

West Gate ●

High quality office suites from
2,414 sq ft in Leeds city centre.



bruntwood



In the heart of the city

If a central location in Leeds with amenities on your doorstep is important to your business then West Gate provides a value for money option in the heart of the city centre.

The suites offer flexible floor plates from 2,414 sq ft, allowing you to maximise the space to suit your business. Recently refurbished to an excellent standard, the offices provide a great blank canvas for you to really make the space your own.

Customers of West Gate benefit from an on-site property management team covering front of house and facilities management services. The manned reception provides a warm welcome to your staff and visitors. Bruntwood's nearby West One estate is a two minute walk away and offers access to a large multi-storey car park with 550 parking spaces and discounted meeting and conferencing facilities for our customers.

Specification:
• Comfort cooling
• Perimeter trunking
• Open-plan suites
• On-site car parking
• 24-hour access
• On-site property management team
• Suspended ceilings
• Recessed modular lighting
• DDA-compliant access
• Lift access
 EPC rating 76 (Band D)

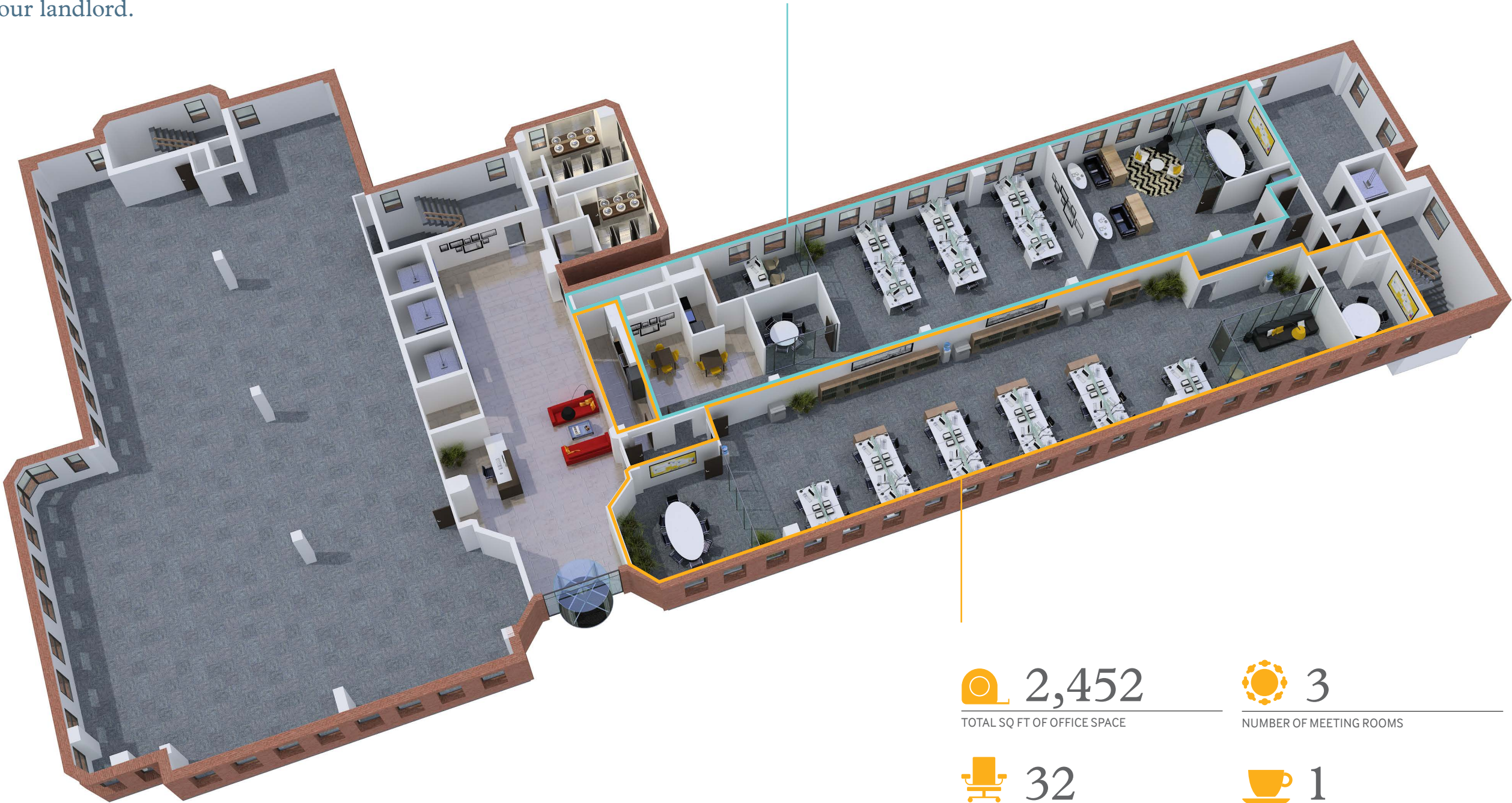


Flexible space for your business

One of the benefits of choosing a Bruntwood building for your new office location is that we see ourselves as your property partner, not your landlord.

We believe in working with you to ensure that the whole process of choosing, leasing, setting-up and moving into your new office accommodation is as stress-free and seamless as possible. With the variety of our portfolio, signing up for a lease with us also gives your business a greater degree of flexibility. Should your needs change over time and you need a little more space we're more than happy to move you within our portfolio, all within the existing terms of your lease.

This indicative plan shows how the suites can be designed to create an effective working environment. Our in-house space planners can help you visualise alternative layout options to suit your own specific requirements and our project team can oversee the entire fit-out.



 2,414
TOTAL SQ FT OF OFFICE SPACE

 2
NUMBER OF MEETING ROOMS

 1
NUMBER OF BREAKOUT AREAS

 21
NUMBER OF WORK STATIONS

 1
NUMBER OF PRIVATE OFFICES

 1
NUMBER OF KITCHENS

 2,452
TOTAL SQ FT OF OFFICE SPACE

 3
NUMBER OF MEETING ROOMS

 32
NUMBER OF WORK STATIONS

 1
NUMBER OF KITCHENS

Designed to inspire

When it comes to your work space, first impressions count and this doesn't just apply to the creative sector or companies with clients who pay a visit from time to time.

But it's not all about image. How your staff feel about their work space is also crucial. Your staff are your brand ambassadors and a bright, vibrant and creative environment can also help inspire and boost productivity.

The office is also a place for you to showcase your corporate culture and live out your brand – a concept that is all too often overlooked.

To help you make the space distinctively your own, we openly encourage a collaborative approach to the design of your office. We want you to view the work space not as something to be taken 'off the-shelf' but more as a 'blank canvas' for you to turn your ideas of the perfect office into a reality.

And we can help every step of the way with design consultancy, space planning, fit-out and relocation. The combined years of experience within our in-house team means that we have an unparalleled knowledge of what it takes to deliver highly-effective finished buildings to the best quality standards – with minimum hassle for you. And with our size we can use our bulk buying power to pass on real cost-savings to you.

“Our office reflects both our ambition and the ambitions of our clients.”

Lisa Wisniewski
Brand Communications Director
Stickyeyes



West One



West One Roof Garden



St James'



Blackfriars House



Manchester Science Park



West One

On your doorstep

In the heart of Leeds city centre and on the fringe of Leeds' West End, West Gate is opposite the Crown Court and Magistrates Court and close to a number of high profile businesses, so you can be sure your business will be in good company.

Nearby to the building you can find plenty of options for lunchtime essentials such as Bagel Nash, Philpotts and Pret A Manger. West Gate is also within a short walk of Park Square and many restaurants as well as Leeds' retail district with the newly opened Trinity Leeds.

West Gate benefits from an on-site car park and is situated close to the inner ring road leading to the M62/M1 and the wider motorway network.

Leeds railway station is within a short walking distance with rail services to London every half hour taking a little over two hours. Leeds' central location provides direct train routes to Liverpool, Manchester, Sheffield, Newcastle and Edinburgh.





6 mins

WALK TO LEEDS TRAIN STATION



1 mile

DRIVE TO M62 MOTORWAY



9 mins

WALK TO LEEDS RETAIL CORE

West Gate
Grace Street,
Leeds, LS1 2RP



Local amenities in your vicinity

- | | | |
|-----------------|----------------------|---------------------|
| 1 Pret A Manger | 5 Wolf | 9 Bagel Nash |
| 2 Starbucks | 6 Patisserie Valerie | 10 Pizza Express |
| 3 Tesco Central | 7 Cash Point | 11 Town Hall Tavern |
| 4 Philpotts | 8 Newsagent | |

Creating places for business success

Bruntwood is a family-owned and run property company that specialises in creating spaces that help businesses to succeed. From a single desk for a day to a whole building for 25 years, we have solutions to suit a wide range of requirements.

With over 140 properties across four UK city regions, we provide office space, serviced and virtual offices, meeting rooms and retail premises to companies across a range of different business sectors.

We don't see ourselves as a landlord but rather as our customers' property partner, making sure that their choice of premises adds the best possible benefit to the way their business works.

We work with all sizes and types of companies from start-ups and SMEs to international market leaders, from designers to lawyers and everything in between.

So why do business with us?

Peace of mind

With over 40 years' experience of managing our buildings to the highest operational standards, we understand how to keep your work space performing at its best. With our dedicated customer service teams and in-house facilities management, you'll find that we react quickly and efficiently to any problems that arise.

Value for money

Whether your requirement is for 300 sq ft or for 300,000 sq ft, we have a property at the right quality and the right price to suit your business. And because we operate and manage all our buildings ourselves, we can deliver better standards than our competitors.

Good people to do business with

As a values-driven organisation, we recruit our people based on their attitude, enthusiasm and commitment, because we know that good relationships are the foundation of a good business. We apply our values to every aspect of how we behave as a company, both in our day-to-day operations and in making an active contribution to the cities where we operate.



Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

bruntwood 

Bruntwood
14 King Street
Leeds
LS1 2HL

For more information please call us or visit the website

0113 388 4884
bruntwood.co.uk

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The information contained within it does not form part of any offer or contract.

