13,078 SQ FT LET TO OURSPACE

WIRED CERTIFIED PLATINUM

NINTH

STRAIGHT

YORKSHIRE HOUSE

Greek Street – Leeds

yhleeds.com

A building by:

FORE PARTNERSHIP

For further information or to arrange a viewing please contact:

Knight Frank
0113 246 1533
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CUSHMAN & WAKEFIELD
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FSC
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MIX
Paper from responsible sources
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An introduction to straight thinking

SAY HELLO TO YORKSHIRE HOUSE

Say hello to a vibrant city, a dynamic business centre and a thriving metropolitan community.

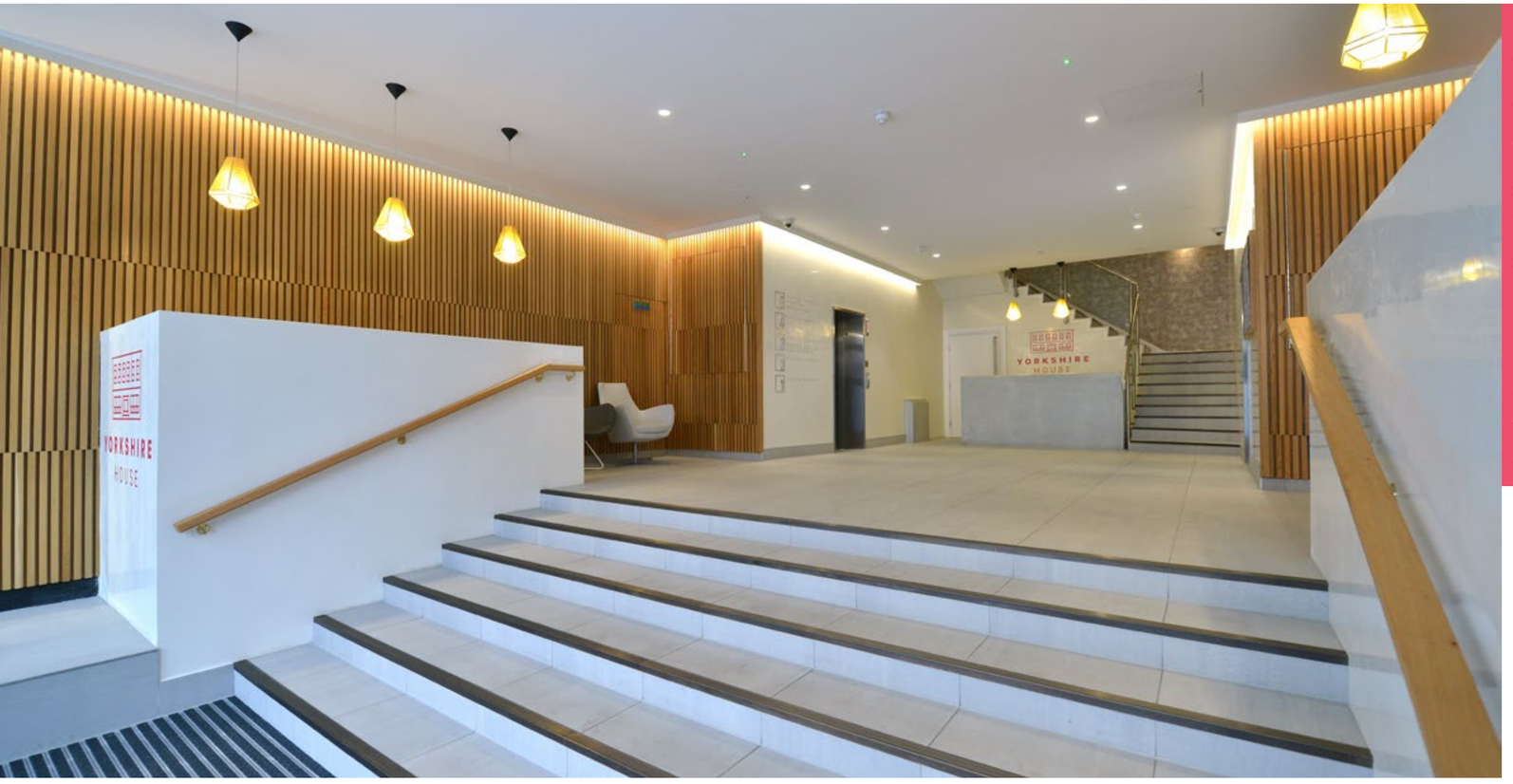
- **Grade A office space**
- **Offices to let from 1,905 sq ft**

Say hello to nice folk, good coffee, great food and average weather. Be in the thick of the action and at the heart of it all, round the corner from the station and a stone's throw from the best restaurants in the city.

Yorkshire House is an impressive 83,000 sq ft office building with a modern and sleek design, a low carbon footprint, the latest facilities, and a top location that keeps you close to everything and everyone you need to grow your business.

The fifth floor terrace

Yorkshire Hub entrance



The refurbished entrance to Yorkshire House from Greek Street

Computer generated images are for illustrative purposes only.

Straight thinking No. 1

INSIDE OUT

Take a landmark building in the heart of the business district and make it something to be proud of.

The newly refurbished entrances at both Greek Street and East Parade are sensitively designed with high quality materials, a building with responsible real estate at its heart.

The natural wood, polished floors, patinated brass fixtures, and designer pendant lighting create a warm inviting atmosphere. And when the sun shines, which does happen from time to time in Leeds, the high ceilings welcome in the light.

Indoor parking and cycle storage make the commute hassle-free and secure. Combined with our dedicated onsite commissionaire, tenants and guests will always feel welcomed back to Yorkshire House.

The expansive 5th floor terrace, accessible to all tenants, is the perfect space for socialising with colleagues and neighbours, informal meetings, team get-togethers and a welcome retreat for Yorkshire House folk to take in the sights across Leeds.

Straight thinking No. 2

MATCH YOUR AMBITION

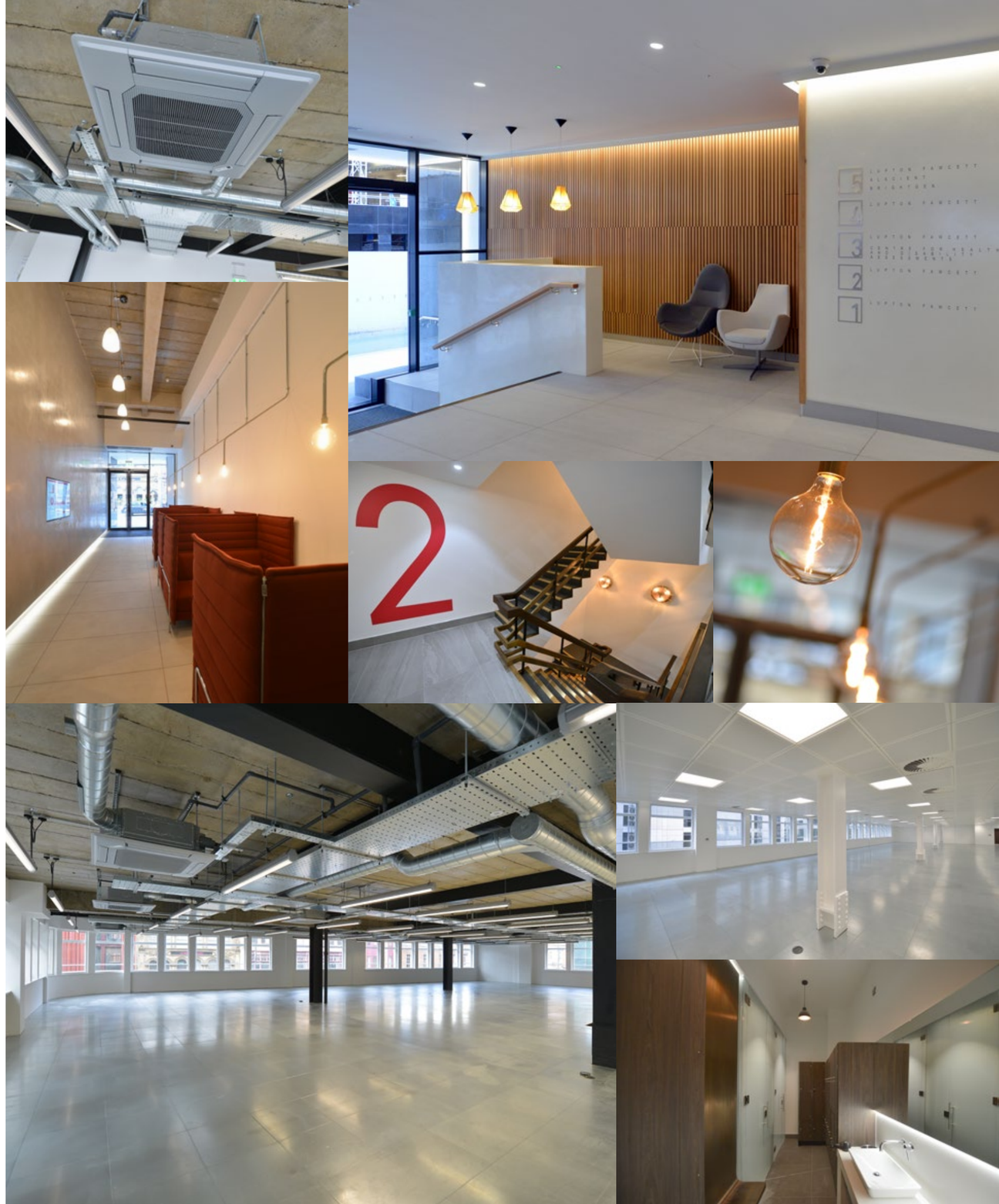
If you're going to make an impact, then the environment you're in can be a game changer.

Created with thought, Yorkshire House is a design-led, low carbon space that inspires pride. Built for businesses who want to make more, do more, and be more, and people who are looking to get busy in a stylish environment with cutting edge facilities.

The LED lighting keeps the space both bright and energy efficient. Raised floors allow space for technical needs while still keeping the office looking sharp. The VRF comfort cooling makes it possible to control both your temperature and your pockets.

The posh toilets, dedicated male and female showers, and the onsite lockers make it even easier to create a great work life balance.

- LED low energy light fittings
- Raised metal floors
- Suspended metal tile ceilings and detailed soffits
- Sleek and luxurious WC facilities with a polished finish
- Male and female changing facilities, with 7 showers and 1 accessible shower
- 55 storage lockers
- Secure indoor cycle storage and maintenance station
- 49 indoor parking bays, including dedicated spots for car charging
- VRF comfort cooling
- Onsite commissionaire



Straight thinking No. 3

ROOM TO GROW

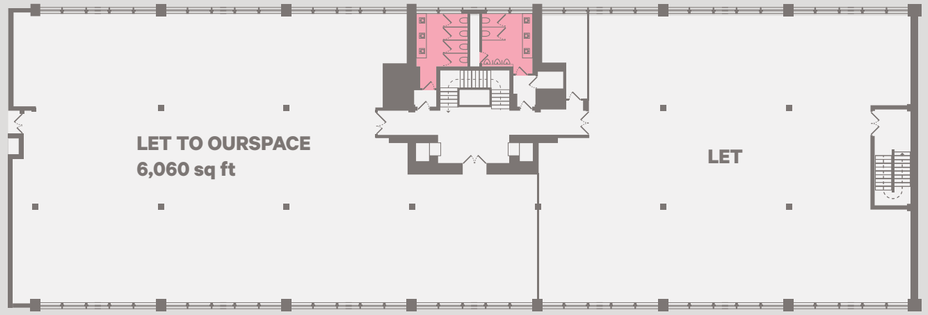
Corporate doesn't have to be boring, and running a grown up business shouldn't stifle creativity.

Our thoughtful floorplans give your business room to breathe so you can evolve and expand effortlessly, without breaking the bank. Because big thinkers need room to think big.

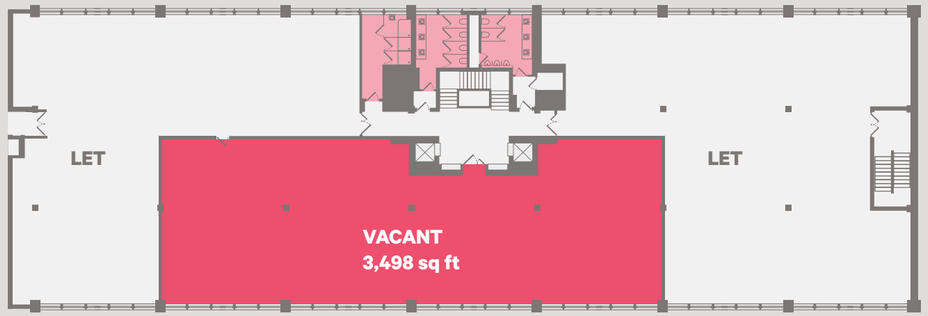
Find yourself in open plan offices that are light, bright and airy, with smart workspaces that cater to modern working.

Our spaces have a bit of thought behind them, so you can get more thought out of them. Somewhere that inspires collaboration and gives you the edge through clever design. Providing you the power to create space that people want to spend time in, and the ability to attract the best kind of talent to grow your business.

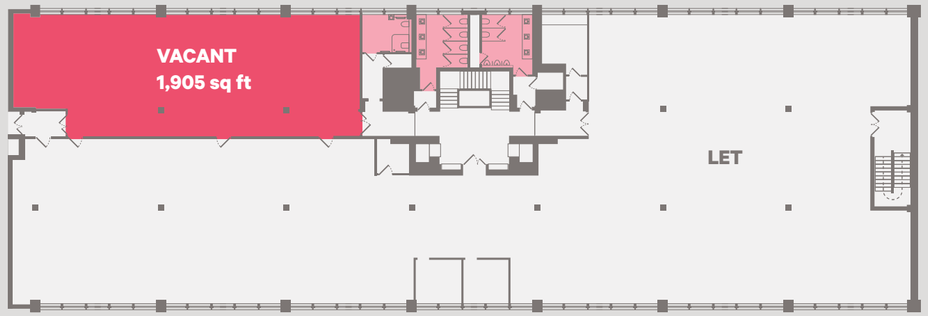
Yorkshire House – Second Floor



Yorkshire House – Third Floor



Yorkshire House – Fourth Floor



Meet a friend for lunch on Greek Street

Enjoy an after work cocktail at The Alchemist

Grab a quick bite to eat nearby

Move your meeting to All Bar One

Straight thinking No. 4

ON YOUR DOORSTEP

Leeds is famous for its lively nightlife and you can't walk far without stumbling across a new wine bar or craft beer house.

Park Row is the spine that connects the financial and retail districts, and just steps away from Yorkshire House it brings you endless options to eat, drink, and entertain.

Just head downstairs to Carluccio's or All Bar One for a bite to eat or client lunch, or to The Alchemist for an after work drink or celebration.

If you want to wander, but not too far, in less than a 2 minute walk you can find yourself on the doorstep of a host of favourites such as Jamie's Italian, Gusto, San Carlo, Gaucho, or Bem Brasil.

Want to try something new? Check out Stockdales, an authentic Yorkshire Steakhouse newly opened to complement Leeds' bustling independent food and drink scene, or visit the local espresso bar La Bottega Milanese for a seriously good coffee.

Straight thinking No. 5

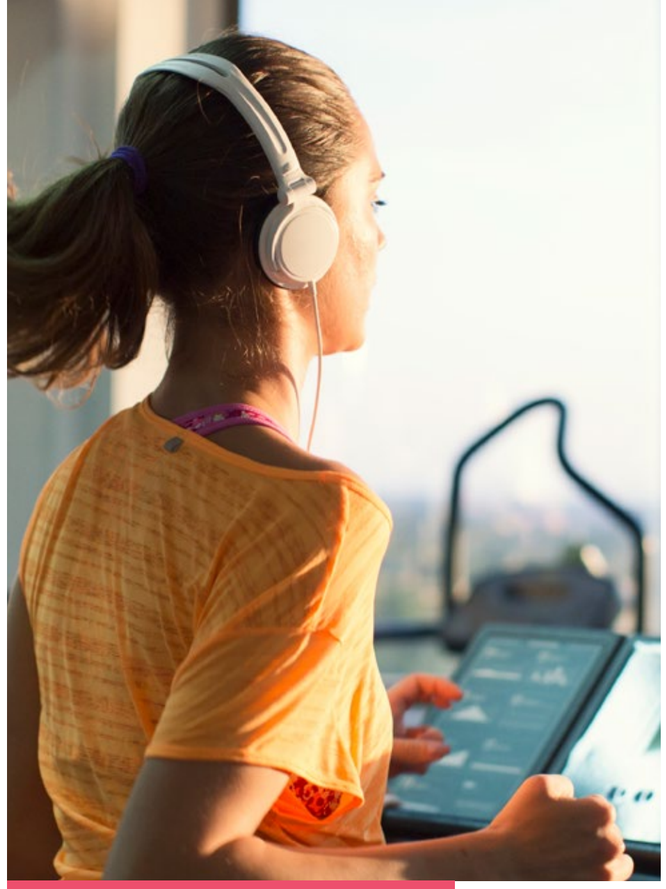
PLAY HARD

The old 9 to 5 career is long gone and these days we work to live, creating a lifestyle around the things that make us feel good.

Being centrally located makes it easier to live well, and Yorkshire House is surrounded by galleries, green spaces, shops and cafes.

Leeds City Gallery and The Henry Moore Institute are round the corner, with their expansive spaces and inspiring exhibitions, while Park Square invites you to enjoy some green space and watch the world go by. Head to Millennium Square to join the crowds for pop up concerts, outdoor theatre, fairs, markets, ice skating and more.

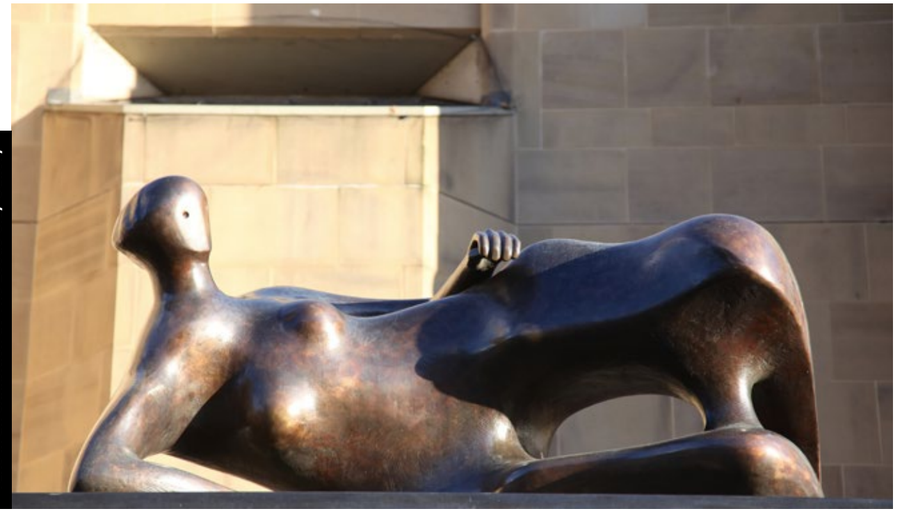
You'll find a gym a short warm-up away in any direction, head to Virgin Active Leeds for a quick workout over lunch, or the likes of Sweaty Betty and Adidas even offer free yoga and exercise classes.



Enjoy a quick workout over lunch at Virgin Active Leeds

Relax and enjoy Park Square

Take in an exhibition at The Leeds City Gallery



Straight thinking No. 6

BE IN THE THICK OF IT

Ideas, conversations, networks, inspiration. These are the things that successful businesses thrive on. And these are the things that happen in a dynamic city like Leeds.

Yorkshire House is smack bang in the centre of town, and a heartbeat away from hundreds of potential clients, suppliers and partners. In addition to the countless restaurant and entertainment options, Leeds is also the home to several UK headquarters including ASDA, First Direct, and Sky.

Plus, with just a short 5 minute walk to Leeds Train Station and numerous bus stops a few steps away, you can get just about anywhere you need to go in record time.

1 Neighbourhood
In the building

2 Stockdales
1 minute walk

3 San Carlo
1 minute walk

4 Gusto
1 minute walk

5 Bem Brasil
1 minute walk

6 Alchemist
In the building

7 All Bar One
In the building

8 La Bottega Milanese
3 minute walk

9 The Liquorist
1 minute walk

10 The Decanter
2 minute walk

11 Leeds Art Gallery
3 minute walk

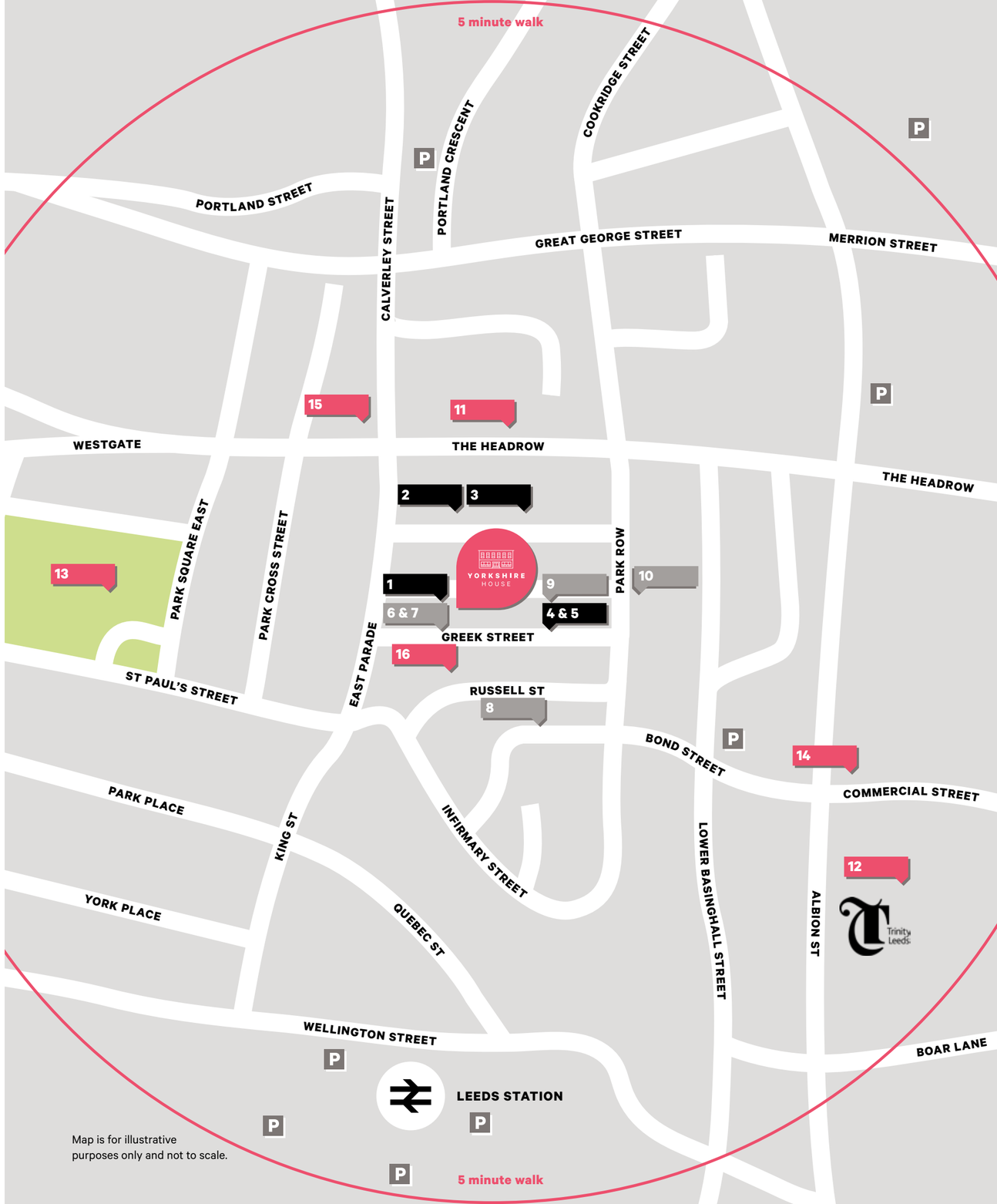
12 Trinity Shopping Centre
4 minute walk

13 Park Square
4 minute walk

14 The Leeds Library
4 minute walk

15 Leeds Town Hall
4 minute walk

16 The Dakota Hotel
1 minute walk



Straight thinking No. 7

SLEEP EASY

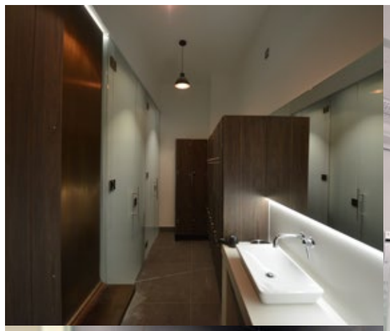
You can rest in the knowledge that sustainability isn't an afterthought for Yorkshire House.

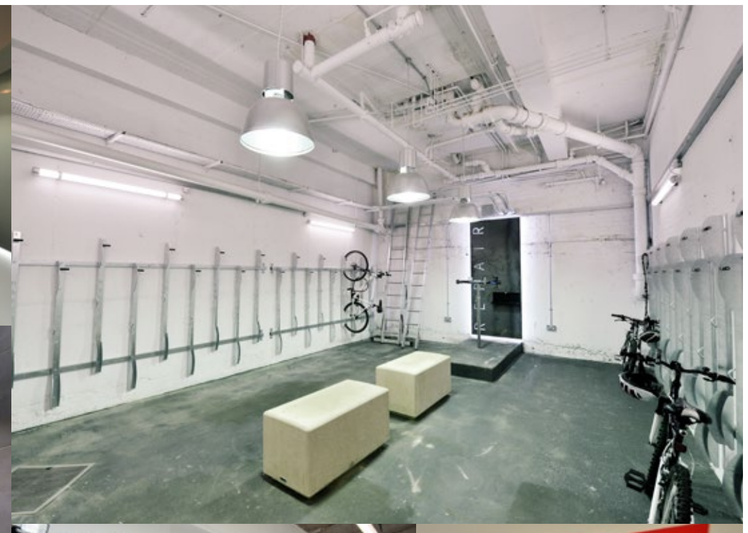
Our aim is to create coveted spaces. Spaces that make business sense as well as ecological sense, setting new standards in construction materials, energy efficiency, recycling and water conservation. We've targeted a rating of 'Excellent' under the strict, international BREEAM refurbishment and fit-out 2014 standard.

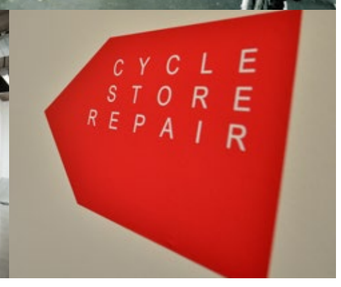
Yorkshire House boasts all sorts of green features including one of the largest solar installations in Leeds, LED lights, ways to help you get fit, and places to charge your car.

However, being responsible is about a lot more than green features. We've worked hard with the local community to breathe life into the surrounding area. Even this brochure had input from Leeds Beckett University, where we ran a competition for the visual arts students, helping to raise their profile in the thriving creative community that characterises the city.

One of the largest solar installations in Leeds







Cycle racks, showers and lockers

Straight thinking No. 8

THE LARGE PRINT

Striking new lobby, refurbished common areas, and modified floorplates, to provide a flexible and professional environment.

General
- Newly renovated contemporary designed entrance reception from Greek Street
- Two 8 person passenger lifts
- Flexible floorplates to accommodate businesses of all sizes
- DDA compliant design

Amenities
- Dedicated male and female changing facilities which include 7 showers plus 1 additional accessible shower
- 55 storage lockers
- 4,000 sq ft rooftop space located on the 5th floor and available to all tenants
- WiFi Broadband throughout the common areas

Finishes
- Stained oak timber panelling in reception
- Designer pendant lighting
- Bespoke concrete reception desk
- Polished plaster walls
- Metal raised access floors
- Metal ceiling tiles

Security
- Onsite commissionaire during working hours
- CCTV perimeter, reception and basement coverage
- 24 hour card coded access

Transport
- 49 indoor parking bays, with dedicated spots for car charging
- Secure indoor cycle storage with a maintenance station

Electrical/Heating
- VRF comfort cooling
- Mechanical ventilation
- Secondary glazed windows
- Energy efficient LED lighting in accordance with CIBSE guidance
- EPC expected ‘B’ rating

yhleeds.com

A building by:

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‘EY UP TO YORKSHIRE HUB

Leeds has got a buzzing independent and creative scene, with new enterprises popping up all over the shop, and now it’s time to bring all that energy into the centre. Yorkshire Hub adds a splash of colour to an otherwise blue and bland world. A design-led low carbon space with great facilities and a top location. Put your studios and agencies in the heart of the action and breathe new life into your business, with 2,500 sq ft to 4,000 sq ft Grade A office suites available to let. Give the commercial and financial district a dynamic edge. Welcome to Yorkshire Hub.

LIKE ANY OTHER OFFICE? THINK AGAIN.

Going against the grain always makes life more interesting. It's where unexpected surprises turn up and you have the chance to make people look, think and do a double-take. Yorkshire Hub is in a prime landmark building at the heart of the business district with modern decor. Not somewhere you might expect to find a creative space with exposed surfaces, concrete finishes and meeting pods. This is not like any other office and it's not like any other creative space either. Plus, did we mention the city views from the 7th floor, or the mammoth terrace on the 5th floor that is open anytime for tenants to use?

ROOFTOP TERRACE

Yorkshire Hub entrance on East Parade

PLENTY OF SPACE

COMMUNAL WORKSPACE

GROWN UP = BORING?

Yorkshire Hub entrance and communal space

THINK AGAIN.

Computer generated images are for illustrative purposes only.

What happens when young, funky startups begin to grow? They become dull, faceless enterprises in bland, corporate environments, right? Wrong.

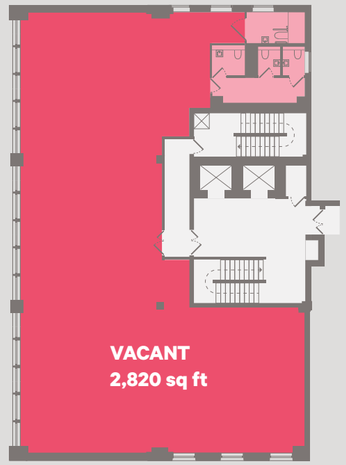
If people make your business, it's your business to make your people happy, passionate and inspired. To give them a home that they want to spend time in so you can attract and retain the top talent. Yorkshire Hub is a place with people at its heart. The cycle storage and showers make it easier for folk to keep fit and make better choices for how they structure their day and their journey. Informal meeting spaces come in handy for breakout and brainstorming sessions. Exposed finishes, light and airy spaces, and top-notch design features make for an inspiring environment that everyone can be proud to share.

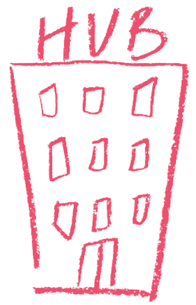
NOT FIT FOR PURPOSE? THINK AGAIN.

You don’t want pillars and posts getting in the way of your moving and shaking. Our floorplans give you room to breathe so you can start off small and evolve at your own pace, without breaking the bank or compromising on style. Office suites start at around 2,500 sq ft and can grow as you do. Space is flexible and allows growing businesses to move from Hub to House without any bother. This is thoughtful, sustainable design that lends itself to the creative industries. Breakout spaces and pods are ready and waiting for when you need to get your head down and think a little bigger. The spaces are light and bright and there’s never far to go if you want to get off site and find some inspiration.

Yorkshire Hub – First Floor

Yorkshire Hub – Typical Floor

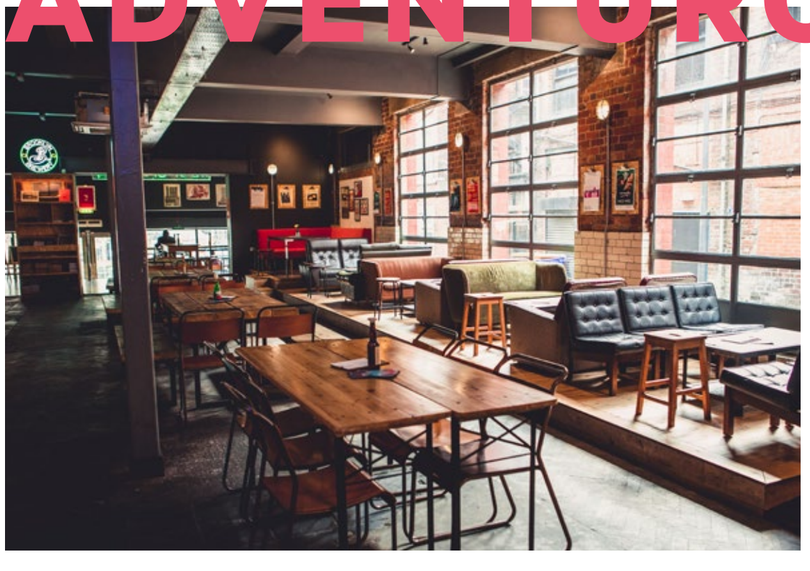




Building details

- Exposed services and soffits
- LED lighting with bespoke designs
- Sleek and luxurious WC facilities with a polished finish
- Changing facilities with 7 showers and 1 accessible shower
- 55 storage lockers
- Secure indoor cycle storage and maintenance station
- 49 parking bays
- Exposed VRF comfort cooling

UN-ADVENTUROUS?



When it comes to eating, Leodians know what they're doing. It's a big part of the city's identity, with entrepreneurial types bringing fresh ideas to fruition. The street food revolution has taken a firm hold and has even managed to extend its reach to Trinity Shopping Centre, where Trinity Kitchen is home to street vendors and vans. Just a 3 minute walk from Yorkshire Hub, grab a drink at the popular espresso bar La Bottega Milanese and meet friends for drinks and snacks at La Rambla or Sous Le Nez. After work offers endless options, head to Bundobust for a craft beer and Indian street food, or for something a little more upscale venture downstairs to The Alchemist for a personalised cocktail.

THINK AGAIN.

FOOD ON YOUR DOORSTEP

COCKTAILS AND DRINKS AT THE ALCHEMIST

CREATIVE OR CENTRAL?

THINK AGAIN.

You don’t have to be shacked up in a shack to be creative. These days you can have it all. Central Leeds has got the galleries, the gigs and the pop-up shops. The Belgrave Music Hall and Canteen is one of the coolest venues in town and somewhere to head to when the sun comes out and the festival garden comes to life. Henry Moore is one of the biggest names in sculpture and his gallery is your playground. The Whitecloth Gallery is also a great place to hang out, with film screenings as well as art and photography exhibitions. Plus, there’s always a hidden gem waiting to be discovered, like the caverns under the Town Hall, a pop-up gin shop, or art classes in the Corn Exchange. And they are all within a 10 minute walk.

PROXIMITY WITHOUT INTIMACY? THINK AGAIN.

When you're a hop and a skip from the train station, you can be just about anywhere in almost no time. Yorkshire Hub is in client services central with endless opportunities to do a little schmoozing over breakfast, lunch, dinner or craft ales and cocktails. It sits on the spine of the city, with the commercial district on one side and the retail district on the other. Hundreds of potential clients await. You can stay closer to partners and suppliers and easily grow your network, get inspired and move with the flow of business life.

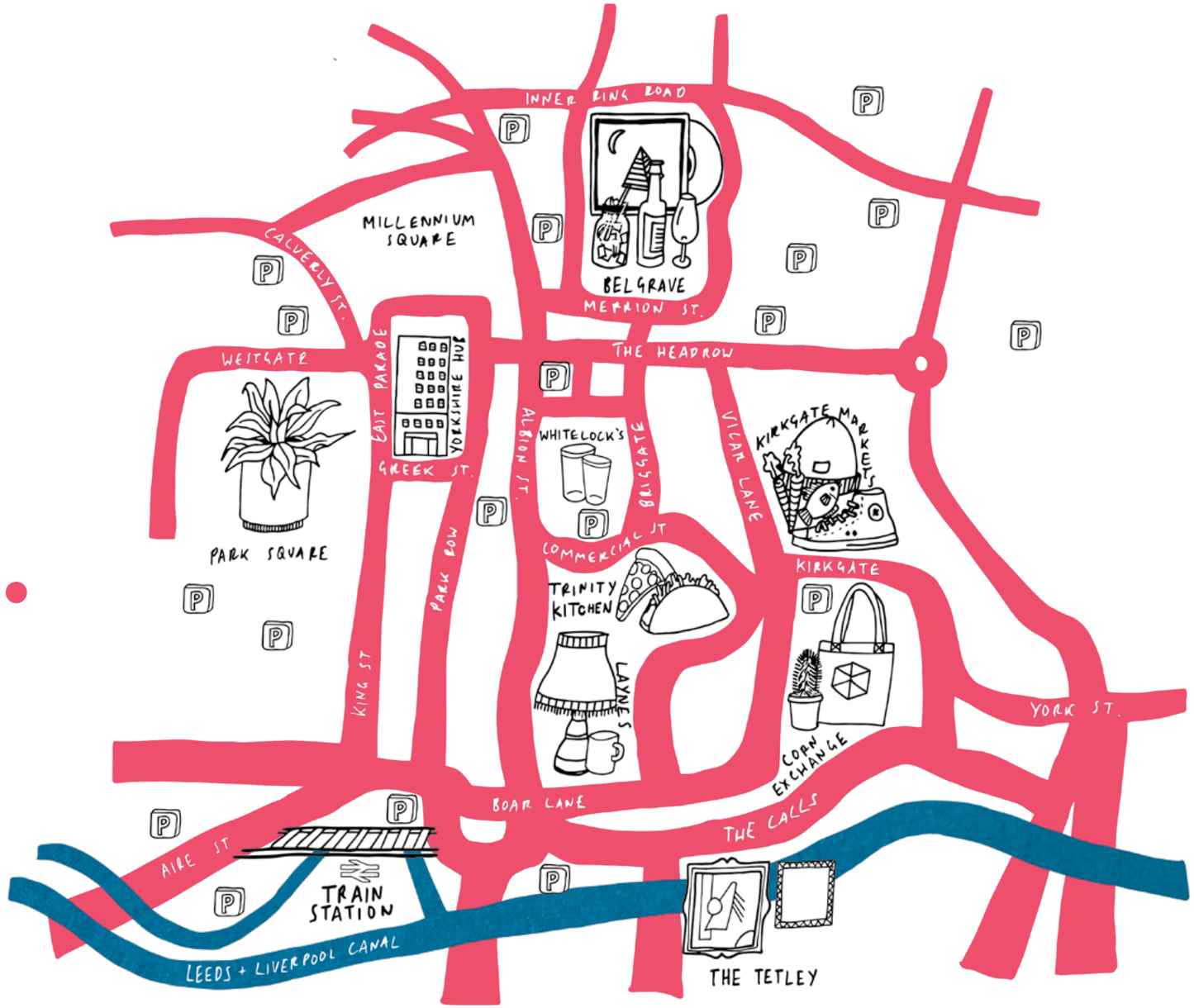


Illustration by Suzie Cichy, 22, Graphic Arts and Design student at Leeds Beckett University, in response to the 'Unmistakably Yorkshire' Student Competition hosted by FORE Partnership and Heavenly Group Limited. Map is for illustrative purposes only and not to scale.

OUT OF DATE CONSTRUCTION? THINK AGAIN.

Narrow goals on saving energy, water and waste isn't going to save the world. Hitting high standards in construction materials, creating spaces that foster creativity and express your company's core values and those of your employees is more like part of the equation. We also like to think that low carbon strategies not only reduce your carbon footprint but also save you money. We've laid down the blueprint for how to do this, designing coveted spaces that make ecological sense, with LED low energy light fittings, Leeds' largest solar plant above your head and highly efficient VRF comfort cooling.

Yorkshire Hub typical floor view

Computer generated images are for illustrative purposes only.

OVER COMPLICATED?

Think again.

A new and inviting lobby entrance, spacious renovated common areas, and a large outdoor patio, perfect for businesses of all sizes.

General
- Two 8 person passenger lifts
- Flexible floorplates to accommodate businesses of all sizes
- DDA compliant design

Amenities
- 4 newly decorated male and female WCs on each floor
- Changing facilities which include 7 showers plus 1 additional accessible shower
- 55 storage lockers
- 4,000 sq ft rooftop space located in Yorkshire House and available to all tenants
- WiFi Broadband throughout common areas

Security
- Onsite commissionaire during working hours
- CCTV perimeter, reception and basement coverage
- 24 hour card coded access

Transport
- 49 indoor parking bays, with dedicated spots for car charging
- Secure indoor cycle storage with a maintenance station

Finishes
- Concrete polished plaster walls in reception
- Exposed surfaces and detailed soffits
- Patinated brass fixtures and fittings
- Consentino solid surface counter tops
- Concrete effect porcelain tiles
- 70mm clear floor void
- Vitro Swiss furniture

Electrical/Heating
- VRF comfort cooling
- Mechanical ventilation
- Secondary glazed windows
- Energy efficient LED lighting in accordance with CIBSE guidance
- EPC: expected ‘B’ rating

13,078 SQ FT LET TO OURSPACE

WIRED CERTIFIED PLATINUM

YORKSHIRE
HUB

Greek Street – Leeds

THINK

AGAIN

YORKSHIRE
HOUSE & HUB

WIRED
CERTIFIED
PLATINUM

WE DID IT...
BEST IN CLASS WIRED PLATINUM

Yorkshire House is located in the heart of the business district in Leeds City Centre and has been recently refurbished into a high-spec, flexible and modern office.

The building has been awarded the coveted Wired Score Platinum accreditation, the first building in Leeds to achieve this.

The building has 3 fibre providers who are present and available to service tenants.

These include KCOM (Torch) and Vodafone (Mercury) who can offer tenants dedicated, superfast internet access upon request.

In addition to this, BT Openreach has blown fibre throughout the building risers, which allows occupiers to quickly connect to high speed internet services with over 500 different service providers.

We also provide point-to-point Fixed Wireless services from the rooftop. Meaning day 1 interconnectivity and no need to wait for any installation.

From an infrastructure perspective, the building has two diverse comms intakes: Car Park Intakes 1 and 2 are located on the south side of the building on Greek Street and have ample capacity for future communication cabling installations.

The building also has three risers which are secure and penetrate each floor.

We have in place a Standard Wayleave Agreement to streamline the installation process for new providers.

Section	Audit Reported Points
Building Connectivity	42 / 45
Building Infrastructure	38 / 41
Readiness	12 / 14
Total	92 / 100
Wired Certification Level	Platinum

	Final Score
Wired Certification Score	92 / 100
Wired Certification Level	Platinum

Available Carriers

Carrier	Cable Type	Wayleave Present
BT Openreach	Copper Pairs (ADSL)	No
BT Openreach	Direct fibre connection	No
KCOM (Torch)	Direct fibre connection	No
KCOM (Torch)	Copper Pairs (ADSL)	No
Telcom	Fixed Wireless	Yes
Vodafone	Direct fibre connection	No

YORKSHIRE
HOUSE & HUB

Key Features of Connectivity

- Choice available of 3 unique sources of highspeed wireline fibre connectivity including BT Openreach | KCOM (Torch) | Vodafone.
- Fully distributed fibre throughout the building to support ease of tenant access.
- BT Openreach is present, providing the ability for tenants to connect to other carriers if requested.
- Fixed wireless connectivity is available from the building rooftop providing fully independent service from the networks in the street.
- Multiple communications intakes and dual risers support redundancy and diversity requirements for carriers and tenants.
- Telecom cables are kept in protected, secure riser cupboards throughout the building to minimise risk of damage.
- Telecom equipment is located in a secure, dedicated room to protect against service interruption.
- Additional riser space is available to support future needs of tenants and carriers.

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