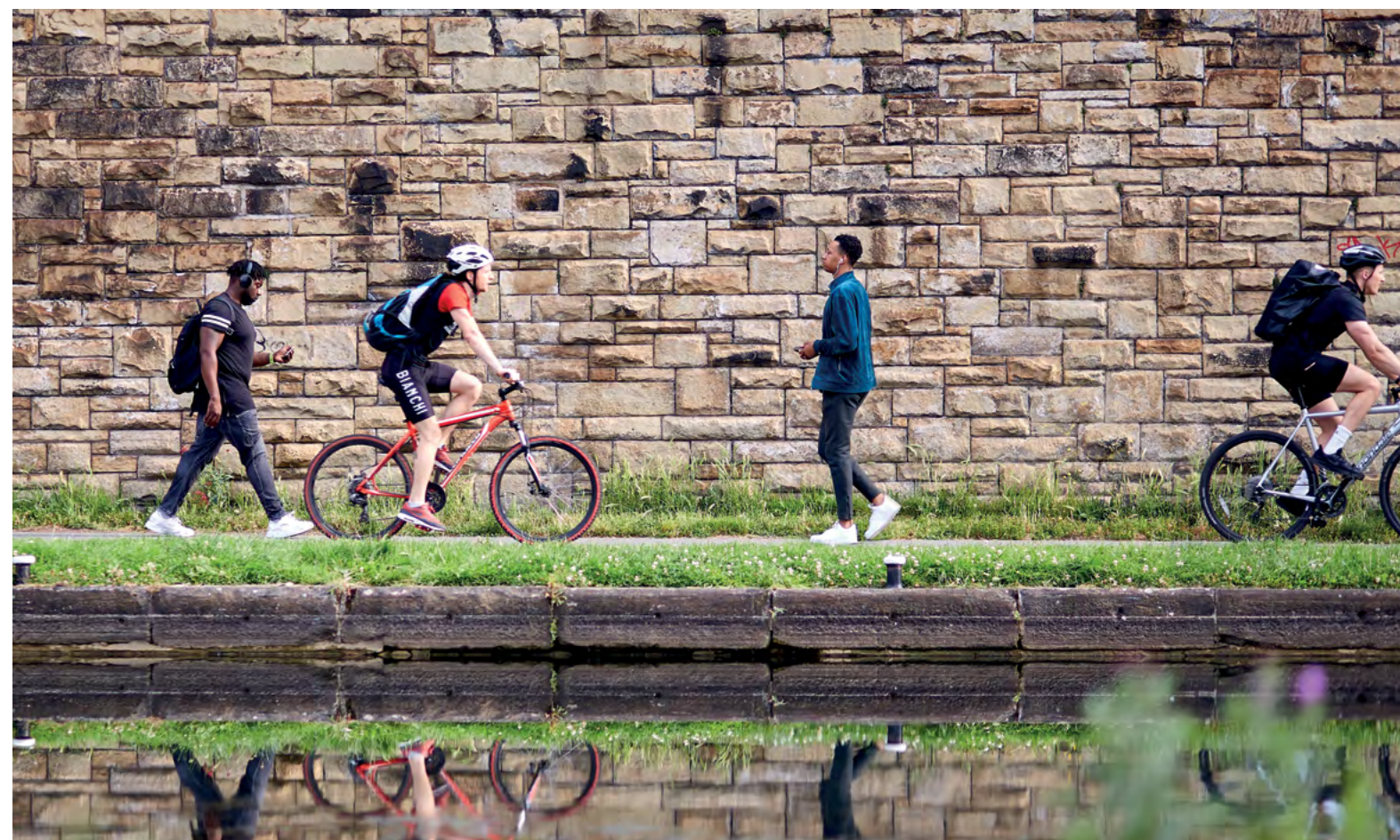


Meet the neighbours

In good company.

The area is already well established as a business district with over 300 creative businesses, including a number of household names with operations in the immediate neighbourhood.

Temple is an inclusive community for entrepreneurs, innovators and businesses of all sizes.



KPMG

ASDA

EY

Fortrea

ARTS COUNCIL
ENGLAND

Harvey
Nash.

EVERSHEDS
SUTHERLAND

StormBrands

Jet2

blynk

BT

AECOM

Local amenities in Temple



TRINITY SHOPPING CENTRE

LEEDS TRAIN STATION

BRIDGEWATER PLACE

ONE GLOBE SQUARE

GLOBE POINT

F&B and local businesses

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18

New residential and F&B

- 19
- 20
- 21

Globe Point

The First Piece of the Puzzle

To see the building for
yourself, please view
[our 3D virtual tour](#)



Having launched in September 2022, Globe Point is an inspiring office building and forms the gateway to the Temple neighbourhood, only a 5 minute walk from Leeds Train Station.

The building's 40,430 sq ft of workspace is laid out over seven floors across dual aspect floorplates. Fantastic for natural lighting. The feature roof terraces on the top two floors, offer spectacular views across Leeds City Centre.

With high quality finishes, the welcoming ground floor offers a cafe kitchen and plenty of collaborative break out space for working, a reception with a front of house manager, a media wall and hotel-quality washrooms complete with showers, towels, lockers, a drying room, hair dryers and straighteners.

Globe Point sets the standard top quality workspace in Leeds and we are delighted to have already welcomed the following companies to our community:

ReedSmith
Driving progress
through partnership



GOWLING WLG



JAYWING

WELCOME TO
**One
Globe Square**

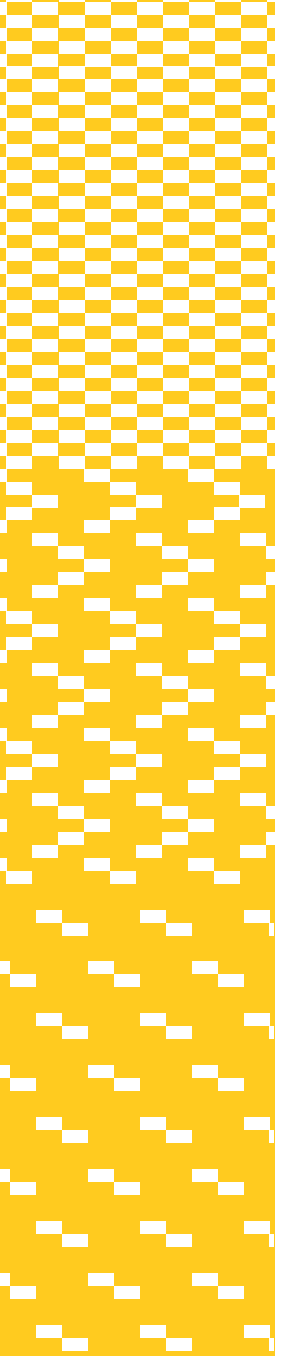


Work life balance

One Globe Square is an iconic office building situated at the heart of the Temple district with close connections to the city centre and railway station. Designed using high quality materials and finishes, the reception offers a dedicated café and plenty of space for collaborative working.



Indicative CGI





A working
environment
that suits you

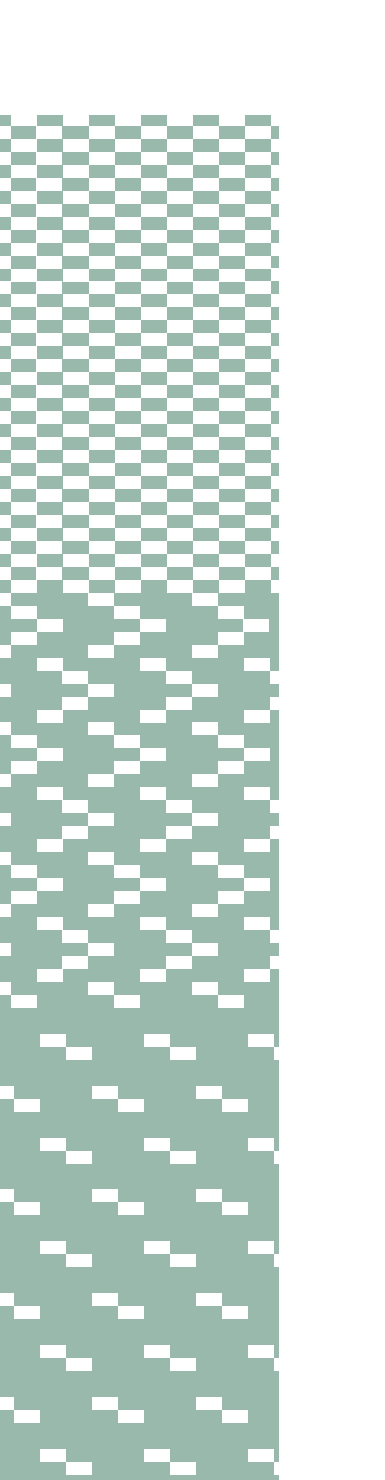
Indicative CGI

Fit & Well

Hotel-quality washroom facilities complete with fresh towels, hairdryers, straighteners and a drying room, make sustainable travel to work or exercise at lunch a seamless part of your daily routine. Yoga, meditation and wellbeing talks will be just a few of the options available to help your team stay healthy, focused and performing at their best.



Indicative CGI







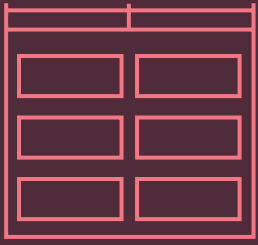


Something for everyone



THE DETAIL

One
Globe Square

Building specification

 <p>Committed to Net Zero Carbon (NJC) 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 18,000 sq ft</p>	 <p>Roof terraces on 7th floor</p>	 <p>Smart Enabled and Tech Ready – WiredScore Platinum</p>	 <p>5 minute walk from Leeds Station</p>	<p>Available for Pre Let</p> <p>Planned build programme of 97 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 – 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 provided – 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 (NJC) 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 			

Accommodation schedule



Indicative CGI

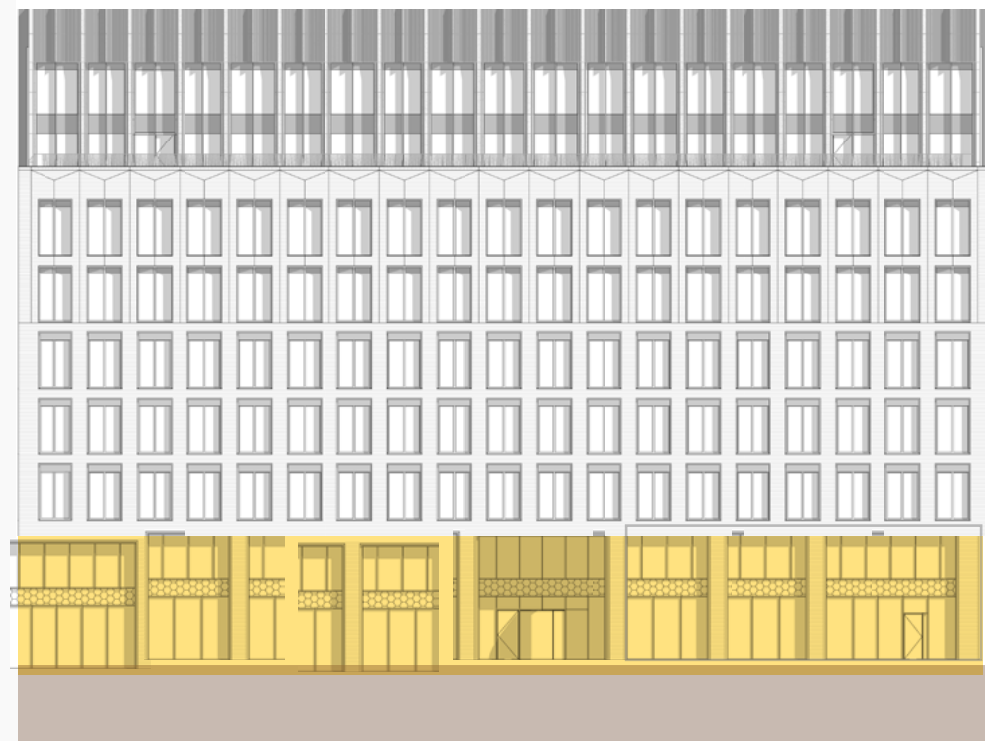
Level	Type	Sq ft
Ground Floor	Office Suite 1	3,395
Ground Floor	Office Suite 2	2,450
Ground Floor	Cafe/ Restaurant	3,340
Floor 1	Office	17,450
Floor 2	Office	18,450
Floor 3	Office	18,450
Floor 4	Office	18,450
Floor 5	Office	18,315
Floor 6	Office	18,315
Floor 7	Office Suite 1	3,565
Floor 7	Office Suite 2	1,535
Floor 7	Business Sky Lounge	2,755
Floor 7	North Terrace	1,535
Floor 7	South Terrace	3,153
Floor 8	Office	12,430
Total		143,300

* indicative areas

Ground Floor

KEY

Unit	sq ft
Suite 1	3,395
Suite 2	2,450
Café	3,340
Bike Storage	



Floor plans are indicative only to give a general view of the proposed development and floor layout.



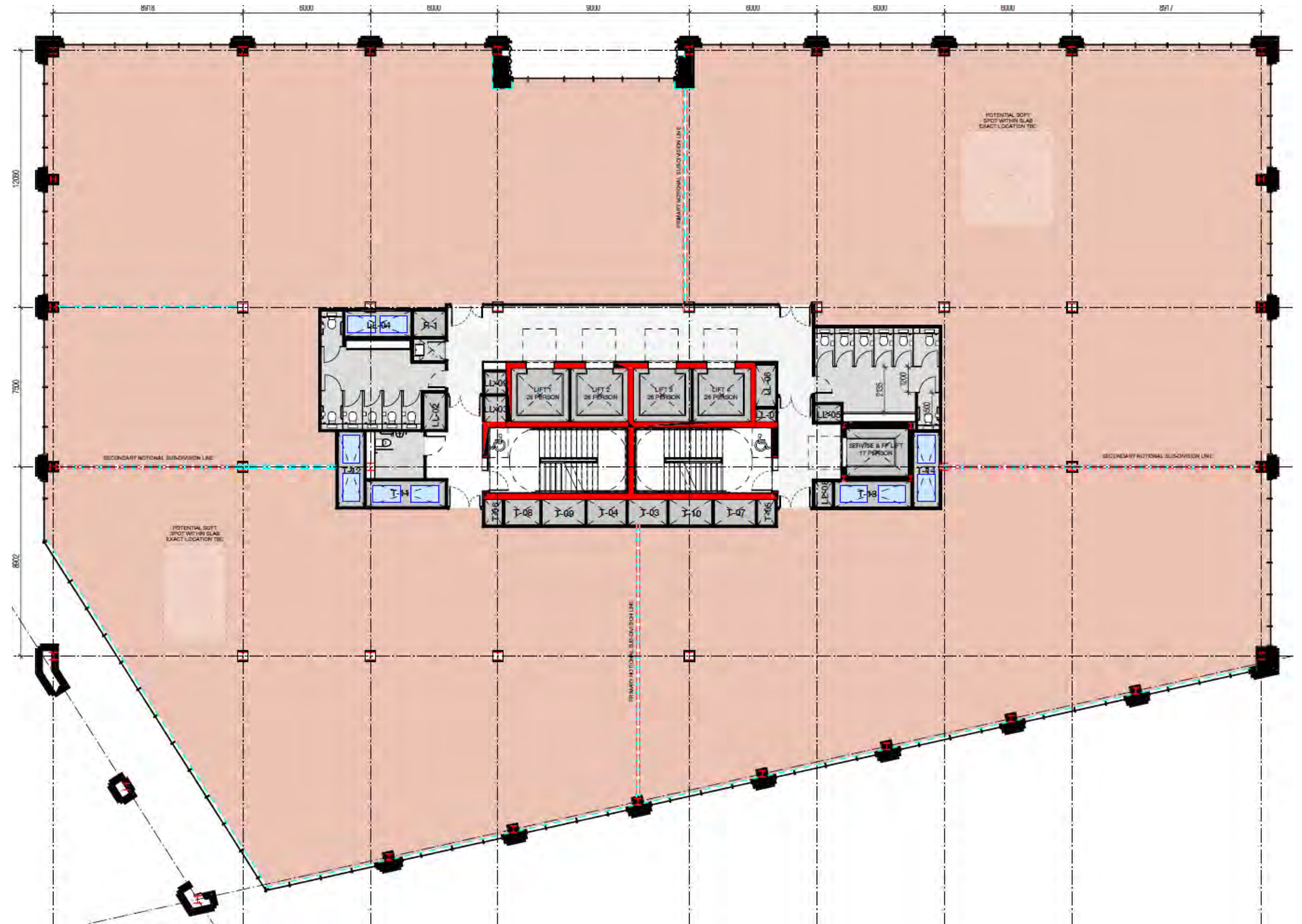
Cycle facilities include:

- Cycle workshop tools; electric bike charging
- Drying room; enabled laundry service
- Secure cycle stands
- Changing facilities and contactless lockers
- Shower facilities provided on the ground floor

First Floor Plan

KEY

Floor area	sq ft
Floor 1	17,420

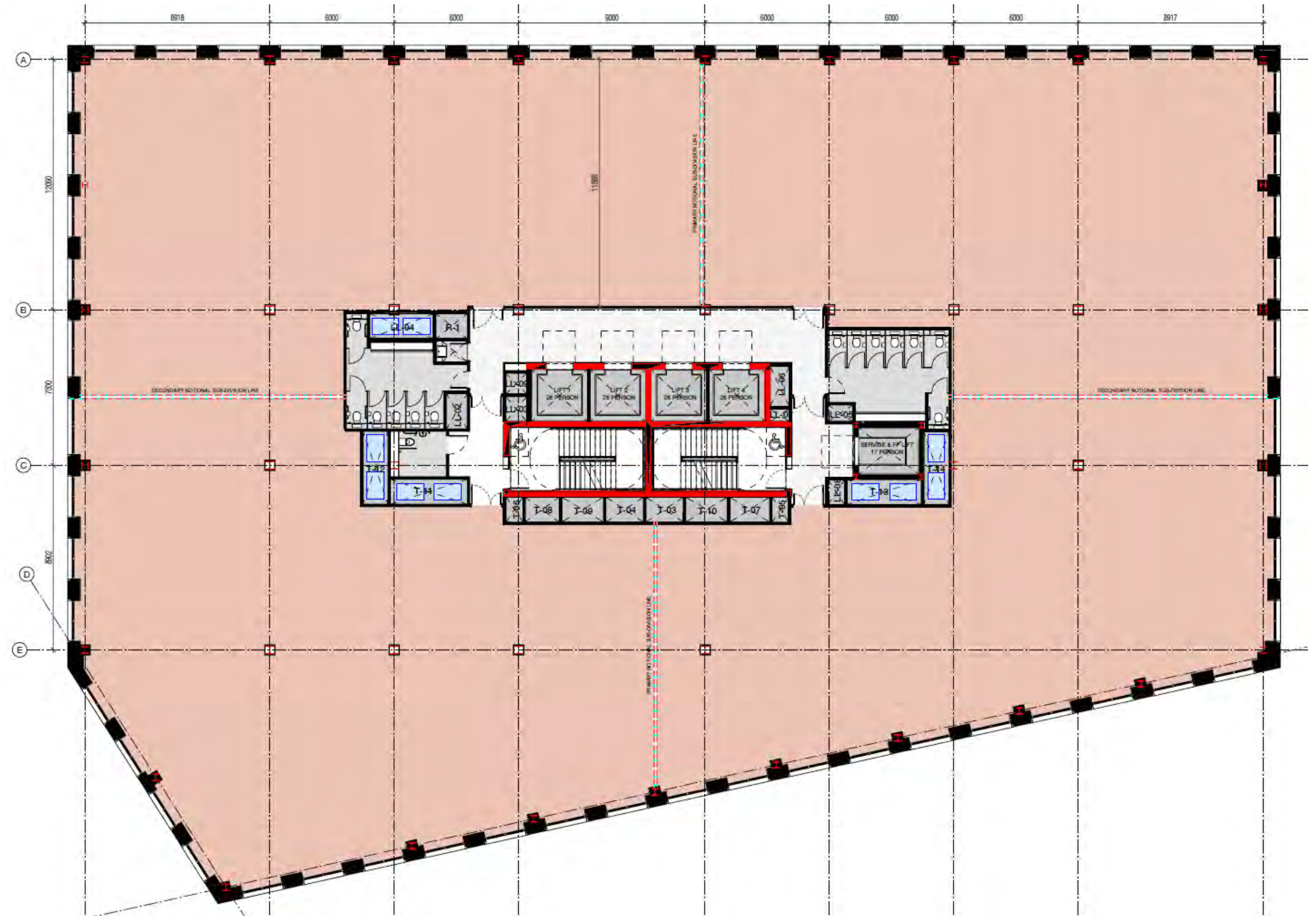
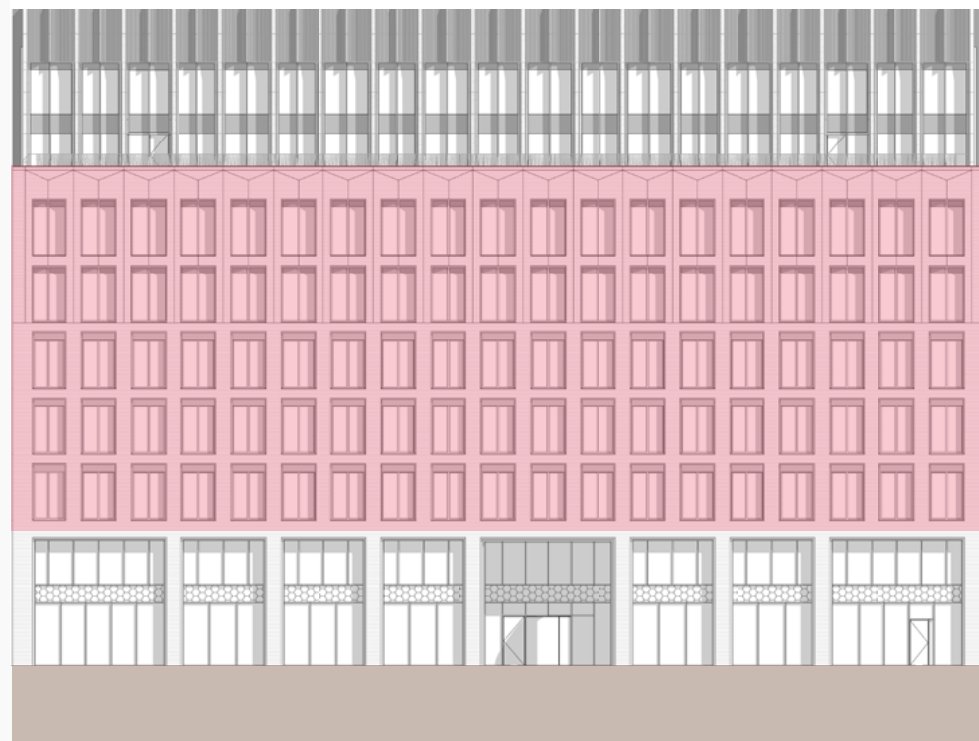


Floor plans are indicative only to give a general view of the proposed development and floor layout.

Typical upper floor

KEY

Floor area	sq ft
Floor 2 - 4	18,450
Floor 5 - 6	18,315

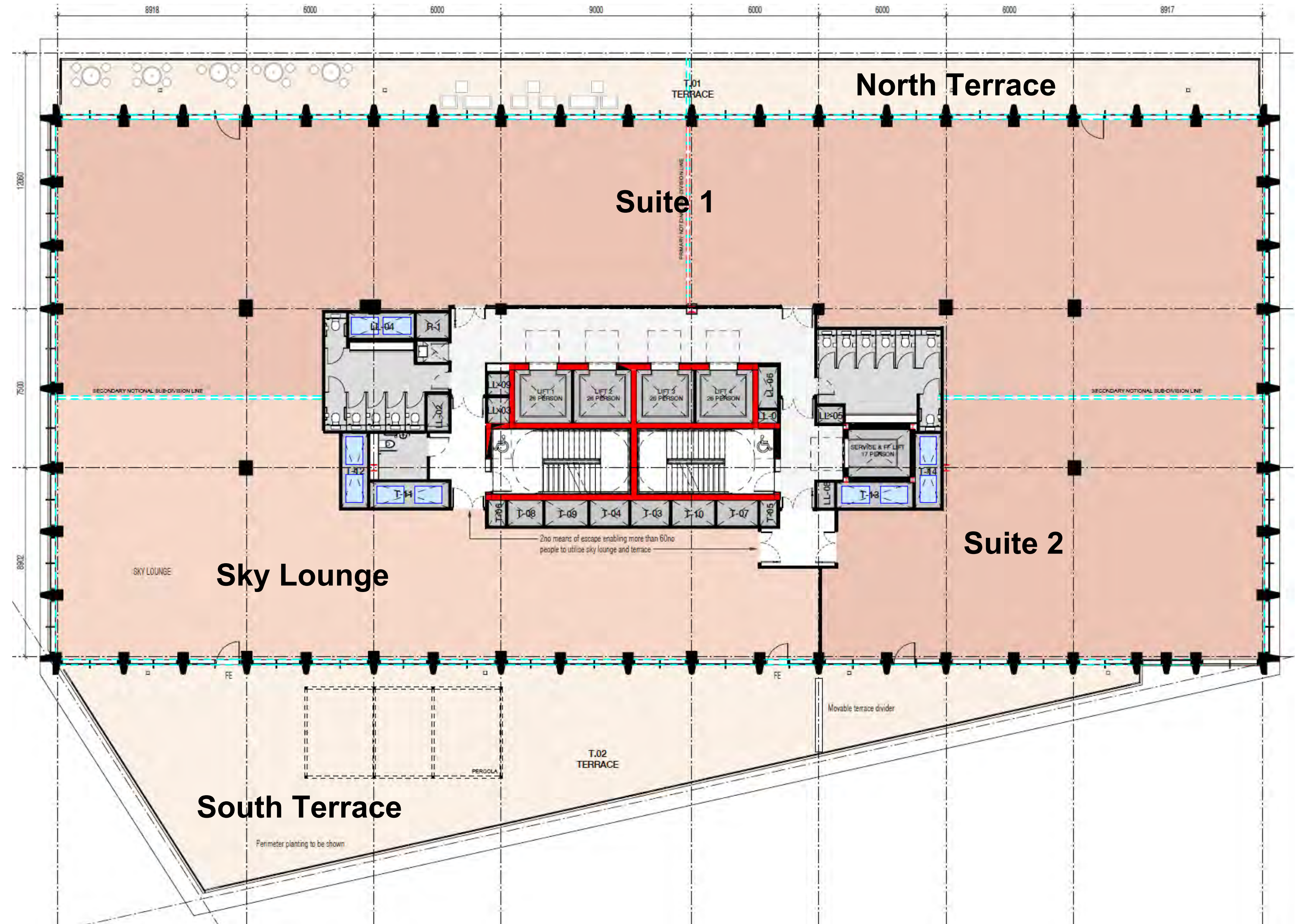


Floor plans are indicative only to give a general view of the proposed development and floor layout.

Seventh Floor Plan

KEY

Floor area	sq ft
Office Suite 1	3,565
Office Suite 2	1,535
North facing terrace	1,535
South facing terrace	3,153
Sky Lounge	2,755

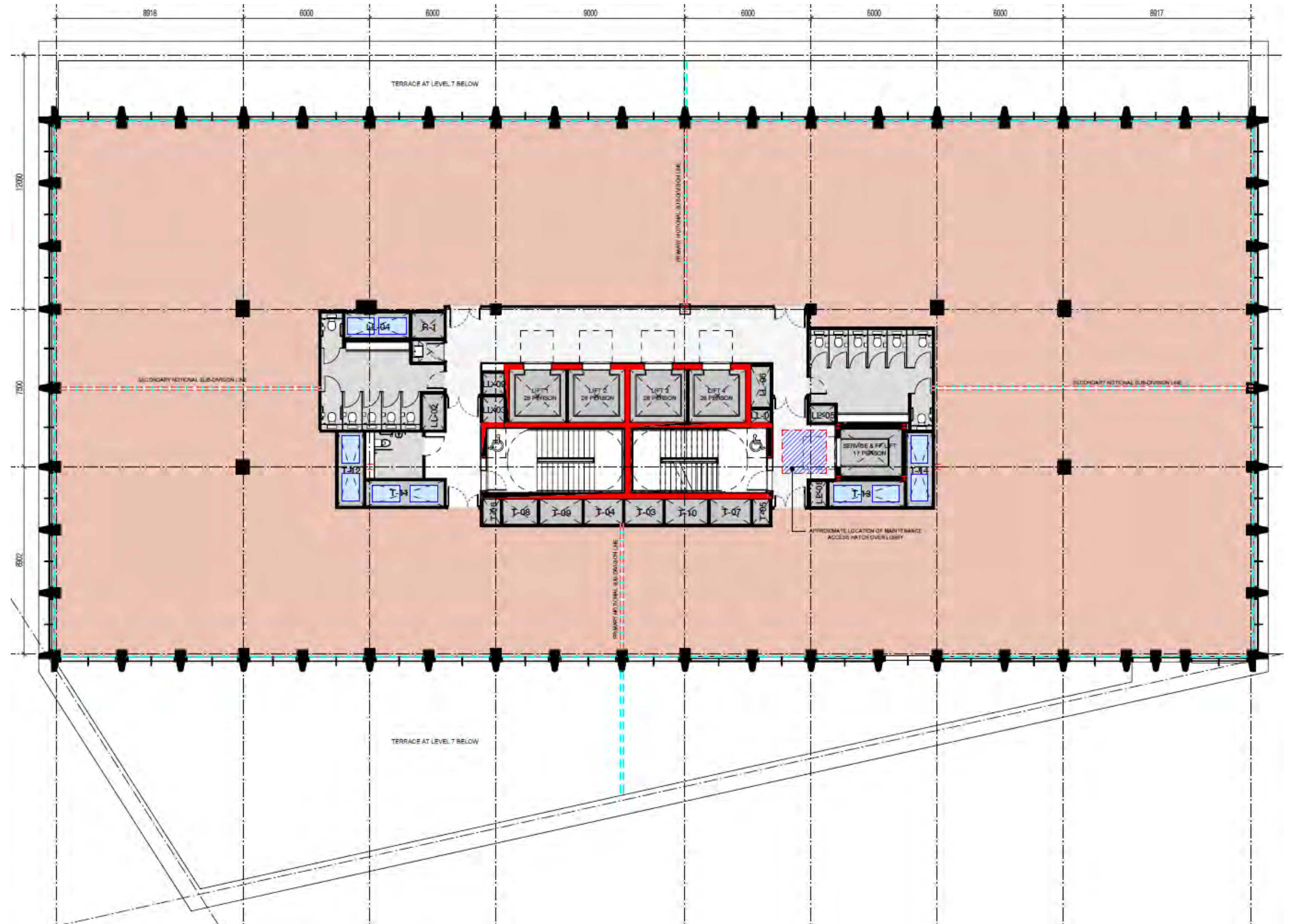


Floor plans are indicative only to give a general view of the proposed development and floor layout.

Eighth Floor Plan

KEY

Floor area	sq ft
Floor 8	12,430

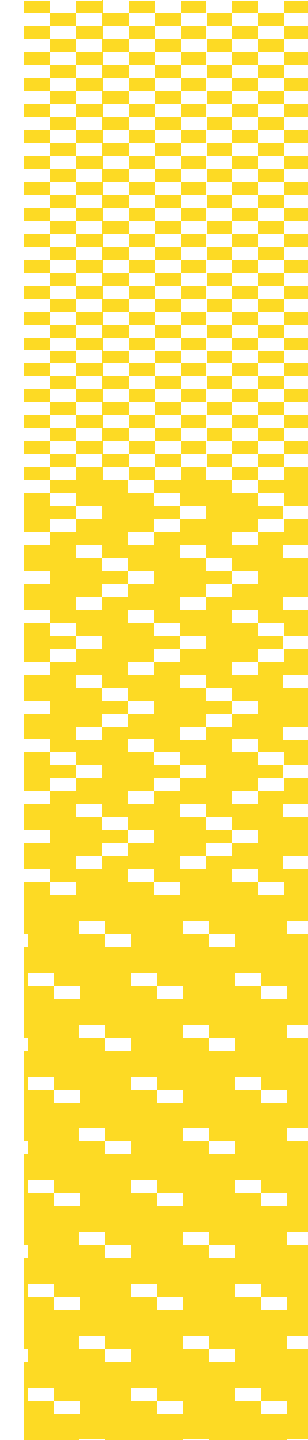


Floor plans are indicative only to give a general view of the proposed development and floor layout.

Unlocking your building

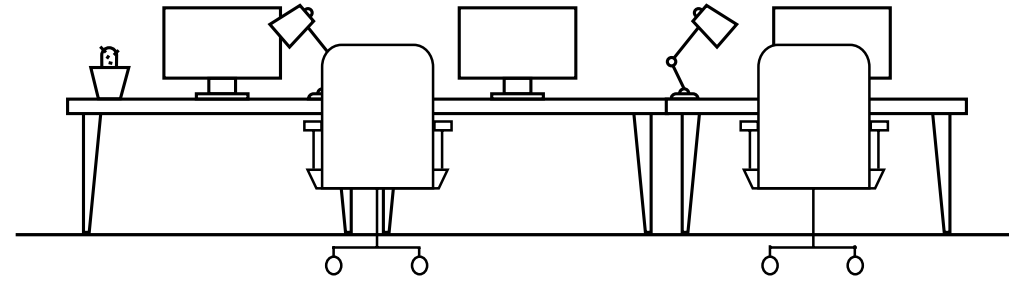
To ensure exemplary levels of building service for all our occupiers and their visitors, we've created a programme of events and services called 'Life by CEG' at Temple.

- Ground Floor licensed Cafe
- Town hall address space with digital screen
- Communal business lounge and breakout space
- Customer events
- Dry cleaning
- Cycle & scooter hire schemes
- Pop up retail
- Pet therapy



Flexible leasing

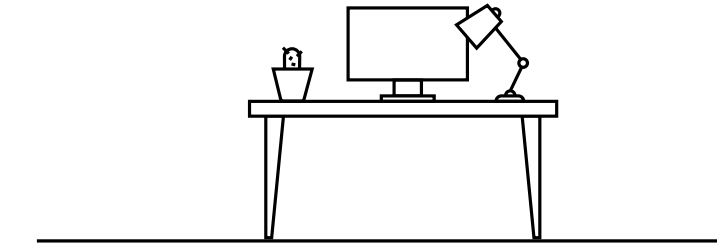
CORE



Longer-term essential space.

Typical floor plates of 18,000 sq ft of prime workspace with a consistent and coherent design aesthetic, flooded with natural daylight. Space to reflect your brand and to energise your colleagues.

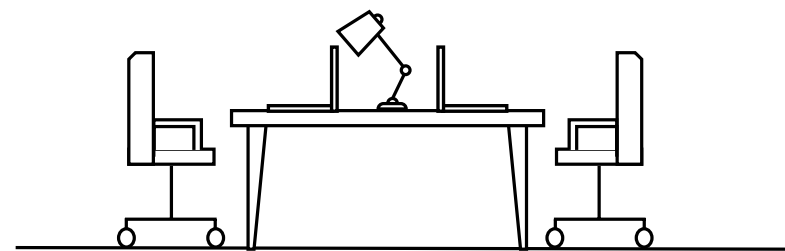
FLEX



Space to flex to your business needs.

Lease on your own terms.
Space to grow or contract.

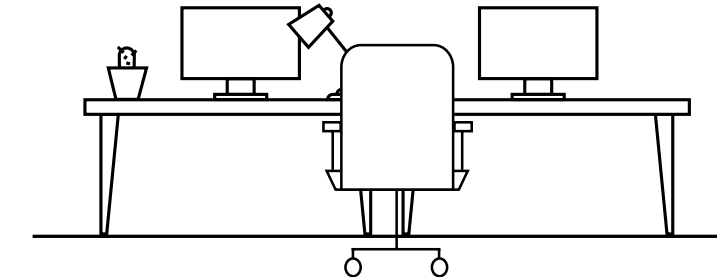
CUSTOM



We deliver your bespoke fitout.

Make your relocation capital cost neutral and keep the focus on what you do best, by leaving us to design, specify, source, project manage and fitout your space. We have the experience, people and buying power to deliver your perfect customised solution.

COMPLETE



Aspirational space. Everything covered.

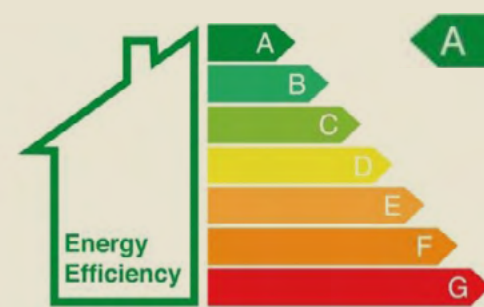
Certainty of cost in an ever charging world. Bring your rent and all other occupational costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business.

Building a sustainable future

Targeting Net Zero Carbon (NZC) in operation in accordance with the UKGBC framework.

BREEAM[®]

Target BREEAM Outstanding



Target EPC A



WELL Ready



All electric using 100% green energy

NZC
IN OPERATION

Targeting NZC in Operation



TRANSPORT

- 5 min walk to Leeds station
- Cycle storage with showers
- Car Club
- EV charging for bikes



WATER CONSUMPTION

- The building utilises water efficient fittings
- Water consumption is reduced by 39%
- The annual water saving equates to ½ an Olympic swimming pool



HEALTH & WELLBEING

- Carbon dioxide sensors help us to monitor the air quality and adjust the air flow as required, to maximize air quality while optimising energy efficiency



WASTE MANAGEMENT

- 100% operational waste diverted from landfill



MANAGEMENT

- Life Team on site
- Post occupancy evaluation
- Continuous customer engagement



ENERGY & CARBON

- Heating from low carbon technologies
- No fossil fuels burnt on site
- 36% lower energy consumption than an average building
- Targeting Net Zero Carbon in Operation



MATERIALS

- Smart selection to reduce environmental impact
- Responsible sourcing
- Target all timber sourced from sustainably managed forests
- Renovated brownfield site

Sustainability is built into the fabric and operation of One Globe Square

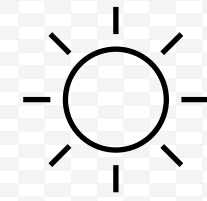
One Globe Square looks to people as well as technology to help create the next generation of truly sustainable office buildings. Changing people's behaviour, as well as achieving market accreditations, is the path to a more sustainable future.

Smart ready & tech enabled



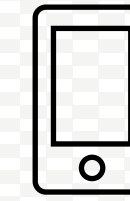
Smart Enabled, Digital Ready and Secure

For future smart applications, and ready to work and interact with Tenant installations.



Energy metering & Management

Real time energy data and enhanced controls allow you to focus on energy efficiency and sustainability.



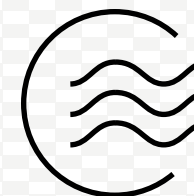
Building App

Seamless interaction for intuitive user experience, enriching building services and life events.



Lighting Enabled Digital Services

Intelligent LED lighting enhances comfort and reduces energy usage.



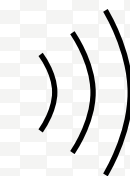
Indoor Air Quality

Zoned heating and intelligent sensors support performance, wellbeing and energy usage.



Visitor Management System

Streamlining the check-in process for visitors.



Contactless Access Control

Contactless means for entering and navigating the building.



EV Charging for bikes

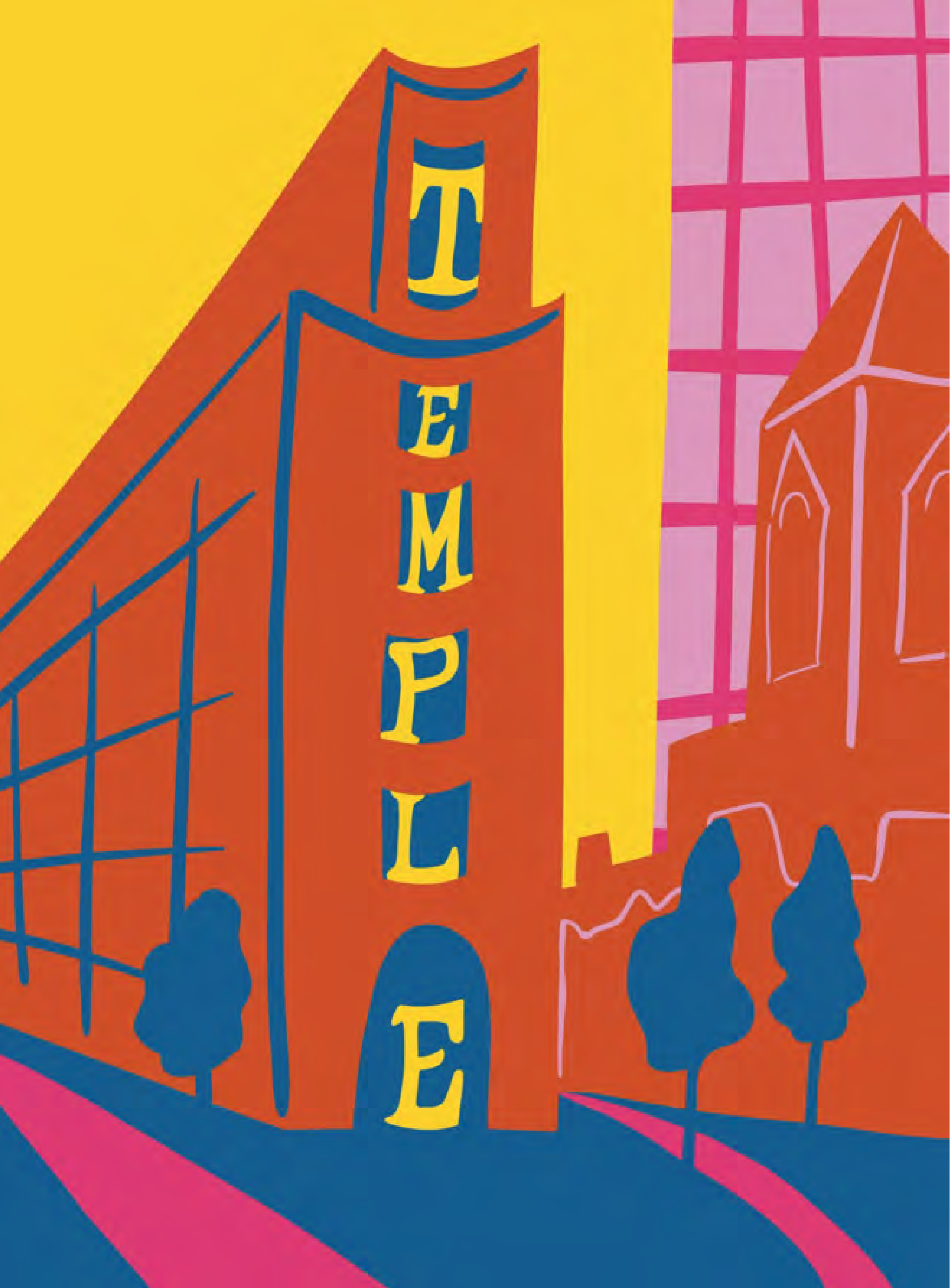
EV charging booked and managed through the Building App.



TEMPLE



Indicative CGI



We welcome

25,000

visitors to our buildings daily

16 ^{cafés} / **9** ^{fitness} _{centres}

operated nationally

£800m

capital value

9 million

square feet

120+

Current investment
& development sites

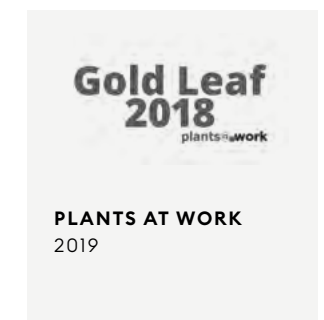
**We don't just invest.
We are invested.**

With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them.

We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.



ceg.co.uk



TEMPLE
One Globe Square



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