



CENTRAL SQUARE  
LEEDS





# UNPARALLELED

Without question, the best office building in Leeds.

# GAME CHANGER

A building of incomparable quality, Central Square boasts a prime location in the heart of corporate Leeds.

Its striking modern design, open and flexible floor plates and market-leading green credentials are bound to impress clients and attract and retain the brightest and best employees.















# OUTSIDE IN

The stunning seven-storey, fully glazed atrium houses Central Square's Winter Garden, where work meets play in a contemporary public space that brings first-class amenities directly to your doorstep.

In addition, the ninth-floor Sky Garden is an exceptional break out and entertainment space, exclusively available to office tenants of Central Square.

A relaxed and peaceful setting above the hustle and bustle of the city, it promotes a casual and collaborative working environment with panoramic views across Leeds and beyond.

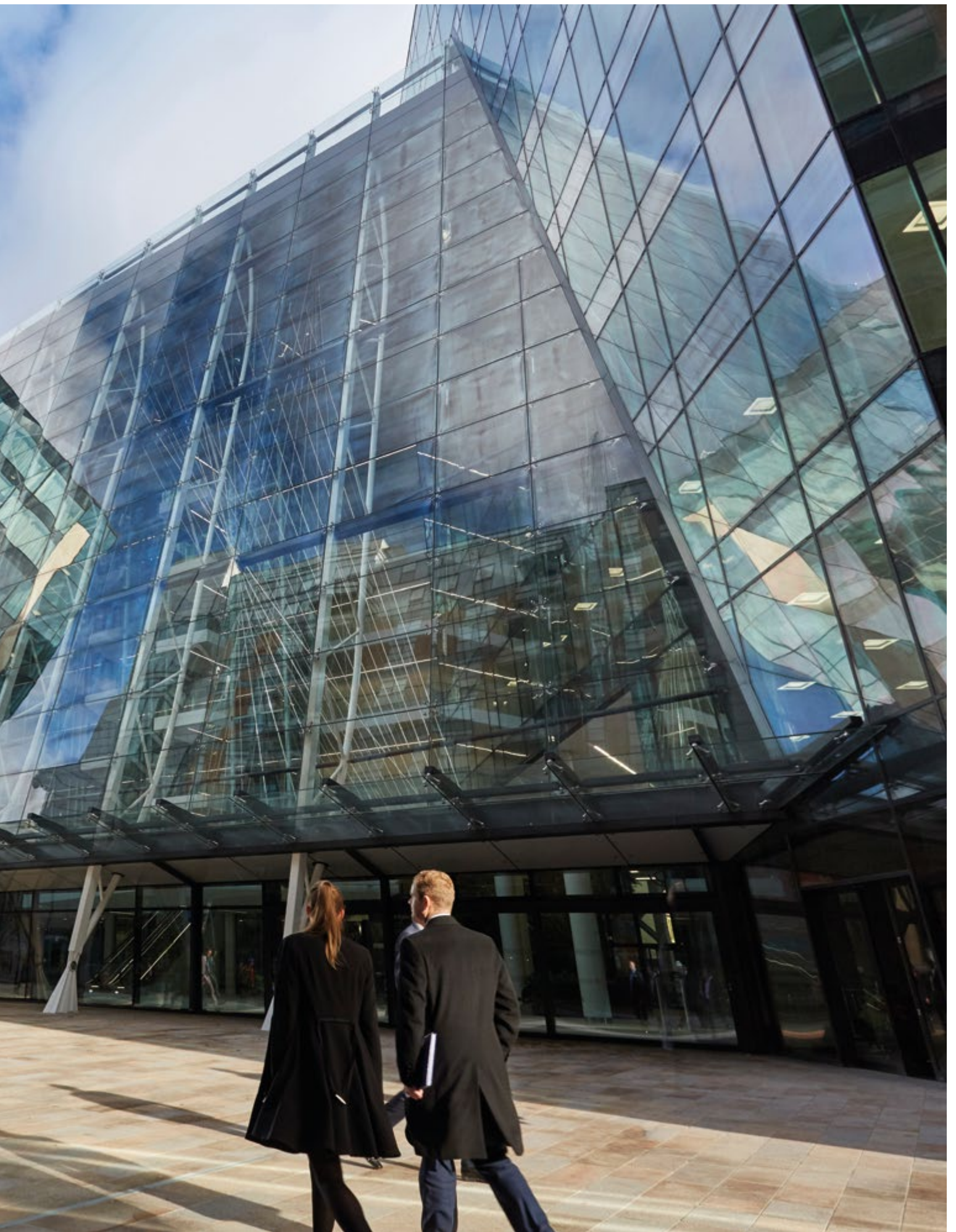
# HEAD



# TURNER







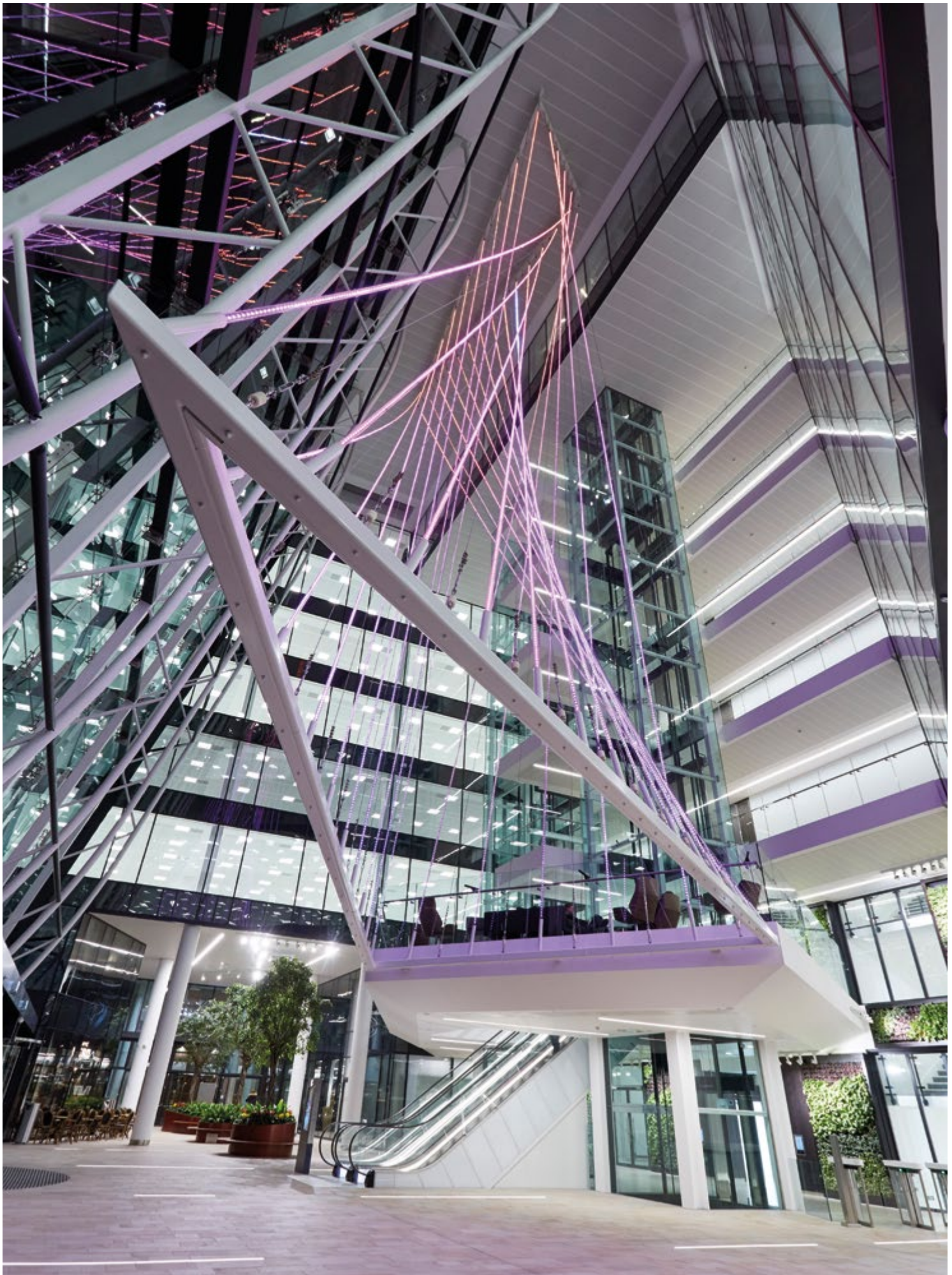


# JAW DROPPING



From top to bottom, Central Square is the most prestigious development the city has ever seen. Every aspect exudes unrivalled quality and attention to detail, from the luxuriously appointed reception lounge to the striking full height glazing throughout.









**BRIGHTER BIGGER BETTER**







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"We wanted to move to a more central location to be part of the prime office core not only for the business but for our staff. Central Square offered us on site amenities such as the sky garden and the retail in the atrium. The flexible floorplates and market-leading specification allowed us to space plan more efficiently and future proof our accommodation needs."

**Terry Jones, Partner and Head**  
**BDO Leeds**

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"Central Square is a fantastic building in a great location in which we have designed a space that encourages collaboration, flexible working and work-life balance."

**Will Richardson, Senior Partner,**  
**PricewaterhouseCoopers**

"It's important to be at the heart of the business district in Leeds and Central Square is ideally situated in that perspective, but it's also very accessible by train, by car and by bus, so for clients and colleagues it's a perfect location for us. The large floor plate has allowed us to house all our people on one floor which permits us to work better internally for the benefit of our clients."

**Kevin O'Connor, Regional Managing Partner**  
**RSM**

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## STYLE AND SUBSTANCE



## SPECIFICATION

Flexible, efficient and finished to an exceptional standard, Central Square raises the bar for office buildings.

- BREEAM Outstanding
- EPC "A"
- Single floorplates up to 26,229 sq ft
- VRF Air Conditioning
- LED lighting
- Localised Heat Recovery Units (Supply & Extract), ideal for tenant fit out and service flexibility
- Raised access floors
- 2.8m floor to ceiling height
- Metal tiled ceilings
- 8 x 21 person passenger lifts (2 glass scenic lifts)
- M&E designed with flexibility to accommodate occupation at up to 1:10 sq m
- Floor loading 4.0 + 1.0 KN/M<sup>2</sup>
- Dramatic winter garden with excellent amenities
- Sky Garden
- High quality materials used throughout
- 128 basement car parking spaces including dedicated electric car charging points
- On site cycle storage, showers and locker rooms

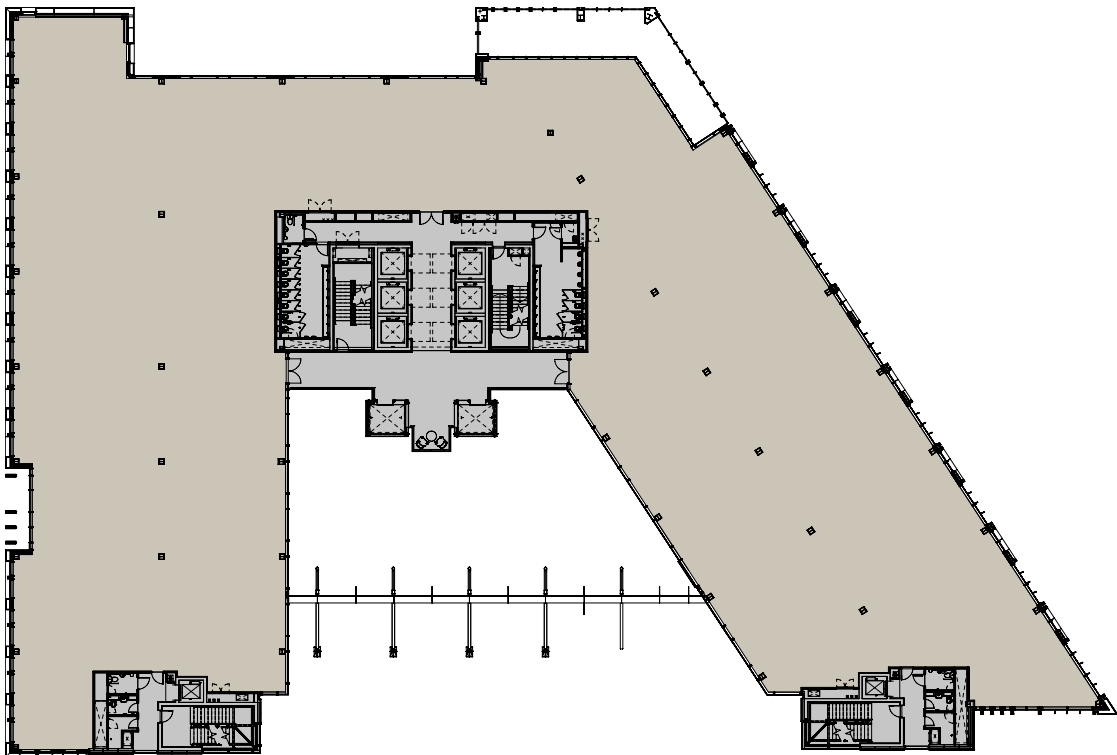
## OFFICE ACCOMMODATION

Measured in accordance with IPMS3 measurements	SQ FT	SQ M
<b>First Floor Suite 1</b>	<b>Let to Crisp Thinking</b>	
First Floor Suite 2	7,583	704
First Floor Suite 3	1,640	152
Second Floor	26,229	2,436
Third Floor	25,749	2,392
<b>Fourth Floor</b>	<b>Let to Sky Subscriptions</b>	
<b>Fifth Floor</b>	<b>Let to RSM</b>	
<b>Sixth Floor (Part)</b>	<b>Let to BDO</b>	
<b>Sixth Floor (Part)</b>	<b>Let to Sanderson Weatherall</b>	
Sixth Floor (Part)	5,126	476
<b>Seventh Floor</b>	<b>Let to PWC</b>	
<b>Eighth Floor</b>	<b>Let to PWC</b>	
<b>Ninth Floor</b>	<b>Let to PWC</b>	
Tenth Floor	11,727	1,089
<b>Eleventh Floor</b>	<b>Let to Clipper Logistics Plc</b>	
<b>Total</b>	<b>78,054</b>	<b>7,249</b>



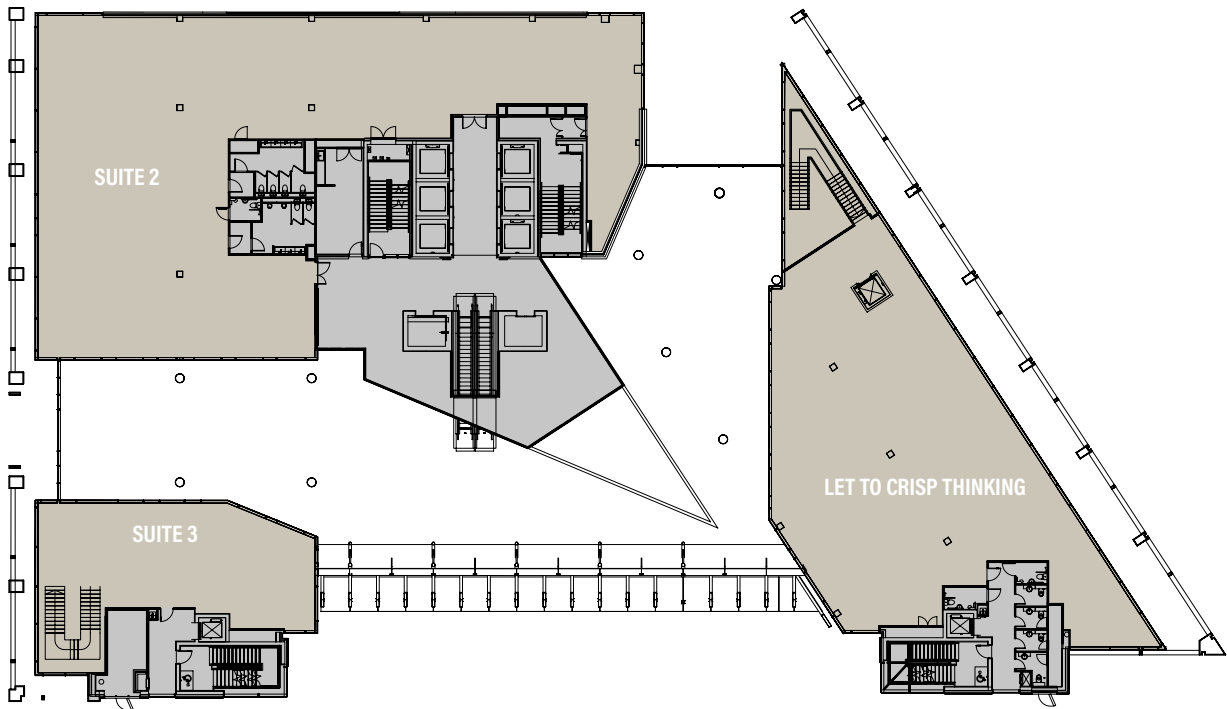
TYPICAL UPPER FLOOR PLAN

- CORE
- OFFICE



FIRST FLOOR PLAN

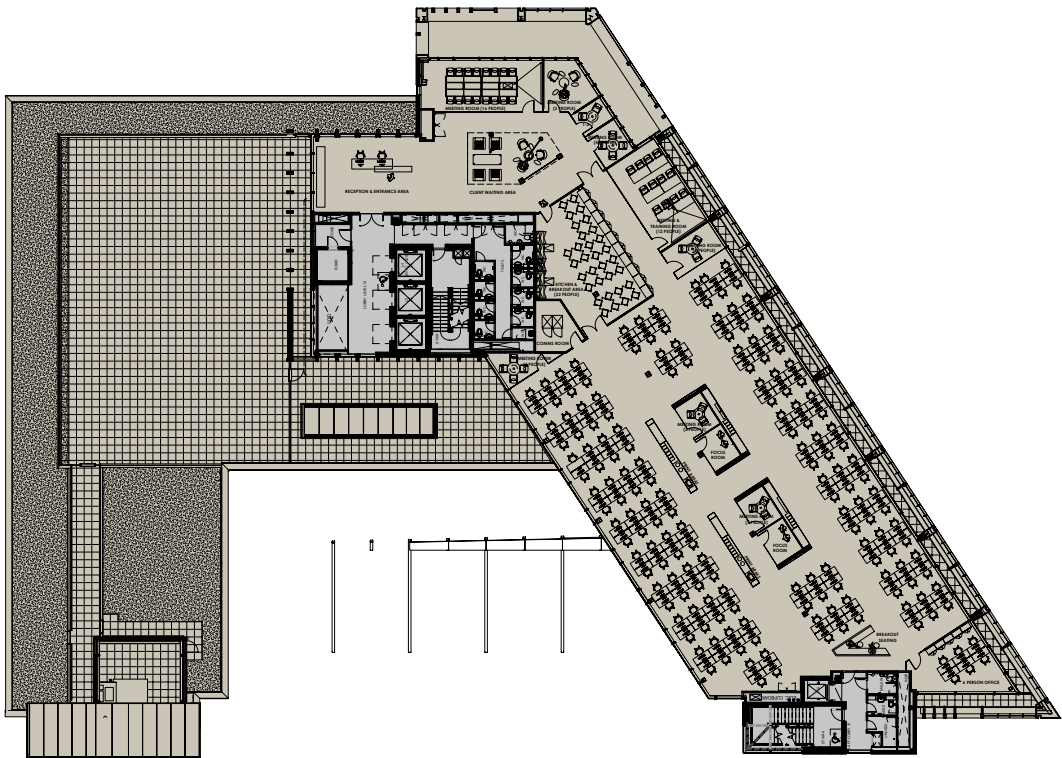
- CORE
- OFFICE





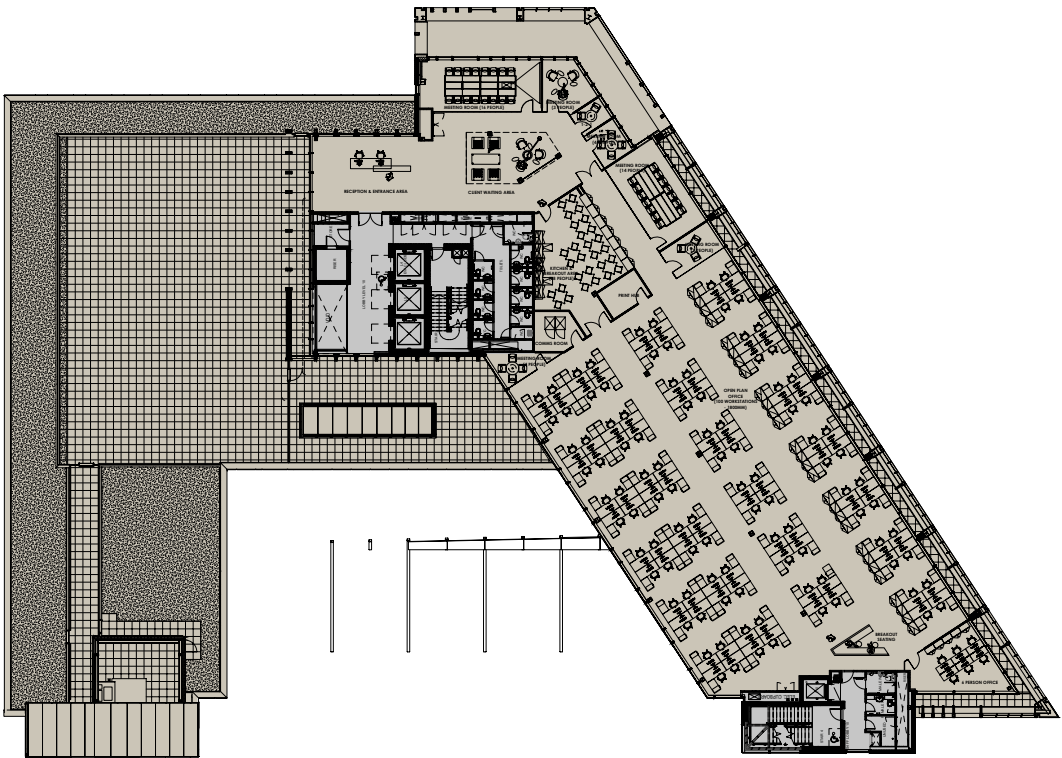
TENTH FLOOR - SPACE PLANNING - HIGH

HIGH DENSITY  
OPEN PLAN  
STAFF 330 NO.



TENTH FLOOR - SPACE PLANNING - MEDIUM

MEDIUM DENSITY  
OPEN PLAN  
STAFF 210 NO.







# OUTSTANDING EFFICIENCY

Central Square Leeds is at the pinnacle of sustainability for a Grade 'A' office building.

## BREEAM<sup>®</sup>

The building has been awarded a BREEAM OUTSTANDING rating.



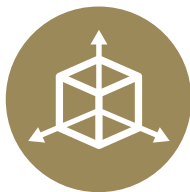
### EPC 'A'

The building has been designed and developed with energy efficiency in mind resulting in a market-leading Energy Performance rating (EPC) A.



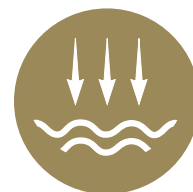
### RENEWABLE ENERGY

Central Square is the first UK office building to utilise a LOW CARBON SYNGAS CHP (Combined Heat & Power) Unit which will generate the total hot water demand and provide electricity to the building.



### EFFICIENCY OF OCCUPATION

The size, flexibility & efficiency of the floorplates are designed to accommodate occupational densities up to 1:10 sq m but this can be enhanced to 1:6 sq m.



### WATER CONSERVATION MEASURES

- Dual flush sensor flow WC's.
- Waterless urinals
- Low flow showers.

# CENTRE STAGE

**Central Square is a two minute walk from Leeds Train Station**

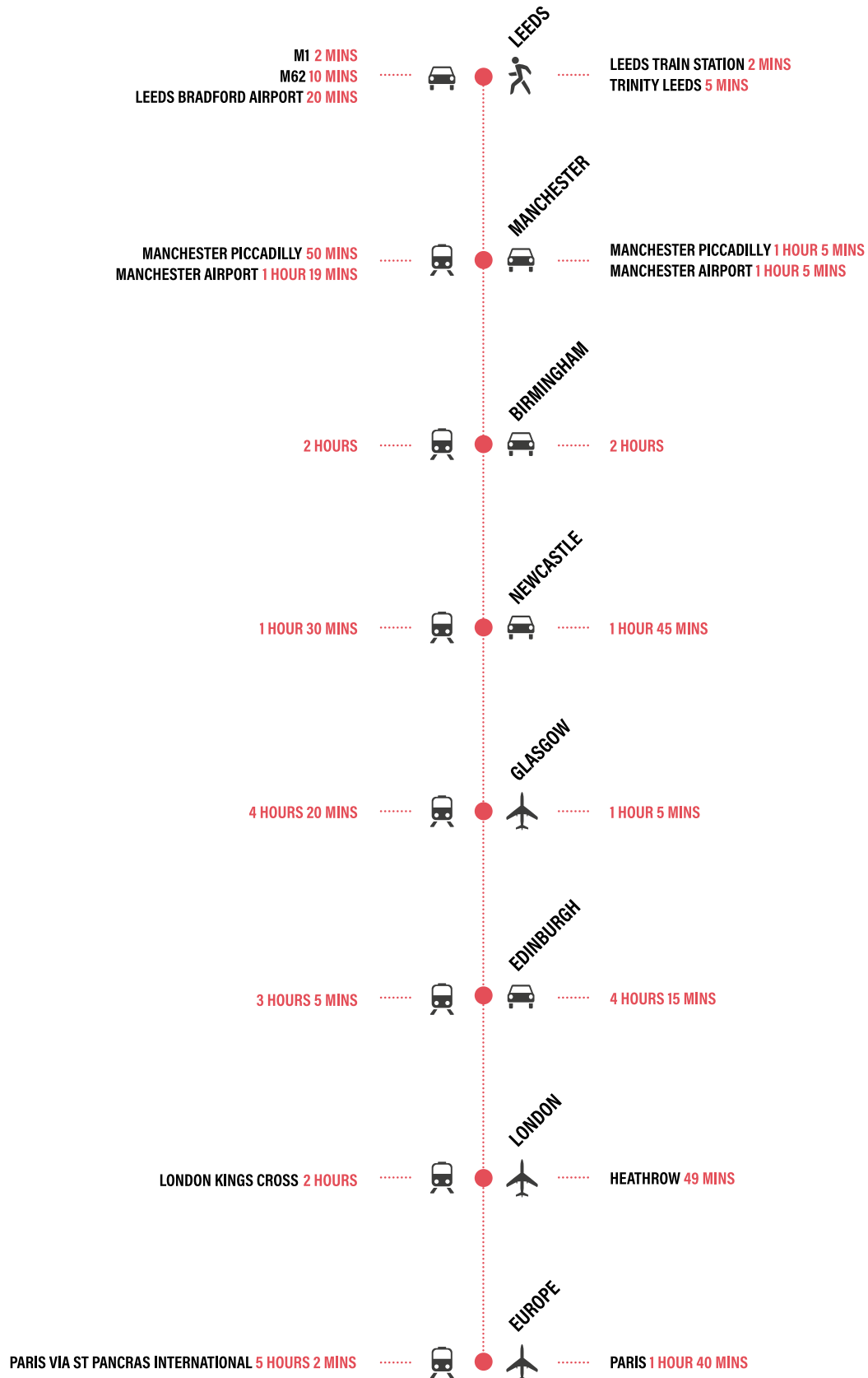
Plans to transform Leeds Train Station into a new, high speed transport hub will see the city step further into the limelight.

With significant improvements to the existing East-West rail network, Leeds will be at the centre of the Northern Powerhouse, cementing its position as a national and international business, retail and leisure destination.





# UNBEATABLE CONNECTIONS



# CITY CENTRE

Explore all that Leeds has to offer, with high end retail, premier leisure destinations and the city's office core on your doorstep.





# IN GOOD COMPANY

With a thriving mix of blue chip organisations, local independent businesses, a range of premium and high street retailers and a bustling night-life, Leeds is an established yet continually developing business hub.



- |   |                              |                               |
|---|------------------------------|-------------------------------|
| 1. Central Square.                        | 8. Shulmans. Brewin Dolphin. | 17. Zurich.                   |
| 2. DLA Piper.                             | 9. Irwin Mitchell. Sky Bet.  | 18. HSBC.                     |
| 3. Mercer.                                | 10. Lloyds Banking Group.    | 19. Bowman Riley.             |
| 4. RBS Group. BPP Law. NHS.               | 11. HMRC.                    | 20. Deloitte. Mills & Reeve.  |
| 5. Womble Bond Dickinson.                 | 12. Clarion Solicitors.      | 21. Pinsent Masons. Barclays. |
| Handelsbanken.                            | 13. Schofield Sweeney.       | 22. Walker Morris.            |
| 6. Ward Hadaway. Ministry of Justice.     | 14. DAC Beachcroft.          | 23. Burberry.                 |
| Willis. Towers Watson.                    | 15. Bank of England.         | 24. NHS/HMRC                  |
| 7. Squire Patton Boggs. Equifax. Sky Bet. | 16. Walker Morris.           |                               |



# DOORSTEP CONVENIENCE IN A VIBRANT NEIGHBOURHOOD







# NIGHT AND DAY

With Michelin star restaurants, bustling cocktail bars, independent coffee shops and the new Leeds Arena; Leeds has everything to keep you and your staff entertained.

The vibrant night-life of the city provides the perfect environment to host clients and to interact and socialise with your colleagues. The following are all within a few minutes walk of Central Square.

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Man Behind The Curtain  
Crafthouse  
Angelica  
Iberica

Gusto  
Gaucho  
San Carlos  
Polpo

Jamie's Italian  
Shears Yard  
Sous le Nez  
Restaurant Bar & Grill

Kendall's Bistro  
Stockdales  
Fazenda  
Issho

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GUSTO





RESTAURANT BAR & GRILL





## JUST A STEP AWAY

Central Square is within close proximity of all that Leeds has to offer. A short walk to Trinity Shopping Centre, Victoria and the new John Lewis, Central Square 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

& Other Stories  
Gant  
Tommy Hilfiger  
Calvin Klein





VICTORIA LEEDS







# ATTRACT THE BEST



**THE LARGEST CITY  
REGION ECONOMY  
OUTSIDE LONDON**



**THE SECOND CENTRE  
FOR FINANCIAL &  
BUSINESS SERVICES  
IN THE UK**



**LEEDS UNIVERSITY IS  
RANKED 3RD IN THE UK  
FOR EMPLOYABILITY OF  
GRADUATES**



**74% OF LEEDS CITY  
REGION GRADUATES  
FIND EMPLOYMENT IN  
YORKSHIRE**



**FASTEST GROWING  
CITY REGION WITH A  
£60 BILLION ECONOMY**



**LEEDS RANKED  
5TH IN UK RETAIL  
DESTINATION RANKINGS  
(CACI 2014)**



**THE FASTEST GROWING UK  
DESTINATION FOR FOREIGN  
DIRECT INVESTMENT (FDI)**



**1.5 MILLION WORKERS IN  
THE LEEDS CITY REGION**



**YORKSHIRE IS ONE OF THE  
MOST DESIRABLE PLACES  
IN THE UK TO LIVE**



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**CENTRALSQUARELEEDS.COM**

FOR FURTHER INFORMATION CONTACT THE JOINT AGENTS:



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A DEVELOPMENT BY:



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