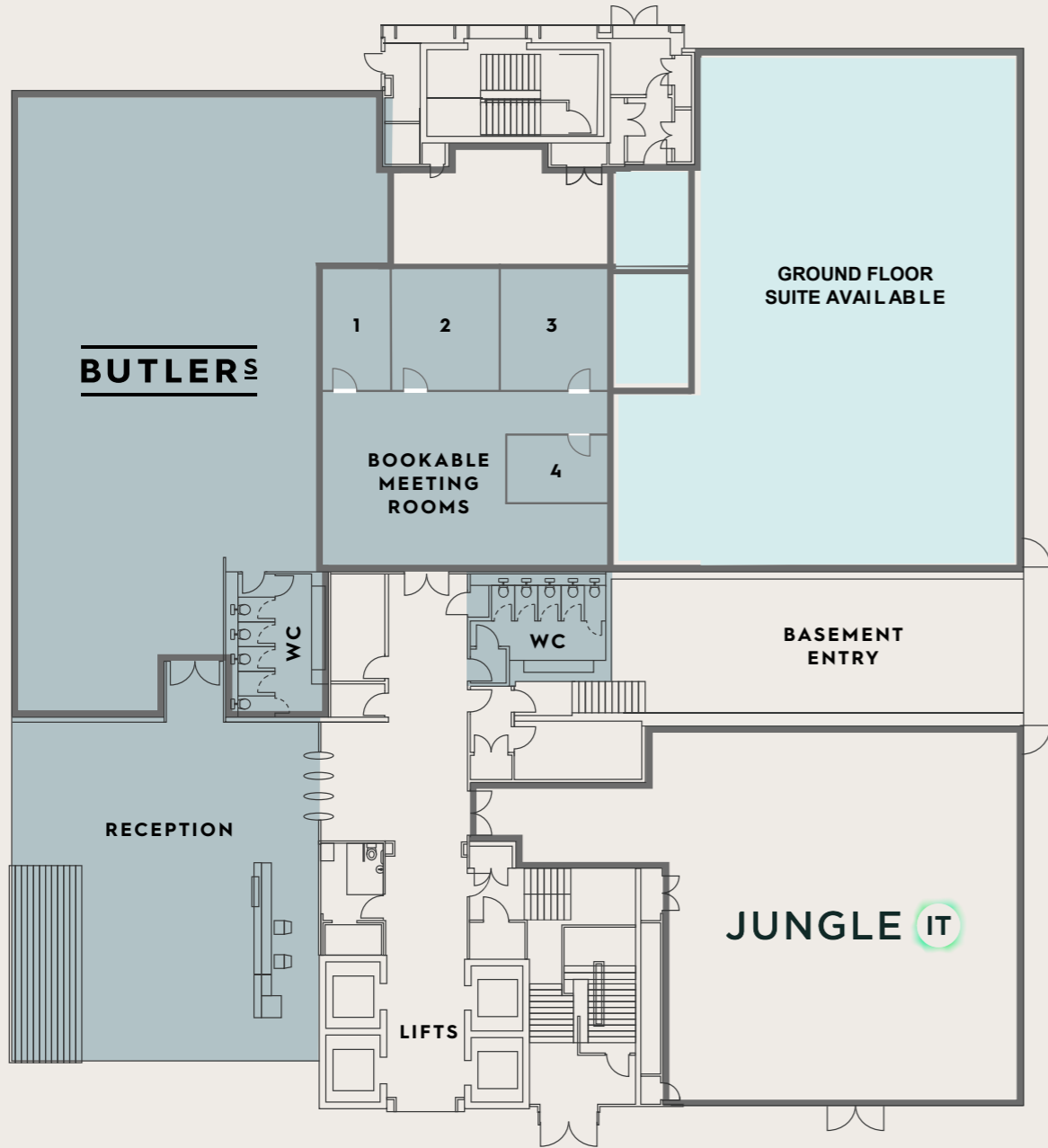


TRADITIONAL  
WORKSPACE

# SPACE AVAILABLE

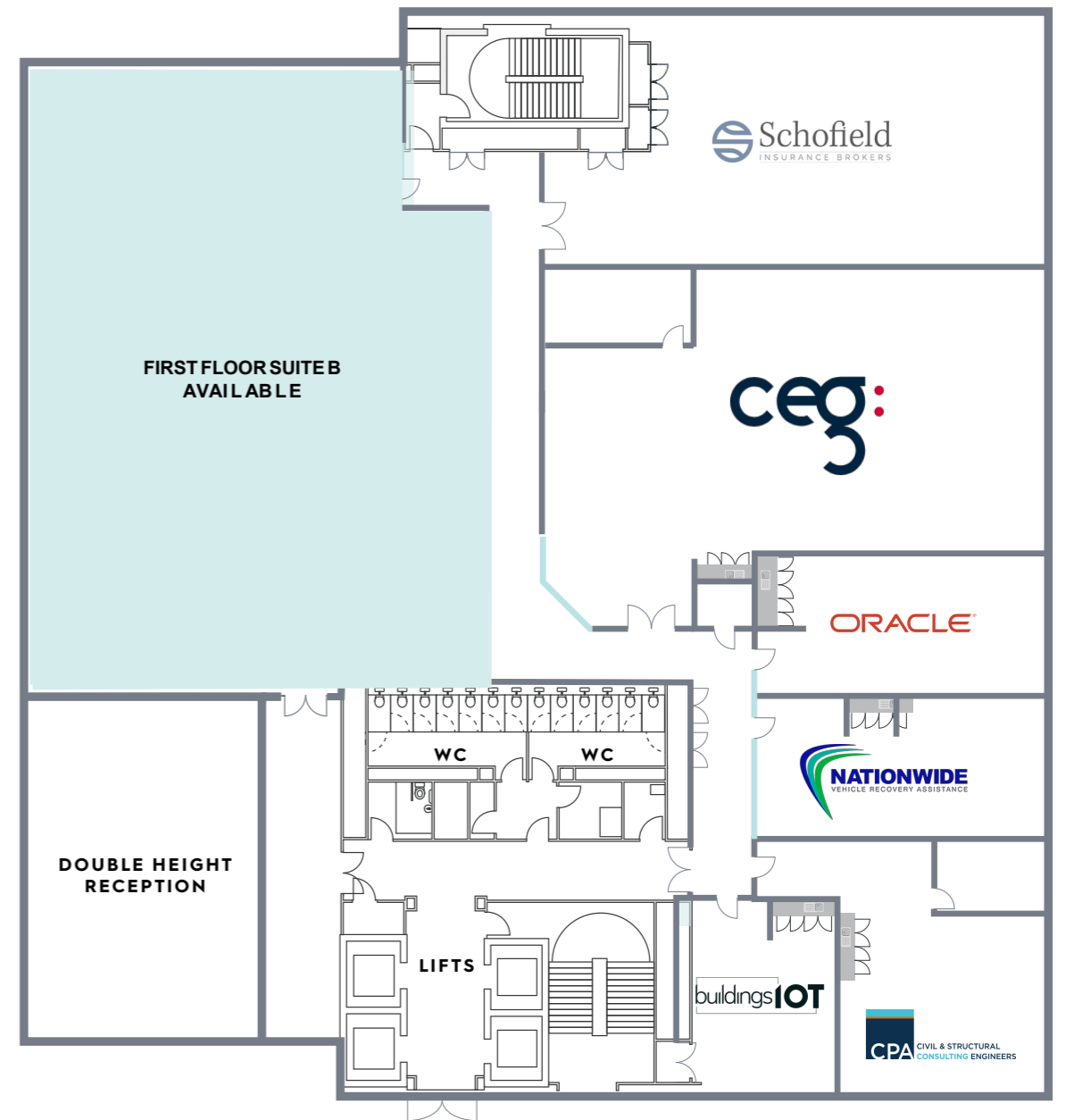
GROUND FLOOR SUITE



# SPACE AVAILABLE

FIRST FLOOR WORKSPACE, 3,880 - 5,147 ft<sup>2</sup>

FORGE  
STUDIOS



## AVAILABLE:

GROUND FLOOR SUITE - UP TO 70 DESKS / 360 m<sup>2</sup> / 3,880 ft<sup>2</sup>

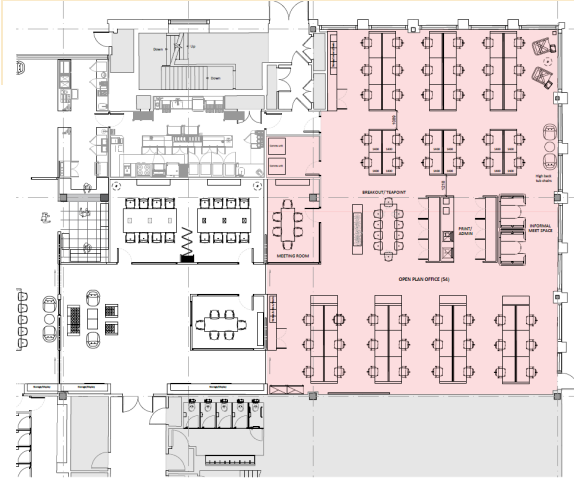
FIRST FLOOR SUITE B - UP TO 56 DESKS / 478 m<sup>2</sup> / 5,147 ft<sup>2</sup>

## STUDIOS INCLUDE:

- Up to 70 desks
- Inclusive monthly rent
- Flexible tenancy
- Plain English short form lease
- No hidden charges or end of lease dilapidation costs
- High spec work stations and task chairs
- Modern kitchen with dishwasher, fridge and break out space
- 10mb of ready to use broadband and additional capacity available

let ready

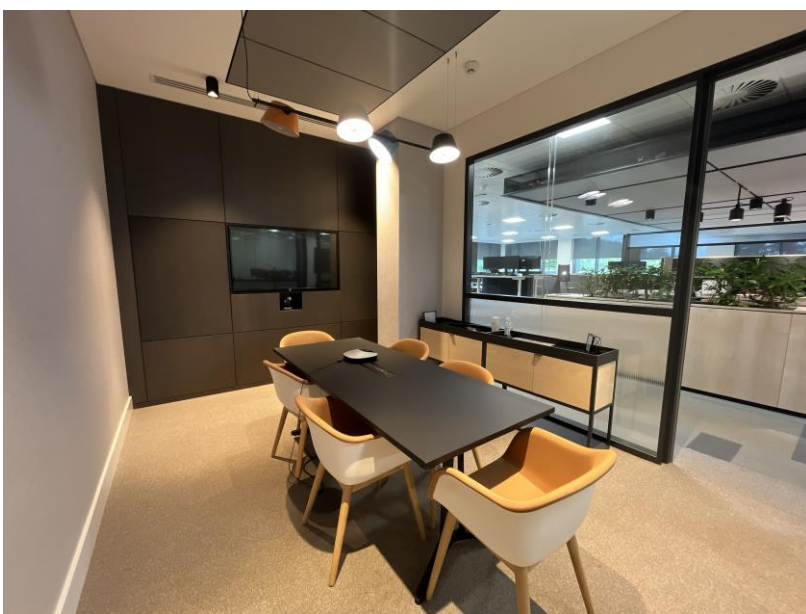
# PRIME GROUND FLOOR SUITE AVAILABLE



## Prime Ground Floor Suite Available: 360m<sup>2</sup> / 3,880 ft<sup>2</sup>

- Up to 70 desks
- Inclusive monthly rent
- Flexible Tenancy
- Plain English Short Form Lease
  
- No hidden charges or end of lease dilapidation costs
- High Spec workstations and task desks
  
- Modern kitchen with dishwasher, fridge, break out space
- 10mb of ready to use broadband and additional capacity available

**To view a virtual tour of the ground floor suite, please follow this link to the Matterport tour of the space here.**



## OWN DEDICATED RECEPTION AND MEETING ROOM



### Let Ready GO

Fully fitted workspaces available on short leases. Easy to manage, ready to move into. We also deliver your office with your choice of fit-out and furniture.

Add complete service onto your Let Ready GO lease for as long as you need.

### Let Ready Design + Fit Out

With Let Ready Custom, creating the perfect environment for your business couldn't be easier.

We are experts in designing and delivering office space with over 30 years' experience. We deliver 100+ tenant fit-outs each year. It's what we do best.

The **Ground Floor Suite** benefits from its own dedicated reception and lobby with opportunity for branding and a six-person private meeting room located inside the office suite itself.

This suite also benefits from the ground floor amenities located next door, such as the larger meeting rooms, Butler's Café/Restaurant, the Kirkstall Forge main reception and direct access to the basement car park, bike store, showers and changing rooms.



# FINALLY, THE FUTURE

**The way we work has changed. Your people now have different expectations about what they want from their place of work.**

Flexible workspaces, open outdoor areas, an environment that supports health and wellbeing – these have become the priorities. On all fronts, Kirkstall Forge delivers and is therefore ideally placed to accommodate future ways of working.



## OUR TENANTS

A number of forward-thinking businesses have already discovered the advantages of Kirkstall Forge. Join them, and you'd be in good company.

**ORACLE**

**Schofield**  
INSURANCE BROKERS

**Zenith**  
Intelligent Vehicle Solutions

**JUNGLE IT**

**DIFFERENT  
BY  
DESIGN®**

## OUR AWARDS



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## KIRKSTALLFORGE.COM

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All images are indicative and subject to design development