

An architectural rendering of a modern building courtyard. The scene is dominated by a large, multi-story brick building with a grid of windows. In the foreground, a paved walkway leads through a lush garden area with various trees, shrubs, and a large, arched trellis covered in greenery. A person is walking on the path, and a bicycle is parked nearby. The overall atmosphere is bright and airy, with a clear sky.

West One & Castle House

bruntwood
Works



West One & Castle House

A thriving business community in the West End of Leeds

Find everything you need to succeed in the heart of the city.

West One forms a thriving business community at the heart of Leeds' booming West End district. As one of the largest multi-let office buildings in Leeds City Centre.

West One offers stimulating and collaborative workspace to rent for businesses of all shapes and sizes, combining large office suites, serviced offices, meeting rooms and retail spaces.

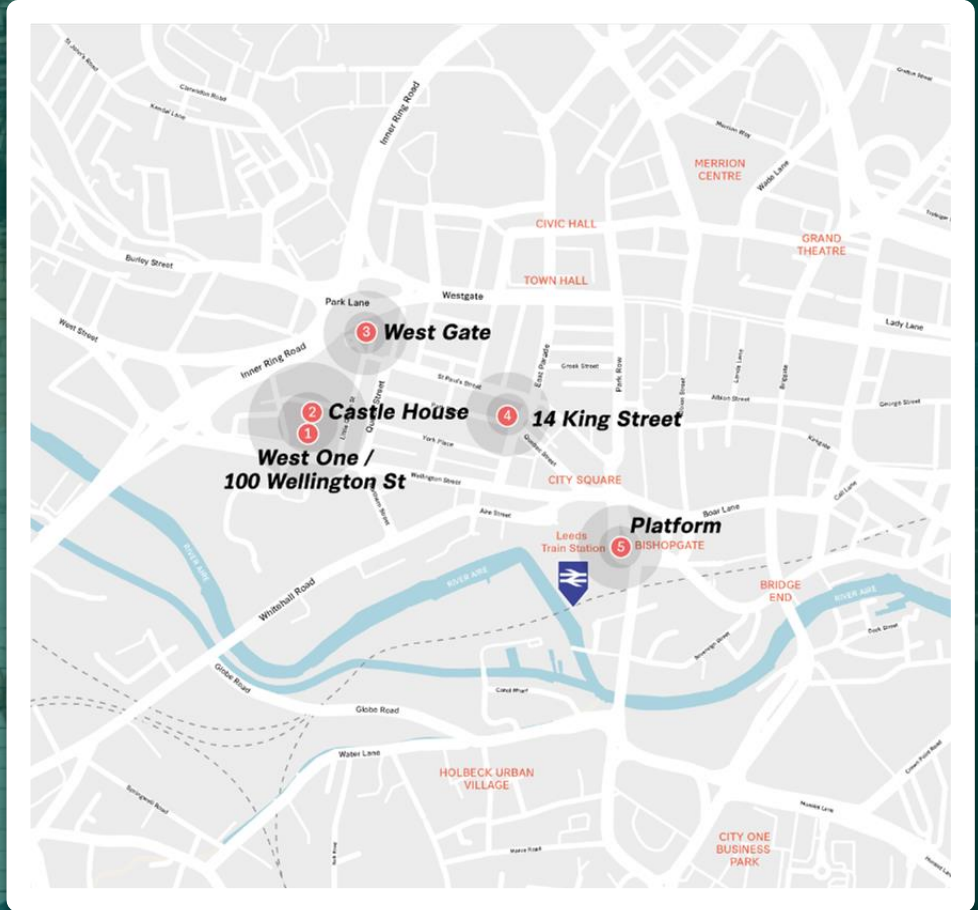
With the addition of Castle House we are looking to provide a Pioneer building for the future.

With over 230k sq ft of space over the whole estate, and floor plates ranging from 5,576 sq ft up to c 20,000 sq ft West One and Castle House will be able to provide you as a Customer with any amount of space you require in various, flexible ways.

Bruntwood in Leeds

Having been firmly embedded in Leeds for over 15 years, we have more than 325,000 sq ft of commercial property in the city.

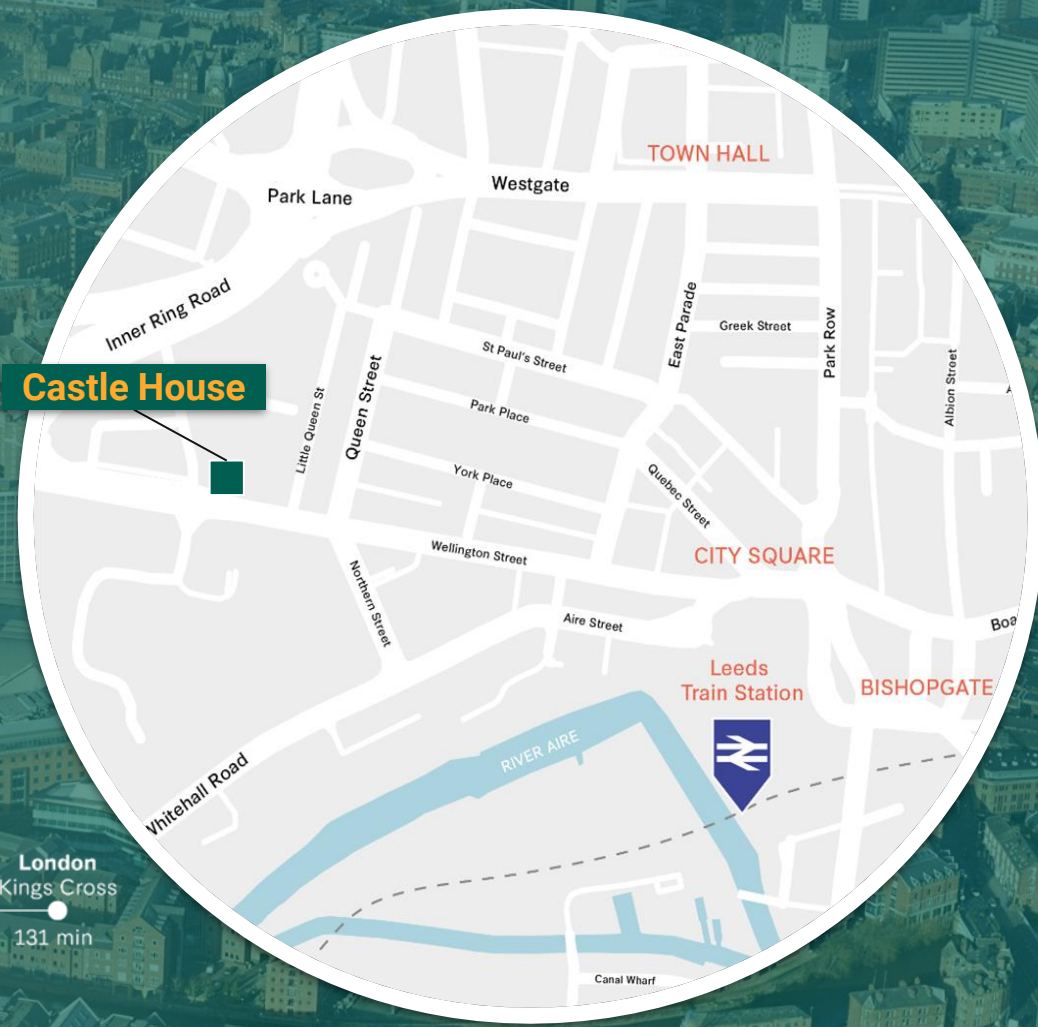
We see Leeds as the ideal location for Bruntwood Works' future growth and development.



Location

West One & Castle House are located on Wellington Street, right next to Leeds' inner ring road giving you easy access by car in and out of the city centre.

The building also benefits from on-site parking provision with a multi-storey car park. Leeds train station is 7 minutes walk away and Trinity Leeds, the heart of the city's vibrant retail district, is within easy reach.



Walk times



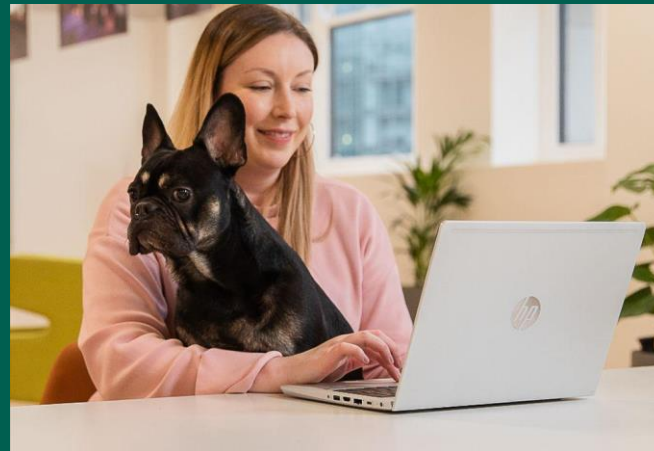
Train times



ABOUT BRUNTWOOD IN LEEDS

Find everything you need to succeed

As well as flexible office and meeting spaces, Castle House offers a wealth of unique features and facilities to benefit your business.



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West One & Castle House

A future Bruntwood Works Pioneer

Bruntwood Works Pioneer buildings are the future of workspace design and innovation – the buildings of tomorrow, today.

Each site's forward thinking spaces offer individuality and flexibility along with unique events and retail offerings.

They create the perfect spaces for Bruntwood Work's community of vibrant businesses to connect and thrive.

We're currently working on proposals to make Castle House into a Pioneer for Leeds.

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Technology



Wellbeing



Amenity



Sustainability



Art



Biophilia

Six key themes of Pioneer



Wellbeing



Technology



Art



Biophilia



Amenity



Sustainability

Project values

Resilient
Connected
Progressive
Vibrant
Local
Independent





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Your Requirement

With the acquisition of Castle House and the current ownership of West One, we have an opportunity to create a unique opportunity in Leeds which we feel currently isn't offered.

With the addition of a 20,000 sq ft extension we will be able to bring both buildings together as one and offer Customers space from a 2 person office up to a 20k sq ft floor plate.

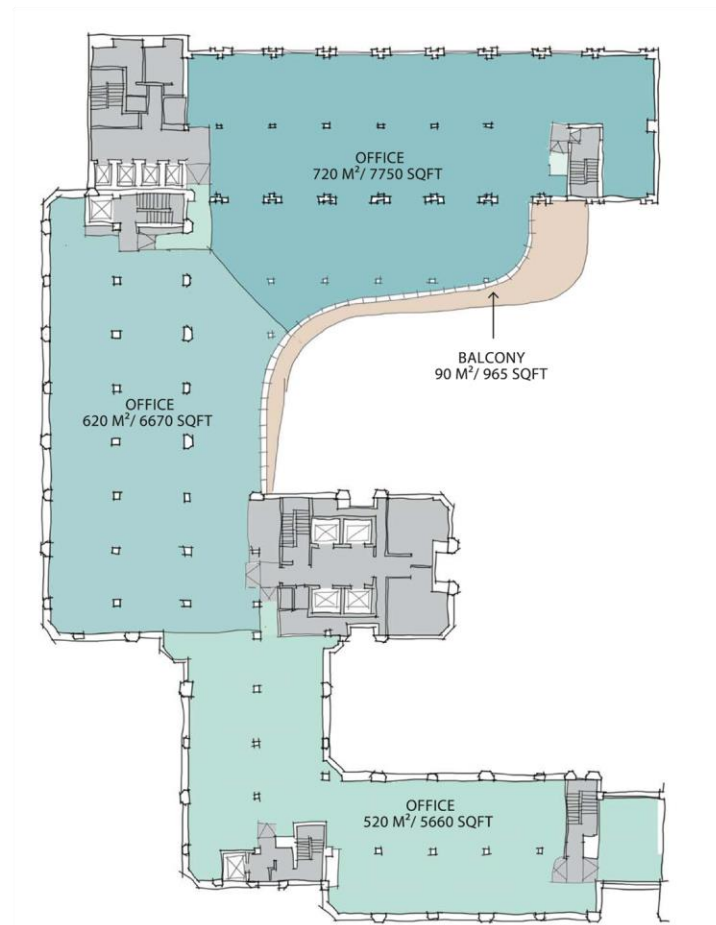
With your current space spanning **** sq ft over a number of offices we could provide the option to amalgamate these on to one floor within the new expansion space or over 2 floors in Castle House.

The 4th floor will provide **11,002 sq ft** extending the full floor of West One. Alternatively within Castle we could provide two floors of 5,828 sq ft with the incorporation of an internal staircase this would provide you contiguous space within the building.

We believe that with the amenity on site, including communal roof terraces, break out space, meeting rooms, phone booths, event space, external seating in the courtyard and a coffee offering this would also provide you with additional options for space without the need to rentalise it under a lease.

3rd Floor

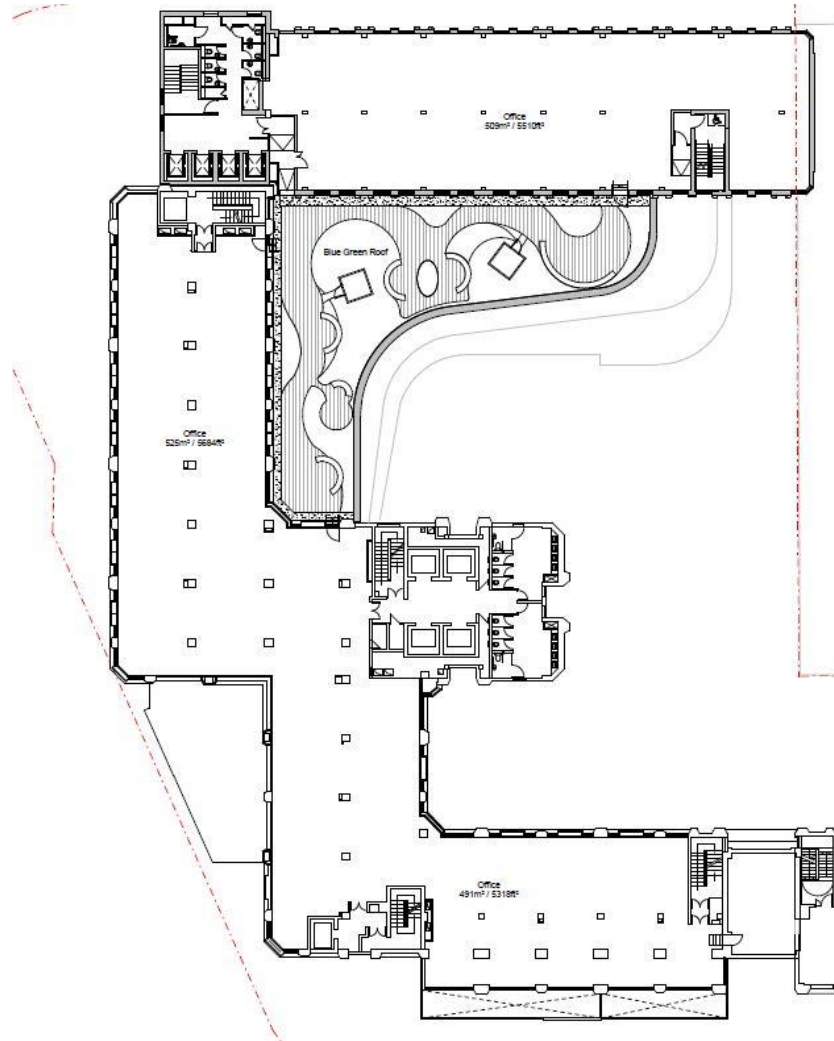
A proposed floor plate consisting of 20,080 sq ft and a balcony of 965 sq ft



West One / Castle House

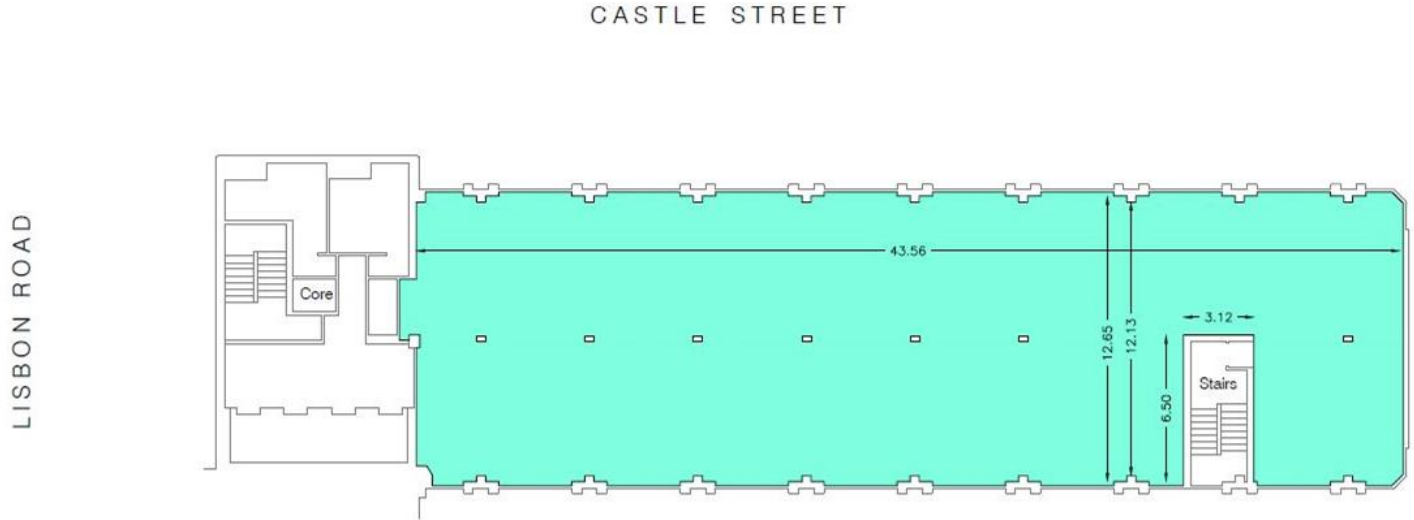
4th Floor

A full floor plate consisting
of 11,002 sq ft



Castle House Example Floor

A full floor plate
consisting of
5,828 sq ft



Our partnership approach

Just some of the partnerships we work with:

Strategic Partnerships



Amenity Partnerships



Cultural Partnerships



West & North
Yorkshire Chamber
of Commerce
British Chambers of Commerce
Accredited



LEEDS
BECKETT
UNIVERSITY



LEEDS
DIGITAL
FESTIVAL
2021



Women in Leeds Digital



Ahead Partnership™
Unlocking social and economic potential



NORTH
INVEST



“Everything we do relates
back to our core purpose:
Creating Thriving Cities.”

– Chris Oglesby, CEO, Bruntwood

Thanks

bruntwood.co.uk/works

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