

**2WR**

2 WHITEHALL RIVERSIDE LEEDS

**TOWN CENTRE SECURITIES PLC (TCS) IS A LEADING UK PROPERTY INVESTOR & CAR PARK OPERATOR WITH ASSETS OF APPROXIMATELY £385 MILLION.**

TCS has a high quality portfolio around the UK comprising of retail and office accommodation - over 900,000 sq ft of retail space and over 360,000 sq ft of prime office space.

With more than 50 years' experience, a commitment to sustainable development and a reputation for quality and innovation, TCS creates mixed use developments close to transport hubs in major cities across the UK.

Committed to tenants and shareholders, TCS provides world - class residential, office and commercial accommodation and robust investment opportunities through a high quality portfolio that delivers an annual income of more than £26m.

A DEVELOPMENT BY



Town  
Centre  
Securities

[tcs-plc.co.uk](http://tcs-plc.co.uk)

## A COMMANDING PRESENCE IN THE VIBRANT WEST END





# YOUR SPACE YOUR WAY

A STUNNING WATERFRONT LOCATION COMPLETE WITH DETAILED PLANNING UP TO 15,255 SQ.M (164,201 SQ.FT) OVER 7 FLOORS WITH ROOF TOP GARDEN

# BESPOKE OFFICE OPPORTUNITY AT THE HEART OF LEEDS' WEST END

2 Whitehall Riverside is right in the centre of the most active commercial neighbourhood in Leeds. With detailed planning secured, development can commence swiftly.



2 WHITEHALL RIVERSIDE



Subject to tenant size and requirements, the main entrance could be dedicated to you to make it your own which would also include significant ground floor presence with opportunity to physically link to the first floor should you desire.



# YOUR SPACE

Total building availability shown below with your requirement to be satisfied according to preference and configuration of floors within the overall building.

	AVAILABLE	
SEVENTH FLOOR	1,761 SQ.M	(18,954 SQ.FT)
SIXTH FLOOR	2,056 SQ.M	(22,127 SQ.FT)
FIFTH FLOOR	2,056 SQ.M	(22,127 SQ.FT)
FOURTH FLOOR	2,014 SQ.M	(21,687 SQ.FT)
THIRD FLOOR	2,014 SQ.M	(21,687 SQ.FT)
SECOND FLOOR	2,014 SQ.M	(21,687 SQ.FT)
FIRST FLOOR	1,942 SQ.M	(20,896 SQ.FT)
GROUND FLOOR	1,385 SQ.M	(14,899 SQ.FT)
<b>TOTAL</b>	<b>15,242 SQ.M</b>	<b>(164,064 SQ.FT)</b>

## BUILDING AND BASEMENT FACILITIES



CAR PARKING SPACES  
66



BIKE SPACES  
106



MOTORBIKE SPACES  
10



SHOWERS  
13

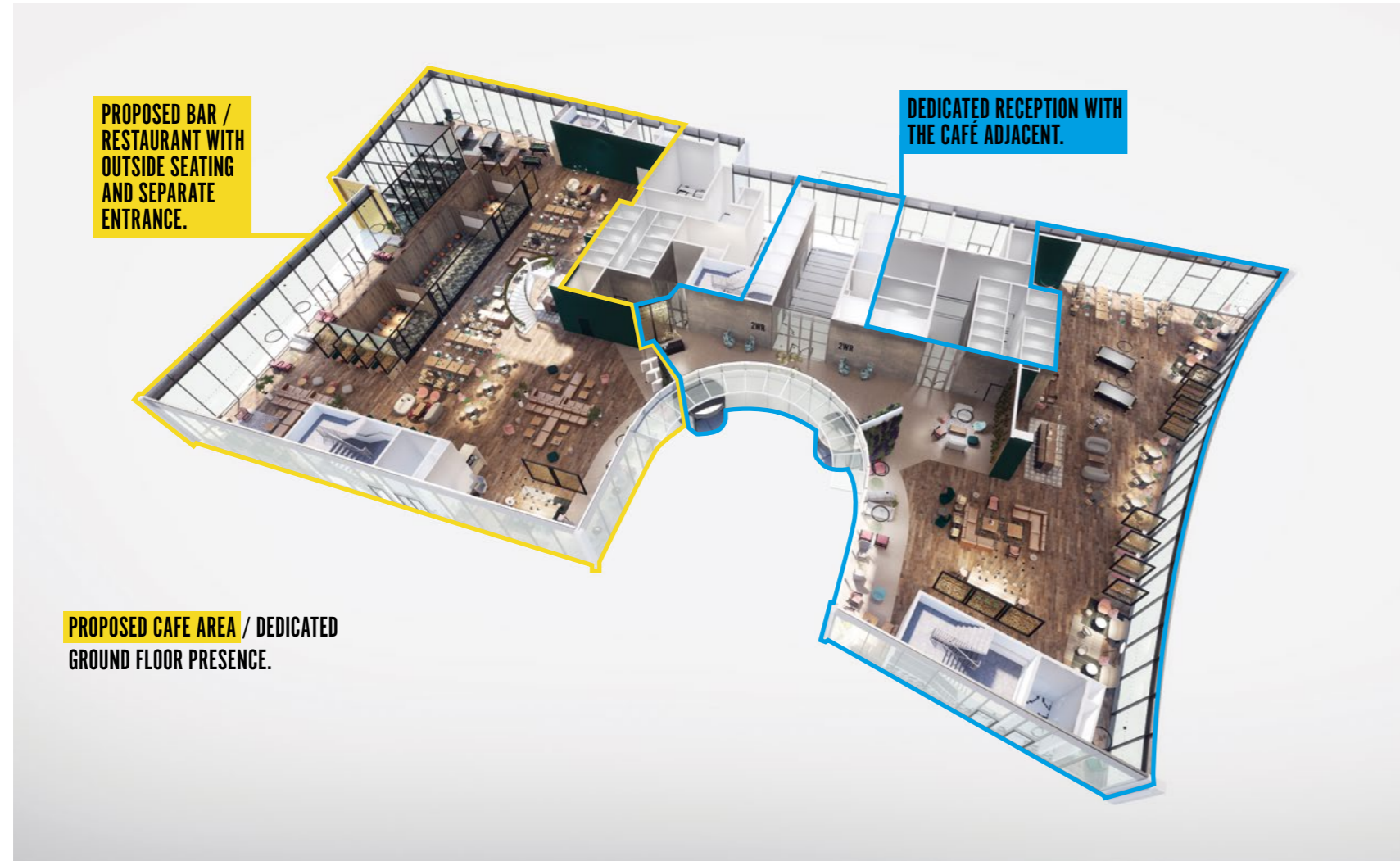


# 2WR

Adjacent 500 space Multi Story Car Park also with a detailed planning consent to be delivered ahead of occupation of No2 and to accommodate additional office spaces as required.

2 WHITEHALL RIVERSIDE

# GROUND FLOOR SHOWING BESPOKE SELF-CONTAINED ENTRANCE



# TYPICAL UPPER FLOOR



# SPECIFICATION

## ACCOMMODATION

The offices provide for flexible and highly efficient open plan accommodation. The floor plates are ideal for either an open plan or a cellular layout. A selection of indicative floor layouts can be viewed to show low, medium and high density occupation. Approached by a stunning full height atrium the Grade A offices benefit from very high quality fixtures and fittings and to be finished to an excellent standard throughout.

Our benchmark specification for the building is as follows and can be adjusted to meet Occupiers' specific requirements.

- VRF Air Conditioning designed to accommodate occupational densities of 1:10 sq m with capability of expansion to 1:6 sq m.
- HRU (Heat Recovery Units) with local CO2 sensing.
- LED lighting with intelligent PIR controls and automatic daylight compensation.
- 2.80m finished floor to ceiling height.
- 150mm raised access floor void.
- Large, efficient and largely column free floorplates.
- Metal tiled suspended ceilings.
- 7 lifts including dedicated goods lift plus separate, dedicated fire fighting lift.
- Parking for 66 cars, 10 motorcycles and spaces with dedicated electric car charging points.
- 106 secure cycle spaces with showers and locker rooms.
- Flood rating 1/100 years.
- Plug in for UPS.

Occupiers enjoy generous common areas and washrooms with contemporary fittings and a café bar on the ground floor. The abundance of glazing on each office floor creates a light and spacious working environment with stunning riverside views. Bespoke designed

wall cladding, reception desk, media wall and seating area into the lobby to enhance the visual quality of the space. The works will also include new revolving doors that will help to upgrade the environmental control of the area, thus increasing the environmental sustainability of the building as a whole.

## SUSTAINABILITY & ENVIRONMENTAL COMPLIANCE

The building design is targeting the following standards:-

BREEAM "Excellent" Rating.  
EPC "A" rating.  
Well Building Standard - Gold Certification.  
Wired Score - Platinum

## WIRED SCORE

Getting a development or redevelopment Wired Certified is a 3-step process and once achieved, a buildings' Wired Certification level is valid for two years or until the building is two-thirds full.

Wired Certified Platinum means a building is best in class across all features of connectivity that matter most to tenants: number and quality of internet service providers, redundancy and resiliency of telecom infrastructure, ease of installation and capacity to readily support new telecom services. The building can support current and future tenants with the most stringent technology requirements.



BREEAM®



No | WHITEHALL  
RIVERSIDE  
(A TOWN CENTRE SECURITIES DEVELOPMENT)



2WR HAS THE FLEXIBILITY AND DEVELOPER LED VISION TO BE THE MOST EFFICIENT,  
WELL CONNECTED AND HEALTHY OFFICE ENVIRONMENT WITHIN THE CITY.

PART OF THE WHITEHALL RIVERSIDE MASTERPLAN

# THE MASTERPLAN

A STUNNING WATERFRONT LOCATION AT THE CENTRE OF THE WEST END, LEEDS' NEWEST OFFICE QUARTER.

Whitehall Riverside offers an exceptional and unique business location with excellent connectivity to Leeds City train station, the historic office core and vibrant retail quarter. The proposed scheme is set amongst well defined south facing open spaces along the rich and ecologically diverse riverside. This vibrant public realm alongside the river will be animated by café bars, high quality soft and hard landscaping and new sculptural features.

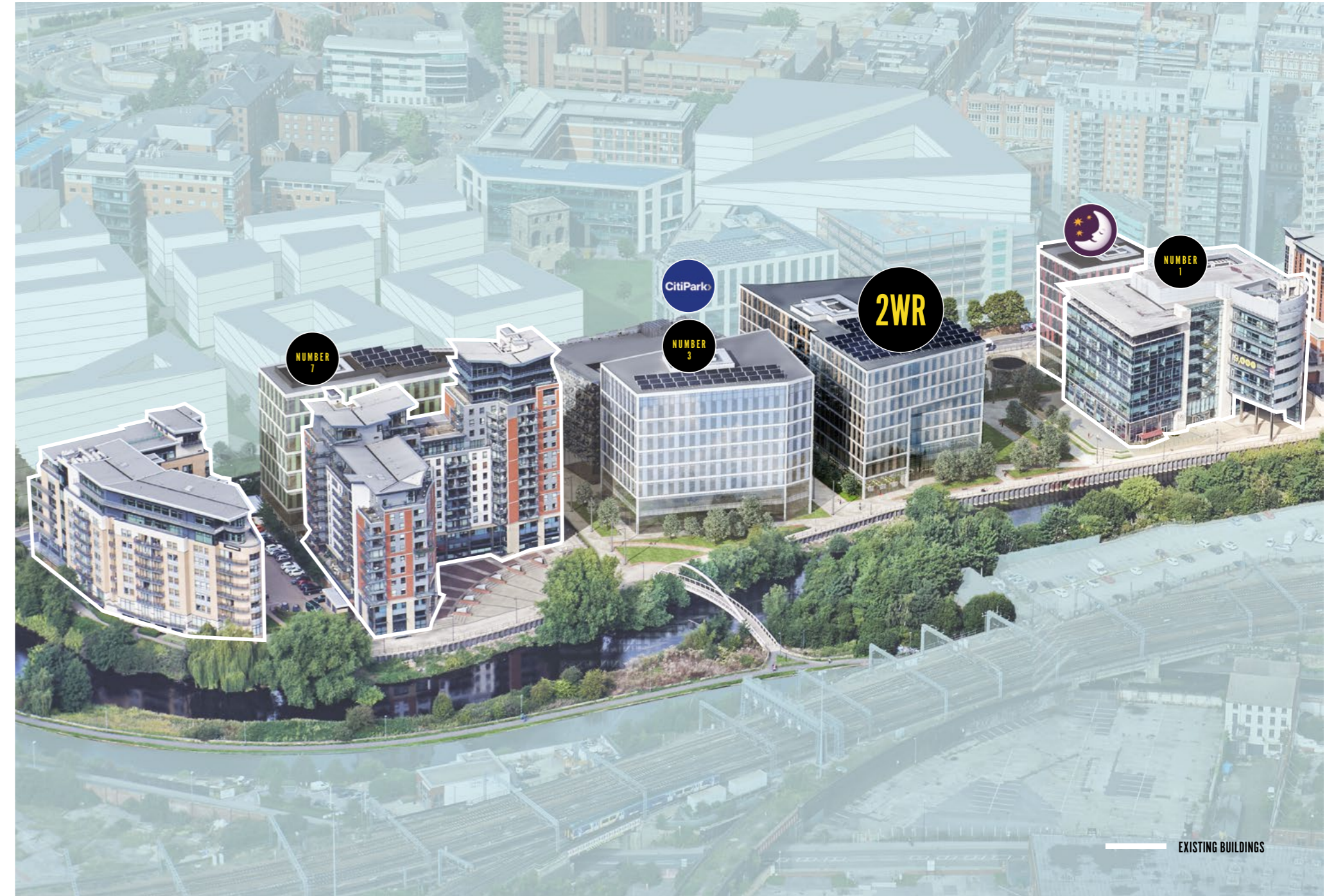


**3MINS** walk to the station

**500+** on site multi storey car park

**70+** eateries within 10 minutes walk


detailed consent for **22,000 to 165,000** SQ. FT.





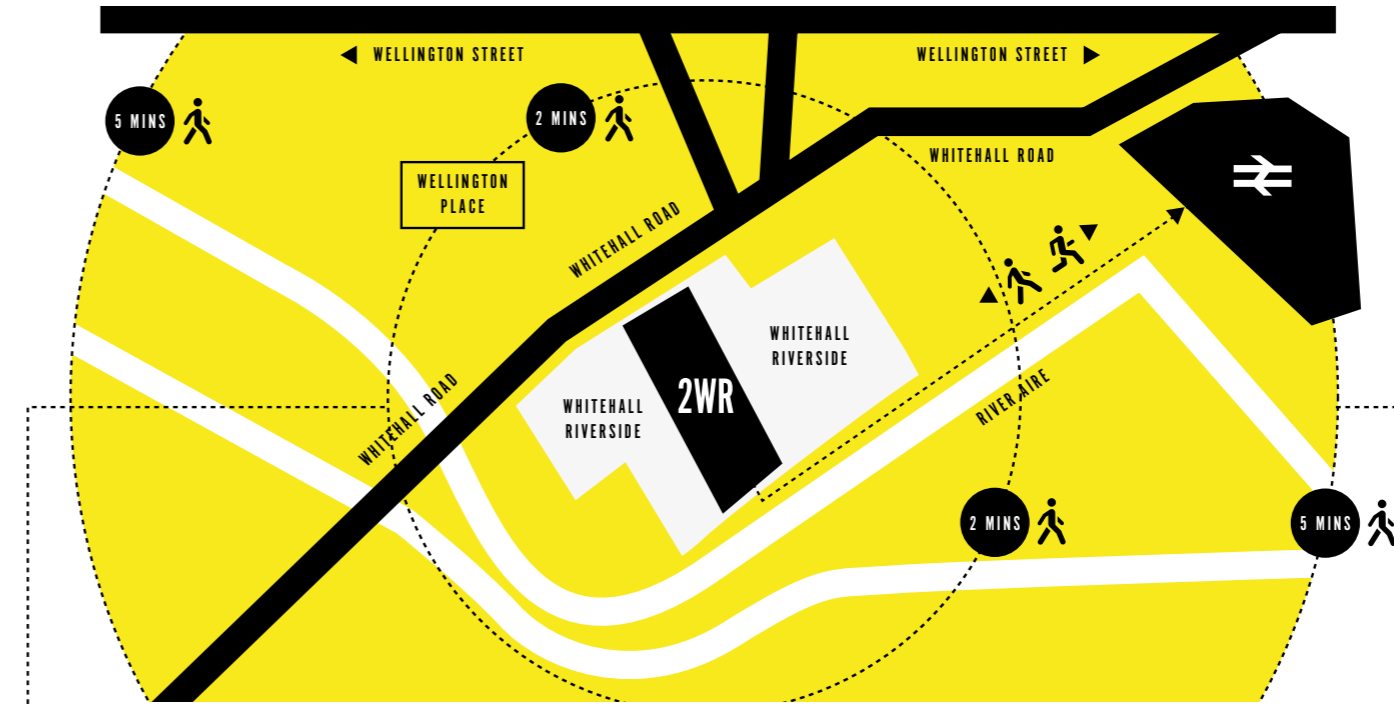
# DOORSTEP CONVENIENCE

Whether you want easy access to Leeds Train Station, a swift lunchtime run down by the riverside or relax and refresh in the 20+ bars and restaurants within 5 minutes walk, Whitehall Riverside is at the heart of the action. A vibrant business community where work and life combines seamlessly.

-  **5 MINS**  
TO LEEDS TRINITY BY FOOT
-  **4 MINS**  
WALK TO LEEDS CITY TRAIN STATION
-  **5 MILES**  
DRIVE TO MAJOR MOTORWAYS  
AND DIRECT ACCESS TO A1M
-  **2 HRS 12 MINUTES**  
DIRECT TRAINS TO LONDON RUN  
FREQUENTLY THROUGHOUT THE DAY
-  **9 MILES**  
TO LEEDS BRADFORD AIRPORT
-  **9 MINS**  
TO LEEDS CITY BUS STATION
-  **70+EATERIES**  
NEARBY PLUS ON-SITE FACILITIES



## LEEDS' WEST END



### WITHIN 2 MINS HOME TO:

#### KEY BUSINESSES:

PWC, RSM, BDO  
DLA PIPER  
MERCER  
RBS GROUP, BPP LAW, NHS  
BOND DICKINSON, HANDELSBANKEN  
WARD HADAWAY  
SQUIRE PATTON BOGGS  
EQUIFAX, SKY BET  
SHULMANS, BREWIN DOLPHIN  
IRWIN MITCHELL  
NEW GOVERNMENT PROPERTY UNIT

#### KEY AMENITIES:

THE HIVE  
PREMIER INN  
NOVOTEL  
TOAST  
COOP  
GREGGS  
M&S SIMPLY FOOD  
CAFE NERO  
SOCIABLE FOLK

### WITHIN 5/10 MINS HOME TO:

#### KEY BUSINESSES:

LLOYDS BANKING GROUP  
HMRC  
CLARION SOLICITORS  
DAC BEACROFT  
SCHOFIELD SWEENEY  
BANK OF ENGLAND  
WALKER MORRIS  
GORDONS LLP

#### KEY AMENITIES:

TRINITY LEEDS  
VICTORIA LEEDS  
THE QUEENS  
RESIDENCE 6  
DAKOTA DELUXE  
STARBUCKS  
BANYAN RESTAURANT  
BAR & GRILL



2 WHITEHALL RIVERSIDE

# A UNIQUE RIVERSIDE CHARM

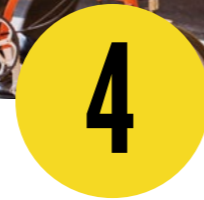
Whitehall Riverside offers unrivalled access along a picturesque riverside walkway linking to the station, perfect for the morning commute or a lunchtime run. Leeds City Station is one of the busiest in the country outside central London, with over 900 trains and 120,000 passengers daily. Leeds to London travel times

are from as little as 2hrs 6mins. Leeds' location is hugely attractive with excellent connectivity to other major UK hubs, yet only a short drive from the surrounding countryside. At the heart of the UK and the city region, connectivity is a significant benefit for businesses based in

Leeds. The eastern leg of HS2 will see a state of the art station in the city centre which will kick-start significant regeneration across the city in what will be one of the biggest changes in Leeds for 150 years.



IN THE HEART OF LEEDS' WEST END AND MINUTES FROM THE TRADITIONAL OFFICE CORE



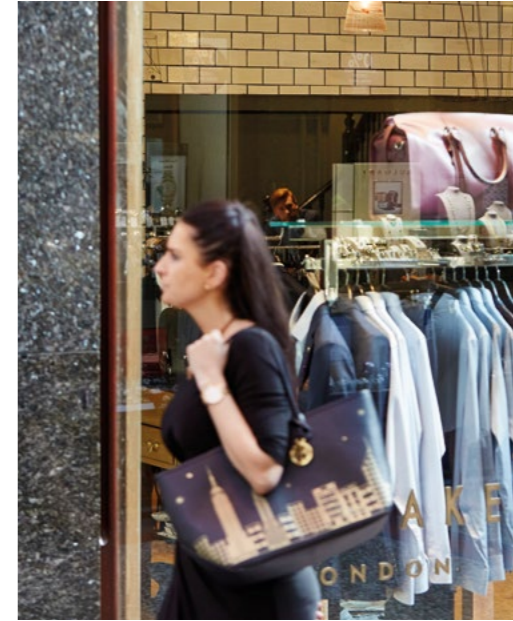
MINUTES WALK TO LEEDS TRAIN STATION

**Picturesque riverside walkway linking to the station, perfect for the morning commute or a lunchtime run**

EXISTING TENANTS ON THE ESTATE SAY:

“ The location is perfect! People go for a run along the river which makes you feel so good. It also has a positive effect on how you work in the afternoon if you have managed to get outside and do some exercise at lunchtime. ”

# RETAIL THERAPY COVERED



5 MINUTES WALK TO GRANARY WHARF & THE RETAIL QUARTER



Whitehall Riverside is within close proximity of all that Leeds has to offer. A short walk to Trinity Shopping Centre, Victoria Quarter and the new Victoria Gate, Whitehall Riverside is perfect for lunchtime or after work retail therapy.

- WHITE COMPANY
- VIVIENNE WESTWOOD
- CHURCHES
- KOOPLES
- HARVEY NICHOLS
- MULBERRY
- MANGO
- APPLE
- HOLLISTER
- PAUL SMITH
- FLANNELS
- JO MALONE
- JOHN LEWIS
- HACKETT
- ANTHROPOLOGIE
- COS
- GANT
- TOMMY HILLFIGER
- CALVIN KLEIN

# ONE OF THE STRONGEST AND MOST RESILIENT ECONOMIES IN EUROPE

**70%**

of graduates remain in Leeds after university due to being positioned 3rd in the UK for employability

workers in the Leeds City Region  
**1.5M**

**£1BN+**

growth deal from government to invest in Leeds City Region over next 6 years

**WEST END**

home to UK & regional HQ's including EY, PWC, Squire Patton Bogg, Sky Bet & DWF

## A LEEDS EYE VIEW

**4000**  
new homes

to be built in Leeds Southbank

**30**

national & international firms within financial and business services providing 138,900 jobs

invested in Leeds retail including Trinity and Victoria Gate making in the 3rd best place to shop in the UK  
**£800M**

**£1.93BN**

economic output from award-winning Trinity Leeds with 5.5 million visitors a year

# A VIBRANT AND FLOURISHING LEEDS

Whitehall Riverside is well connected to the heart of a vibrant and flourishing city

**74%**

of Leeds city Region graduates find employment in Yorkshire

start-ups per year  
**4000**

**2ND**

centre for financial & business services in the UK

**£43.6BN**

investment with economy boost of £7.8bn every year

**£270M**

to be invested in Leeds infrastructure, including new stations serving the airport, White Rose & Thorpe Park

## A LEEDS EYE VIEW

**£60BN**

economy, the fastest growing city region

**KEY**

start-up sectors

TECHNOLOGY  
REAL ESTATE  
CREATIVE  
MANUFACTURING  
CONSTRUCTION  
LEGAL

**120,000**

passengers pass through Leeds train station per day making it the busiest railway station in the UK outside London

coming to Leeds by 2032  
**HS2**

# THE DEAL / TIMING

## TERMS:

# BESPOKE & COMPETITIVE

to fit with tenant requirements



## DELIVERY TEAM

Contractor: Bam Construction

Engineers: Arup

Architect: Enjoy Design

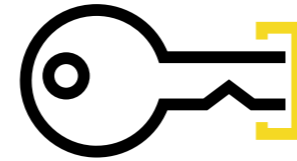
Cost Consultant: Richard Boothroyd



## TIMINGS:

# 18-24 MONTHS

build period from agreement of terms



# TECHNICAL INFORMATION

## INTERNAL FINISHES

### Floor Finishes

Entrance & Reception: Ceramic floor tiles with ceramic sit-on skirting tile

Lifts: Ceramic floor tiles.

Toilet Accommodation & Shower Areas: Non-slip ceramic floor tiles on lightweight screed with ceramic sit-on skirting tile

Offices: Access floor and hardwood skirting

Main Staircase (Ground floor and above): Heavy duty contract carpet to treads, risers and landings with stainless steel nosings with coloured inserts

Main Staircase (Basement to Ground): Anti-slip resistant vinyl sheet flooring with contrasting steel nosings

Fire Escape Stairs: Anti-slip resistant vinyl sheet flooring with contrasting steel nosings

### Wall Finishes

Offices: Entrance Foyer and Lift Lobbies: Plasterboard and full skim with emulsion paint finish

Core Areas: Plasterboard and full skim with emulsion paint finish

Core Areas: (Ground to basement): Plaster and emulsion paint

Toilets including Disabled & Shower areas: Ceramic wall tiling to full height with sit on skirting tile.

### Ceiling Finishes

Offices: Suspended SAS International System 300 Linear Metal ceiling coloured RAL 9010 White.

Perimeter shadow trim.

Toilets: Emulsion painted plasterboard and skim on MF grid system with LED lighting.

Reception Area and Lift Lobbies: Emulsion painted plasterboard and skim on MF grid system with LED lighting.

## MECHANICAL AND ELECTRICAL

The mechanical and electrical systems has been designed in accordance with the British Council for Offices Guide 2009, CIBSE Design Guides and technical memoranda where applicable and the latest British Standards and current Building Regulations. The mechanical and electrical installations are designed and installed to suit a Category A standard fit out of the building as described above.

## MECHANICAL SERVICES

Design Criteria

External Design Conditions

Summer: 28°C db 21°C wb

Winter: -4°C (saturated)

Internal Design Conditions

Entrance:-

Summer: 22°C +/- 2°C

Winter: 22°C +/- 2°C No RH control

Offices:-

Summer: 22°C +/- 2°C

Winter: 22°C +/- 2°C No RH control

Circulation and Toilet Areas:

Summer: No control

Winter: 20°C +/- 2°C

Basement Car Park - no control

## MECHANICAL VENTILATION

Offices: 12l/s per person fresh air

Toilets: Mechanical extract 10 air changes per hour

Mechanical supply 6 air changes per hour

## INTERNAL HEAT GAINS FOR OFFICE AREAS

Lighting: As dictated by design criteria

Occupancy: 100 watts per person on the basis of an occupancy density of 1 person per 10m<sup>2</sup>

Equipment: 25W/m<sup>2</sup>

Cold Water Storage: 10 litres per person

## INCOMING SUPPLIES

Gas: A new incoming gas supply has been derived from the existing gas network. A single meter has been fitted to this incoming supply.

Water: A new incoming water supply has been derived from the existing Yorkshire Water main. A meter has been fitted to this incoming supply at the site boundary by Yorkshire Water.

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