

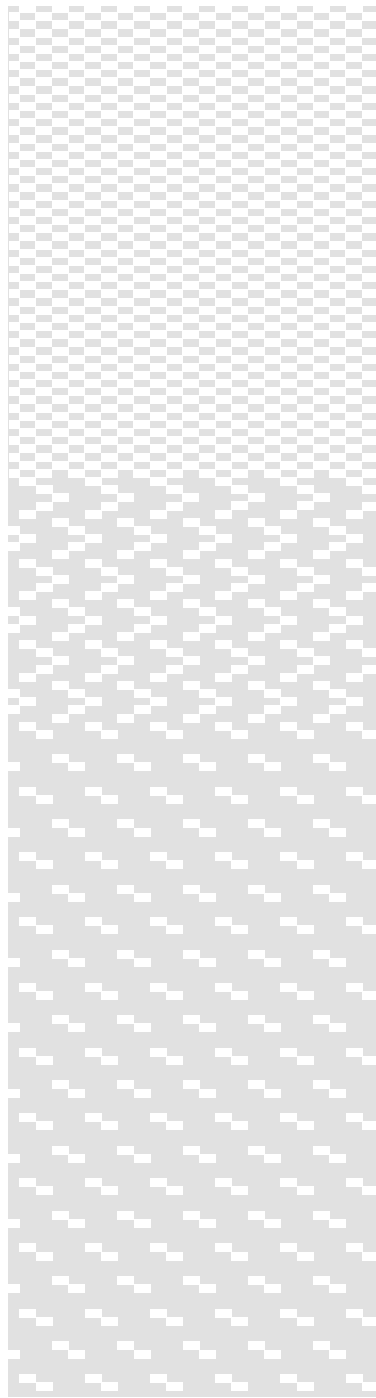


1,615 – 6,478 sq ft  
INSPIRING WORKSPACE

FINAL FLOOR REMAINING!

# Globe Point

TEMPLE



# A new Leeds icon

Click here for a virtual tour of  
Globe Point

Click here for a film of the 5 minute  
commute from Leeds Train Station



A better  
place to be

WELCOME TO  
**Globe Point**

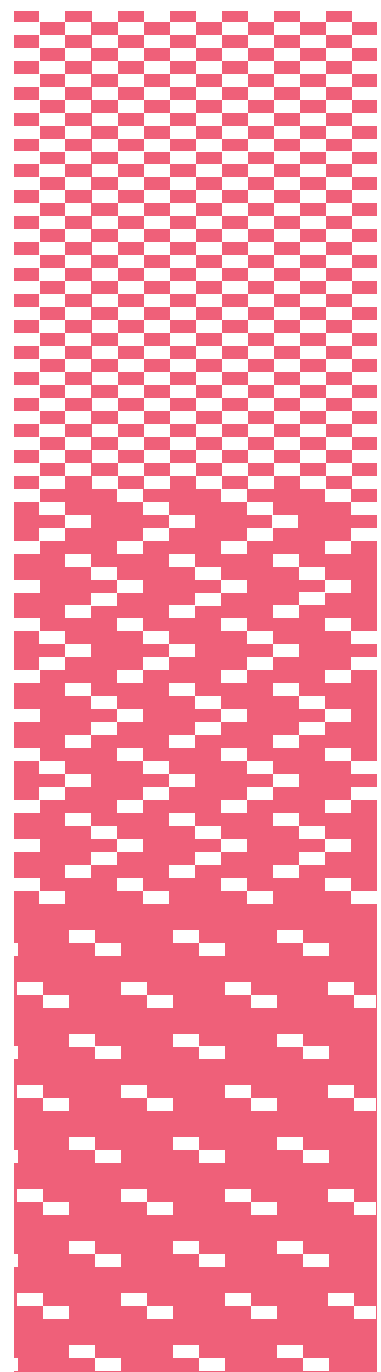
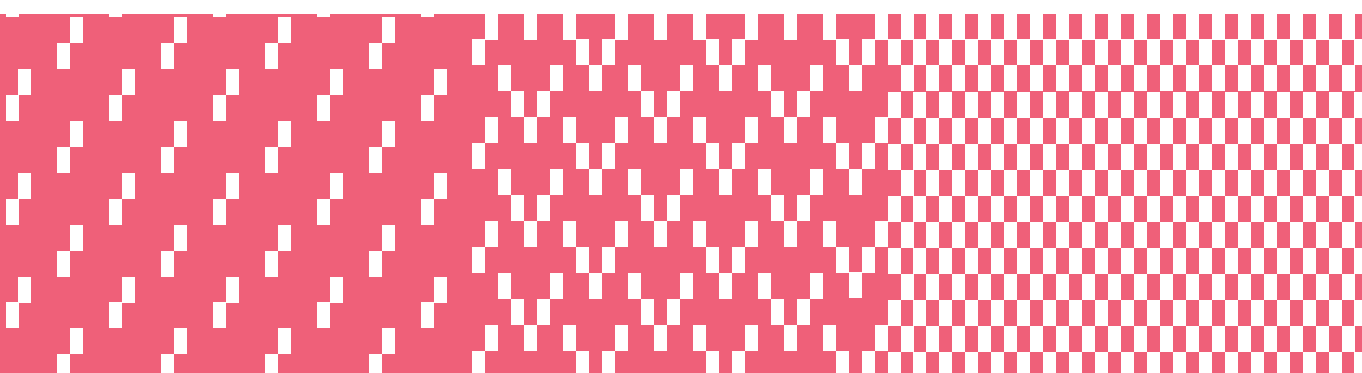
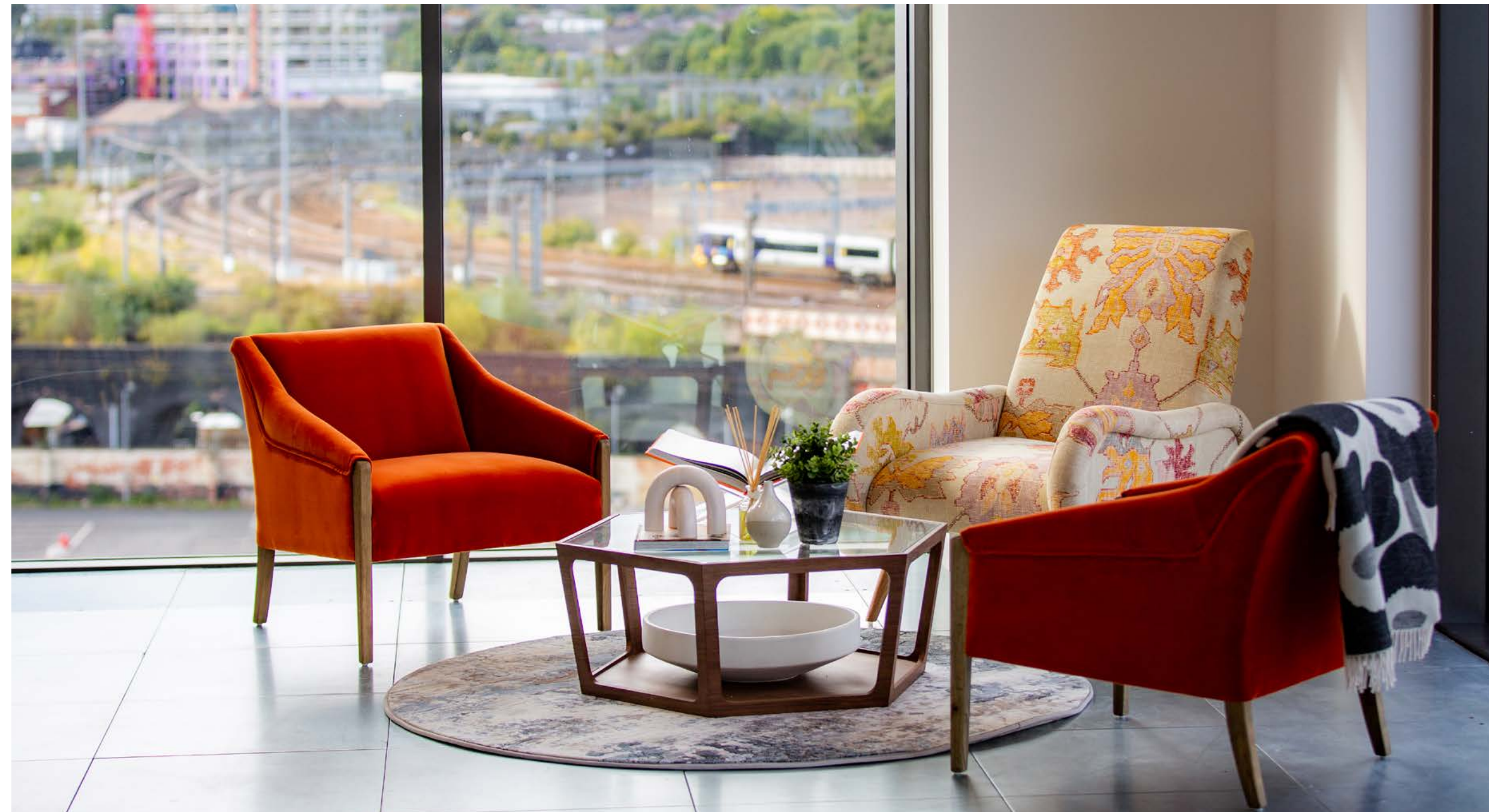
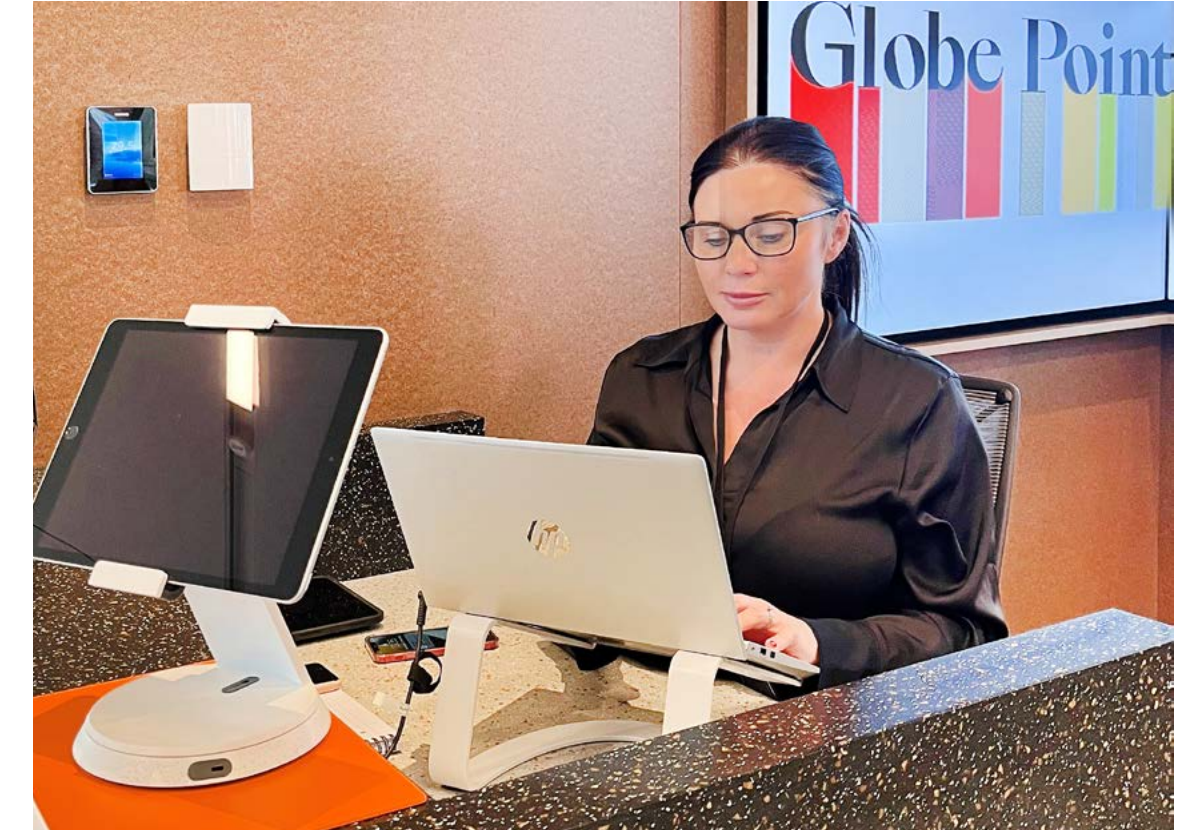


# Work life balance

Globe Point is an inspiring office building and forms the gateway to the Temple neighbourhood. With multiple connections at street level, it provides easy access to the nearby city centre and railway station.

The welcoming reception offers high quality finishes across a café kitchen and plenty of collaborative breakout space for working.

- Building manager & dedicated team
- Café kitchen
- Breakout space & working lounge
- Events and presentation space available on the ground floor



# 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

## New residential and F&B

- 18
- 19
- 20



# 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

# The same innovative spirit. A new breed of pioneers.

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.



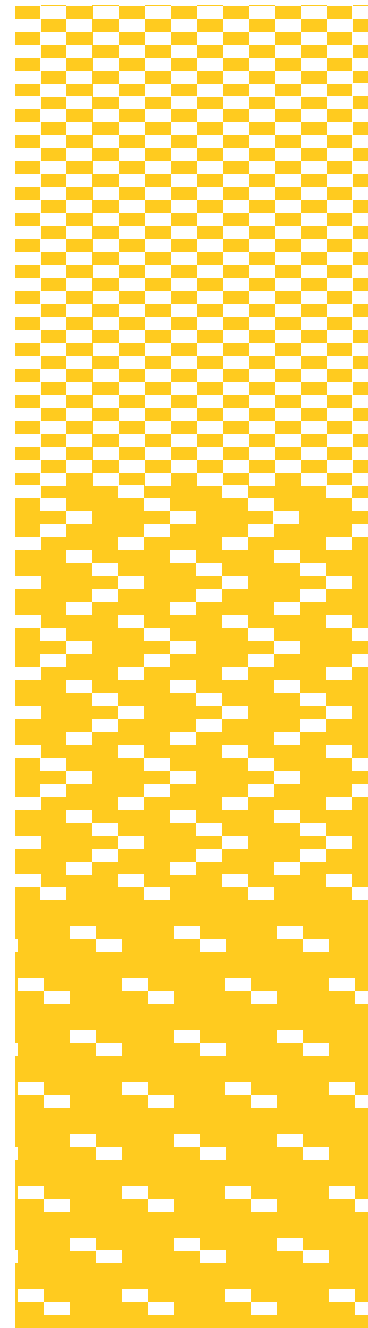


# The Detail

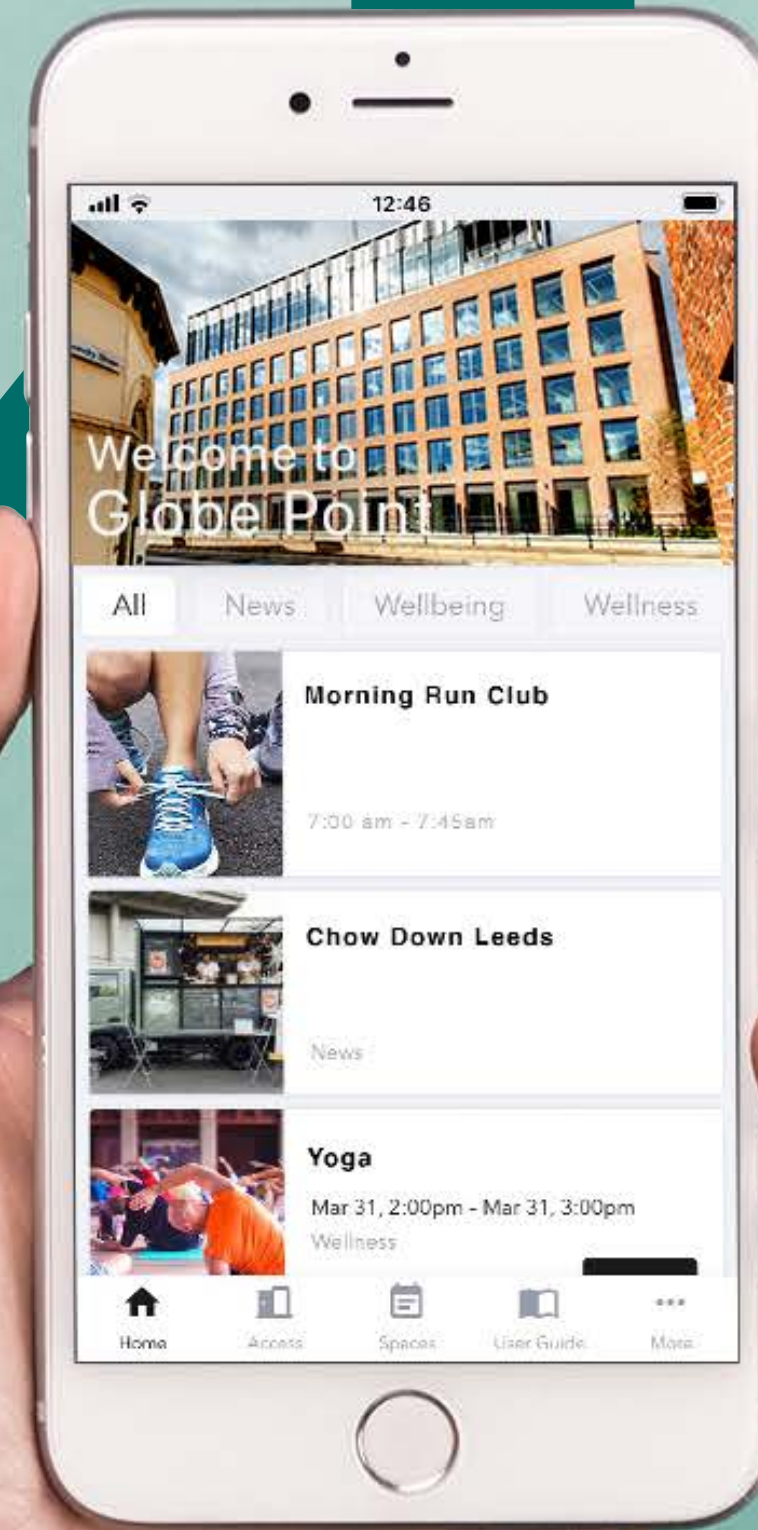
# Unlocking your building

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

- Ground Floor licensed Café
- Communal business lounge and breakout space
- Front of House Manager
- Customer events
- Site-wide car share scheme
- On-site car club
- Valet service
- Dry cleaning
- Priority car share spaces
- Electric vehicle charging
- Pop up retail
- On-site exercise classes



# Life



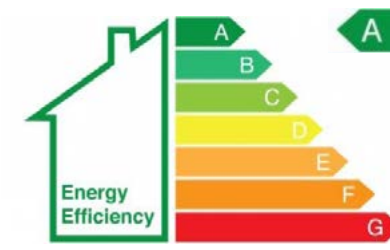
## Sustainability

# Low carbon building.

Globe Point 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.

**BREEAM<sup>®</sup>  
EXCELLENT**

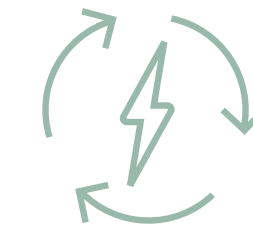
**BREEAM Excellent**



**EPC A**



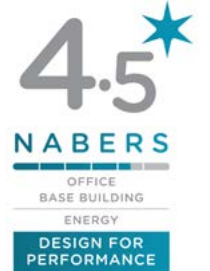
**WELL Ready**



**All electric using 100% green energy**



**Active Score Platinum**



**NABERS**



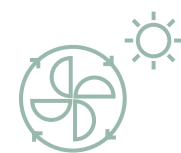
### TRANSPORT

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



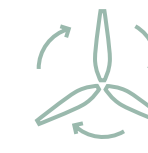
### WASTE MANAGEMENT

- 100% operational waste diverted from landfill



### MANAGEMENT

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



### ENERGY & CARBON

- 20% of energy from low carbon technologies
- No fossil fuels on site
- 27% lower energy consumption than an average building



### MATERIALS

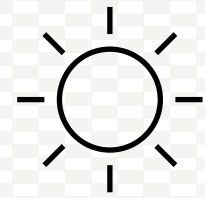
- Smart selection to reduce environmental impact
- Responsible sourcing
- All timber sourced from sustainably managed forests

# 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.



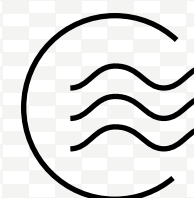
## Building App

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.



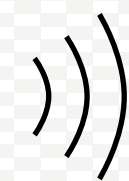
## Indoor Air Quality

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



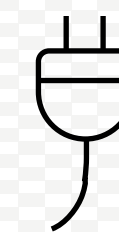
## Visitor Management System

Streamlining the check-in process for visitors.



## Contactless Access Control

Contactless means for entering and navigating the building.



## EV charging

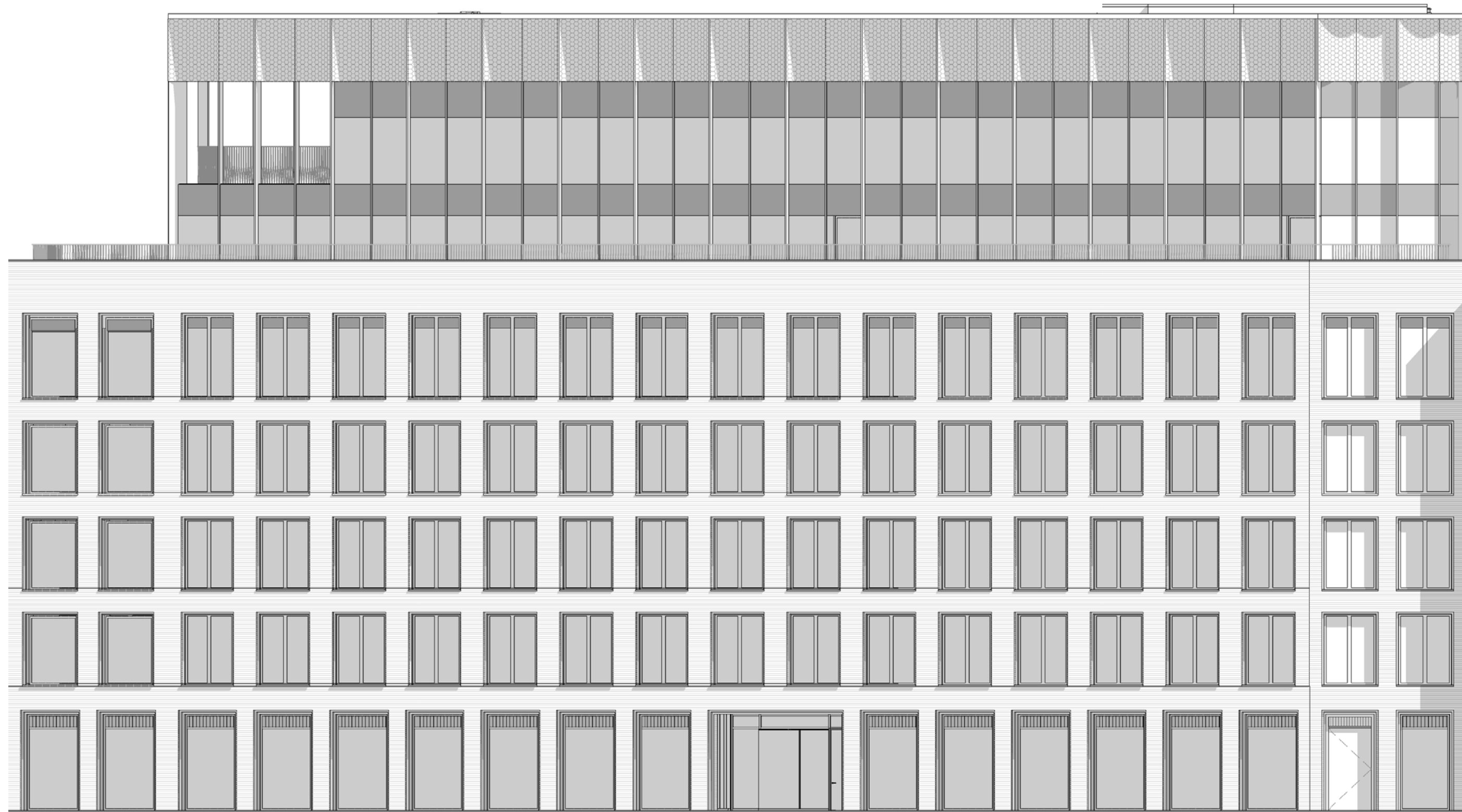
EV charging booked and managed through the Building App.





**Smart and  
sustainable**

# Accommodation schedule



## Area Schedule (NIA)

| Level        | Type                      | sq m         | sq ft         |
|--------------|---------------------------|--------------|---------------|
| 6            | LET to SCC                | 399          | 4,290         |
|              |                           | 18           | 192           |
| 5            | LET to Gowling WLG        | 416          | 4,477         |
|              |                           | 183          | 1,970         |
| 4            | LET to Reed Smith         | 602          | 6,479         |
| 3            | LET to Jaywing PLC        | 602          | 6,479         |
| 2            | UNDER OFFER               | 602          | 6,479         |
| 1            | <b>Office</b>             | <b>599</b>   | <b>6,478</b>  |
| 0            | LET to Robot Food Ltd     | 172          | 1,848         |
|              | Eleven   Globe Point Café | 161          | 1,738         |
| <b>Total</b> |                           | <b>3,756</b> | <b>40,430</b> |

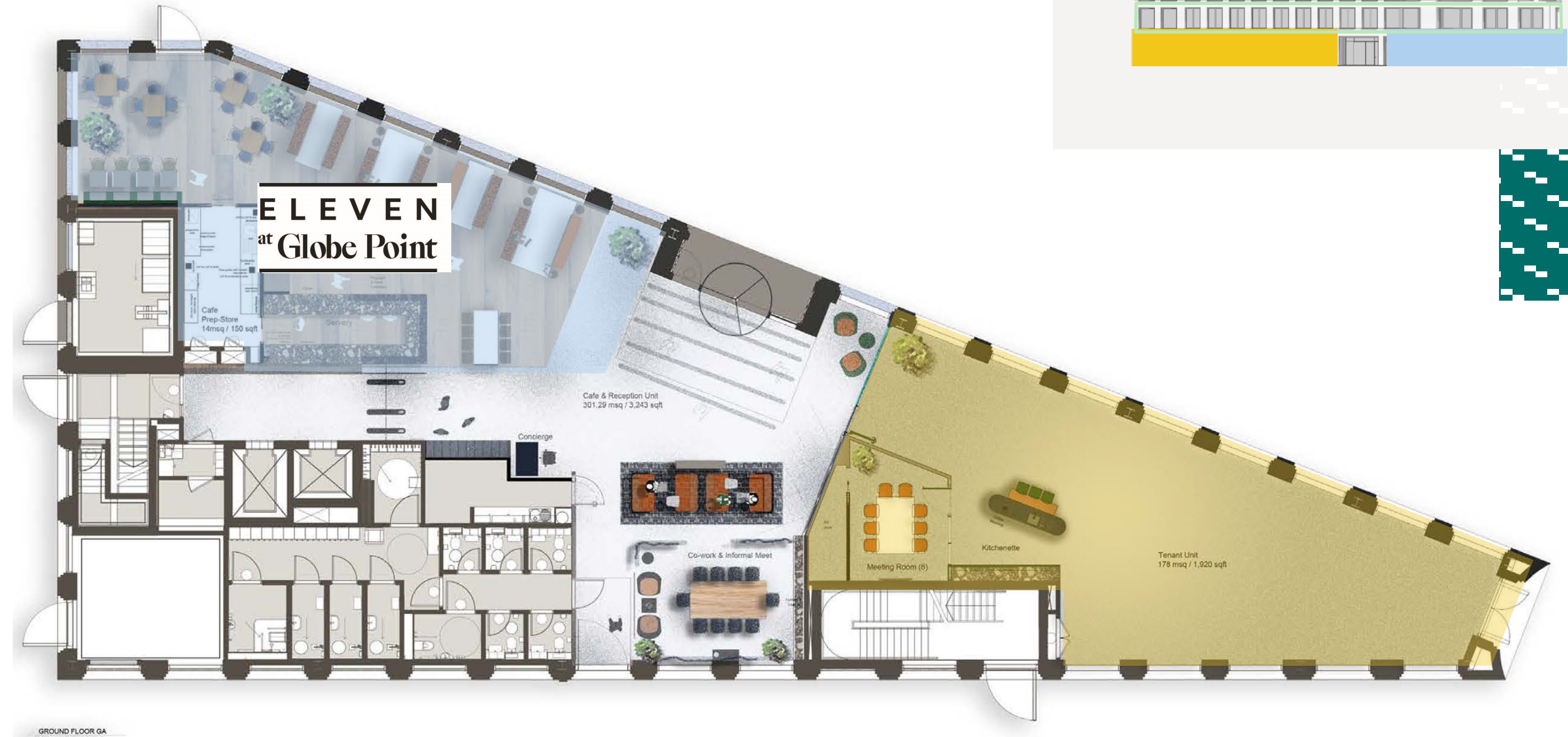
**UP TO 6,478 SQ FT OF INSPIRING WORKSPACE AVAILABLE**

**[Please click here for a 3D Tour of Globe Point](#)**

# Ground floor

## KEY

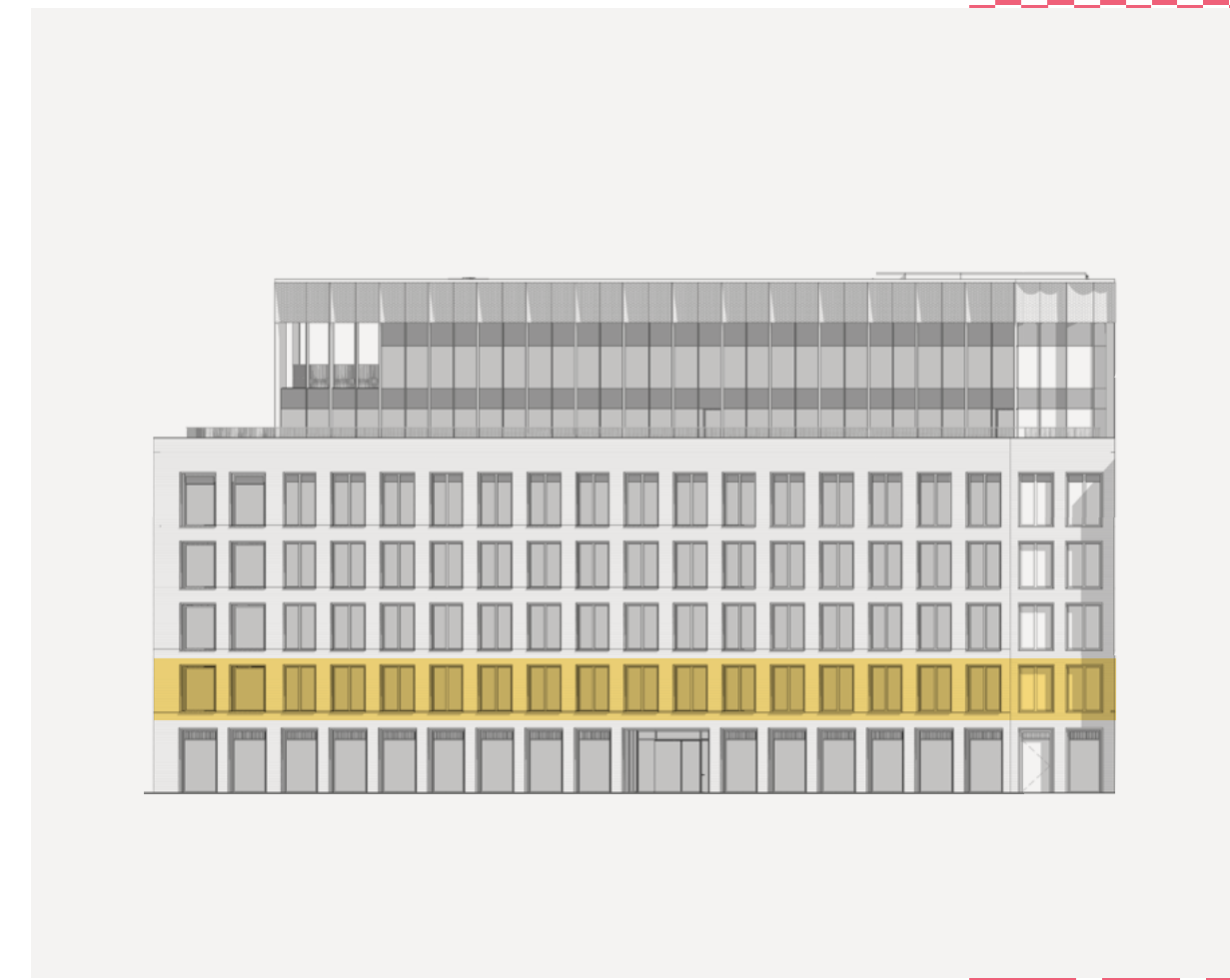
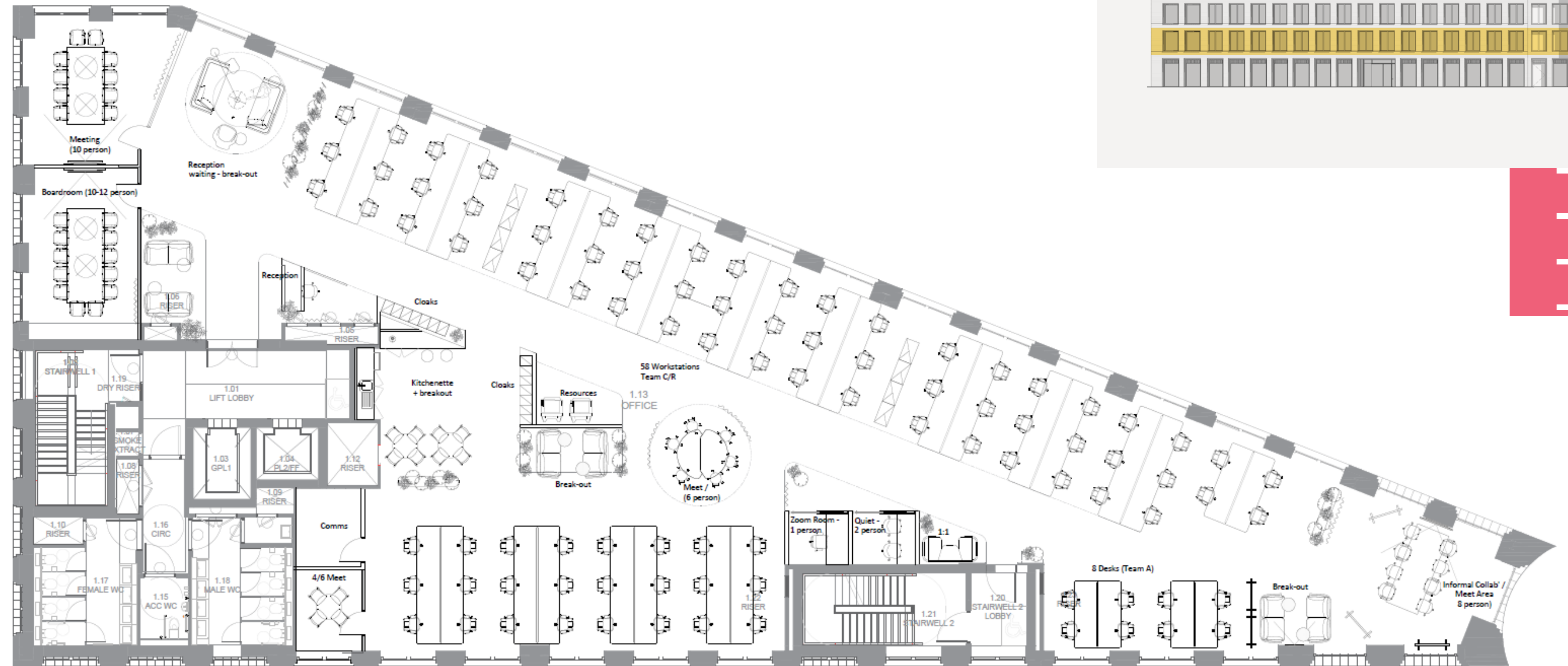
| Unit                    | sq m       | sq ft        |
|-------------------------|------------|--------------|
| ○ Common area           |            |              |
| ● Office - Robot Foods  | 172        | 1,848        |
| ● ELEVEN   Café Kitchen | 161        | 1,738        |
| <b>Total</b>            | <b>333</b> | <b>3,586</b> |



# Typical floor

## KEY

| Unit          | sq m       | sq ft        |
|---------------|------------|--------------|
| ○ Common area |            |              |
| ● Office      | 599        | 6,478        |
| <b>Total</b>  | <b>599</b> | <b>6,478</b> |





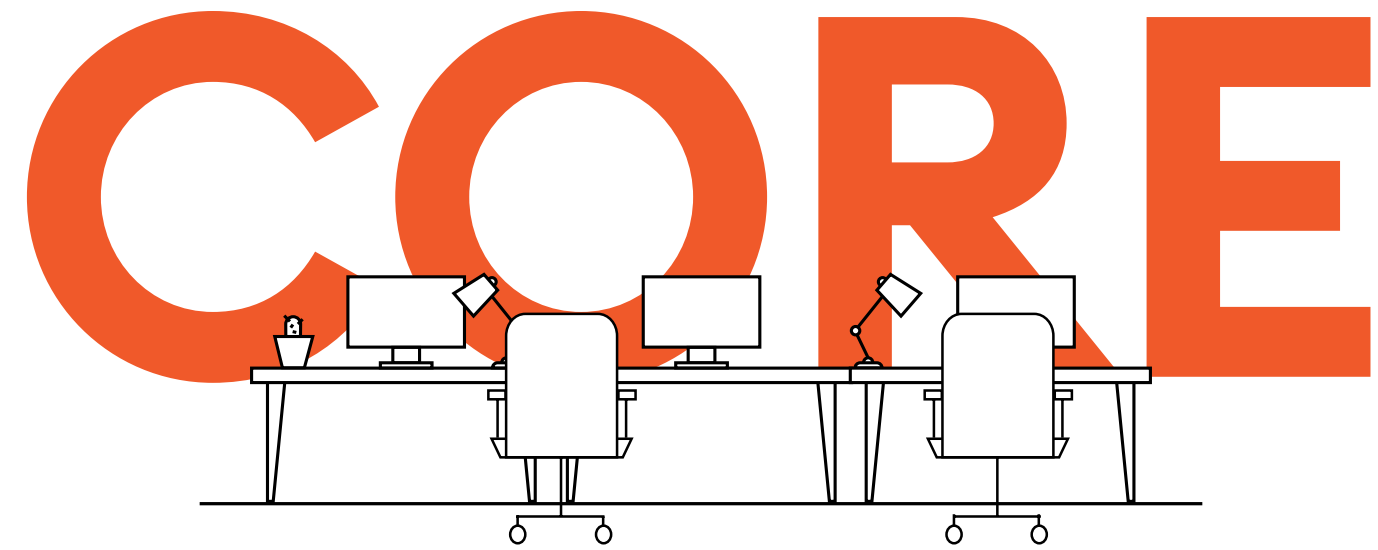
# Typical split floor

## KEY

| Unit     | sq m | sq ft |
|----------|------|-------|
| ● Unit 1 | 194  | 2,088 |
| ● Unit 2 | 404  | 4,348 |



## Flexible leasing



### Longer-term essential space.

Typical floor plates of 6,437 sq ft of prime work space with a consistent and coherent design aesthetic, flooded with natural daylight. Space to reflect your brand and to energise your colleagues.



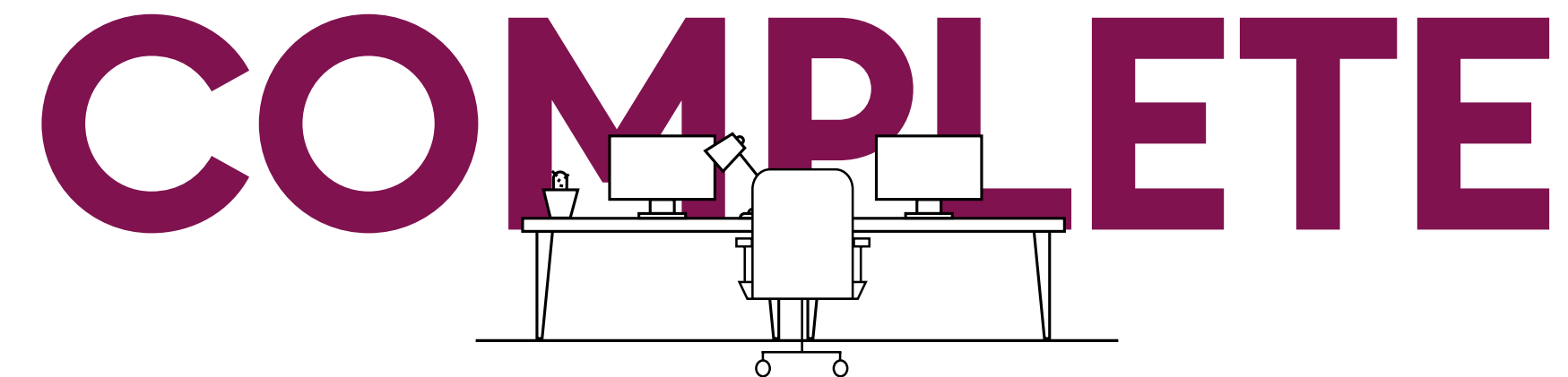
### Space to flex to your business needs.

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



### 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.



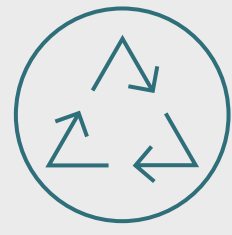
### Aspirational space. Everything covered.

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 specification



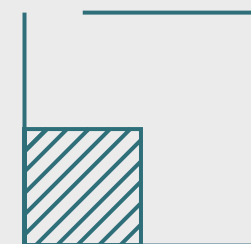
All electric low Carbon Building



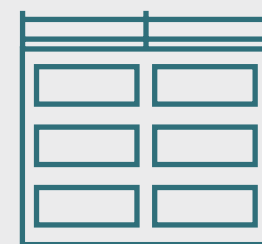
EPC A and BREEAM Excellent



Ground Floor Café / Kitchen with flexible working areas



Workspace floor plates from 1,615 sq ft – 40,430 sq ft



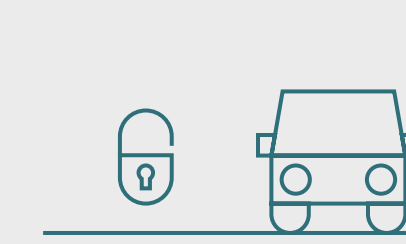
Roof terraces on the 5th and 6th floors



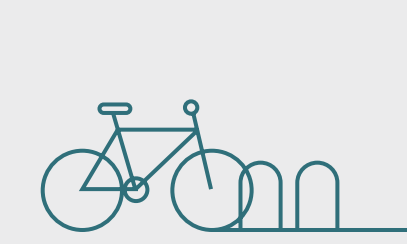
Smart Enabled and Tech Ready – WiredScore Platinum



5 minute walk from Leeds Station and local bus routes



Secure Car Parking with EV charging



Cycling Score Platinum



Showers, Lockers and Drying Room

### Tenant amenities:

- Eleven Cafe and Kitchen serving locally sourced food and drink.
- The Ground Floor space provides further breakout and business lounge working space alongside the café.
- WiFi throughout the landlord areas.
- 28 lockers, 12 mesh drying lockers and additional clothing and shoe drying racks.
- Cycle Spaces: 40 spaces (25% covered by electric bike charging provision).
- Showers: 4 Separate Ground Floor Showers.
- Drying Room: Dedicated Tenant Access on Ground Floor.
- Risers: Yes
- Cycle Amenities: Dedicated secure cycle storage in Globe Point.
- Cycle Score platinum.

### Offices & occupancy:

- Floor to Ceiling: Typical 2.6m
- 5th & 6th Floor 2.5m.
- Planning Grid: 1.5m.
- Column Grid: Typically 9m.
- Plan Efficiency: 80%.
- Lifts: 1 person per 8m<sup>2</sup> (diversified to 1 per 10m<sup>2</sup> as per BCO Guidance).
- M&E: 1 person per 8m<sup>2</sup> (NIA).
- WC's: 1 person per 10m<sup>2</sup> (NIA).
- Means of Escape: 1 person per 6m<sup>2</sup> (NIA).
- Workplace Density: 1 person per 8m<sup>2</sup> (NIA).

### Reception:

- High quality decorative finishes.
- Solid and durable floor finishes.
- Suspended ceilings and feature infill with areas of raised coffers.
- HVAC VRF and underfloor heating to Ground Floor amenity spaces.
- Spotlights in ceiling, supplemented by linear lighting in the lobby space.
- A multi-functional Reception and concierge point.
- Security barriers between the reception and the lift lobby is provided.
- CCTV covers common areas.
- 24/7 operation.

### Smart and sustainable:

- BREEAM Excellent.
- The building designed to exceed the energy performance requirements of Building Regulations Approved Document Part L.
- Energy Performance Certificate: 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.

### Accreditations:

- BREEAM Excellent.
- EPC A.
- WELL READY.
- Cycle Score Platinum.
- WiredScore Platinum.
- Design for Performance.
- NABERS - design for performance 4.5



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

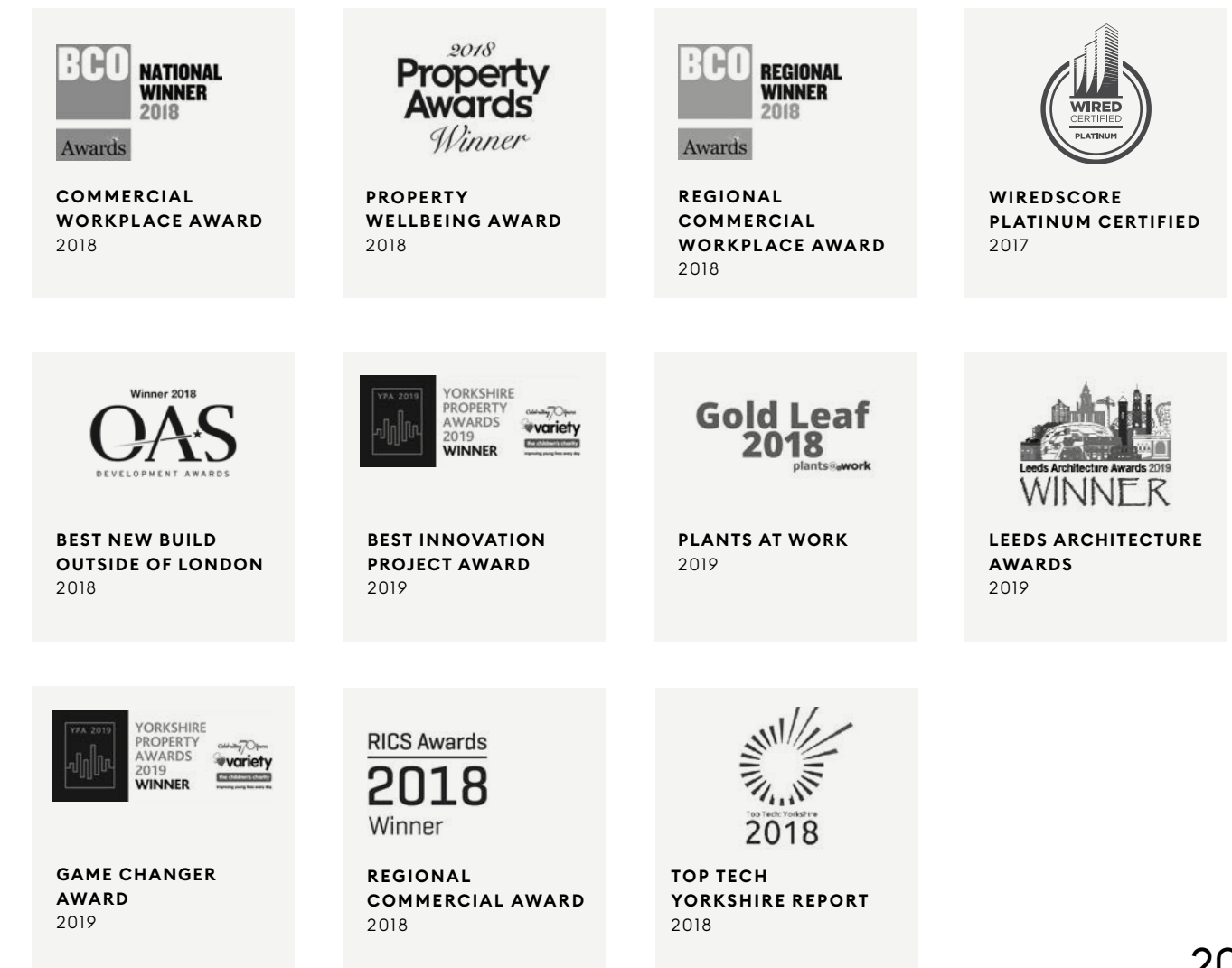
**We don't just invest.  
We are invested.**

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](http://ceg.co.uk)



TEMPLE  
Globe Point



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