

**West Village
Leeds**

>



bruntwood
Works



Where innovation flourishes
with community at its heart



A Bruntwood Works Pioneer
Space to innovate the everyday



360
TOUR

West Village Leeds: A Bruntwood Works Pioneer

Bruntwood Works Pioneer buildings are the future of workspace design and innovation – the buildings of tomorrow, today.

Each site's forward-thinking spaces offer individuality and flexibility, along with unique events and retail offerings. They create the perfect place for our communities of vibrant businesses to connect.

You'll find bespoke designs at each location, all based on six key themes - amenity, art, biophilia, sustainability, wellness and technology.

Six key pillars of Pioneer



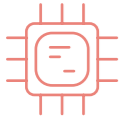
Amenity



Sustainability



Wellbeing



Technology



Biophilia



Art & Culture



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**A destination that's
creative, collaborative
and with wellness and
at it heart.**





Work. Chill. Hangout.

What is at West Village Leeds

West Village Leeds is a creative, compassionate workspace of the future with wellbeing at its heart. Creative design paves the way for feel-good spaces complete with innovative lighting concepts and carefully curated art installations that nurture positive wellbeing.

The internal landscape of the workspace is full of intent: to bring wellness to the core of your work life.



Leased Space



Serviced Space



Coworking



Meeting Rooms



Event Space



Communal



Fitness Studio



Courtyard



Rooftop Terraces



COFFEE ROOM

COFFEE
freshly BREWED
MAKES
everything
POSSIBLE

West Village Leeds encourages collaboration and community and it works by creating an environment built for people to thrive within.

Reflect

A hub of activity is underpinned by dynamic spaces where start-ups can mix with big businesses and creativity can flourish within positive environments designed to stimulate ideas. Alongside this, inclusive and informal spaces for quiet reflection help to calm and focus busy minds.





Roof terrace CGI

Wellness is prioritised at West Village Leeds where lush biophilia cocoons the buildings, and both natural materials and light within mirror the enchanting courtyard and garden terraces outside.

Wellness

The West Village courtyard will be dual purpose, serving as a social hub for the city complete with local independent food and drink pop-ups, as well as providing restorative green spaces bringing nature to the city centre. The workspace is elevated by a wellbeing studio and the largest cycle storage in Leeds.



Showers



2 On-site gyms



Largest cycle hub in Leeds







The world we live in is becoming increasingly urban, with digital technologies and industrial architecture now a part of everyday life.

Biophilia

In the UK alone, over 80% of us live in urban areas, automatically reducing our connection to nature. But, as humans, we are intrinsically connected to nature, we all have 'biophilia', literally translated as 'love of nature'. It is with this in mind that more designers are bringing biophilia, through biophilic design, into the workplace.





Aerial courtyard CGI

Coffee operator within our entrance, pop-up courtyard hospitality operators who will offer seasonal variety from pizza vans to ice creams in the summer and prosecco/ beer pop ups when we are hosting events.

Food & drink







Workspace Availability

West Village Workspace availability

Floor 13	13 - 5,828 sq ft						
Floor 12	12 - 5,692 sq ft						
Floor 11	11 - 5,692 sq ft						
Floor 10	10A - 5,576 sq ft		10B - 5,692 sq ft				
Floor 9	9A - 3,011 sq ft	9B - 2,081 sq ft		9C - 5,692 sq ft			
Floor 8	8A - 2,921 sq ft	8B - 2,128 sq ft		8C - 5,692 sq ft			
Floor 7	7A - 8,299 sq ft		7B - Serviced Space				
Floor 6	6A - 753 sq ft	6B - 1,184 sq ft	6C - 3,020 sq ft	6D - 430 sq ft	6E - 667 sq ft	6F - 887 sq ft	6G - Serviced Space
Floor 5	5A - 8192sq ft			5B - 5,692 sq ft			
Floor 4	4 - 17,190 sq ft						
Floor 3	3A - 14,401 sq ft		3B - 1,350 sq ft		3C - 663 sq ft		
Floor 2	2 - 8,239 sq ft		2 Serviced Space				
Floor 1	1A - 3,058 sq ft		1B - 19,754 sq ft				
Ground Floor	GA - 4,035 sq ft	GB - 1,302 sq ft	GC - 1,202 sq ft	GD - 1,489 sq ft	GF - Serviced Space		

- Available
- Not available
- Under offer



West Village

Indicative workspace layout
5,692 sq ft



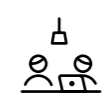
 **66**
66 fixed desks

 **20**
hot desks

 **1**
Kitchen

 **12**
Breakout seats

 **5**
Breakout areas

 **3**
Meeting Rooms





Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood Works team.

FREE
access to
business
support
programme
Spark

Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features



Flexible contract



Design your own space



Your own, private office



Serviced Offices

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

FREE
access to
business
support
programme
Spark

Serviced is ideal for:

Freelancers, start-ups and small businesses

Included as standard with Serviced:

A private office

24/7 building access

Use of communal business lounge

Showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet

A communal kitchen

Rent periods beginning at six months


Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features

 Furnished offices

 Communal Kitchen

 Superfast WiFi

 Dog-friendly spaces



Made & Managed

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Included as standard:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- 25% off** meeting room bookings for any Bruntwood Works venue
- The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)
- One bill for rent and services
- Personalised fit-out at no extra cost
- Free** access to business support programme **Spark by Bruntwood Works**
- The Collective membership

FREE
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Spark

Key features

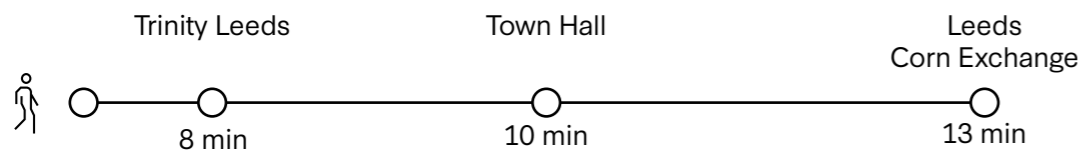
-  Customisable contract
-  Choose fit-out
-  In-house design team

Working in Leeds

West Village is located on Wellington Street, right next to Leeds' inner ring road giving you easy access by car in and out of the city centre.

The building also benefits from on-site parking provision with a multi-storey car park. Leeds train station is 7 minutes walk away and Trinity Leeds, the heart of the city's vibrant retail district, is within easy reach.

Walk times



Train times



Shopping & Leisure

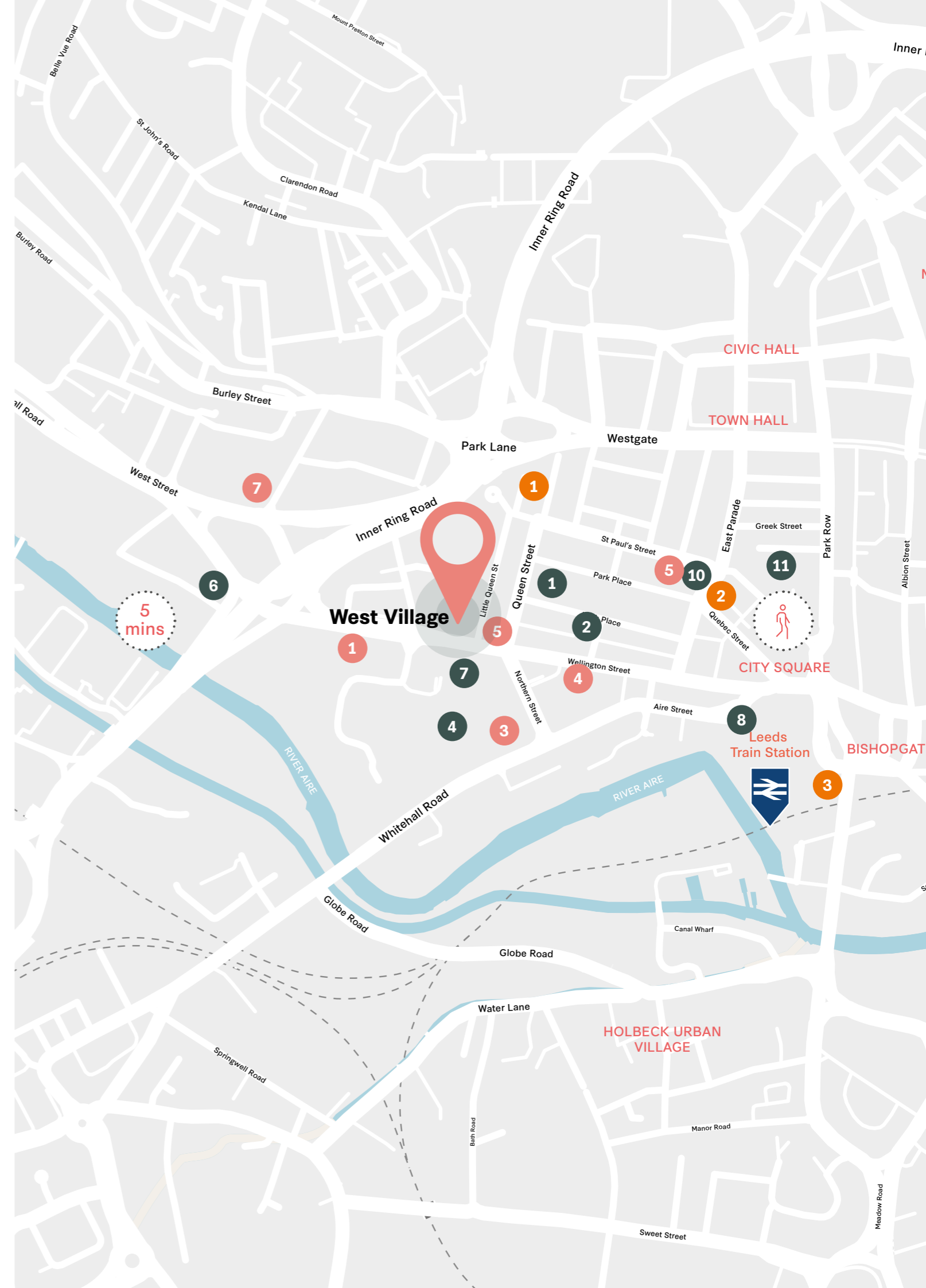
- 1 Crowne Plaza Leeds
- 2 The Queens
- 3 Sainsbury's Local
- 4 Co-op Food
- 5 Tesco Express
- 6 Leeds City Museum
- 7 Hotel ibis
- 8 Grand Pacific

Eating & Drinking

- 1 My Thai
- 2 Caracas Grill
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Editor's Draught
- 6 TGI Fridays
- 7 Cafe Nero
- 8 Wetherspoons
- 9 Moose Coffee
- 10 Starbucks
- 11 La Bottega

Bruntwood Buildings

- 1 West Gate
- 2 14 King Street
- 3 Platform



Sparking great ideas

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.

Business Support

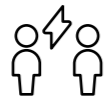
Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation. Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



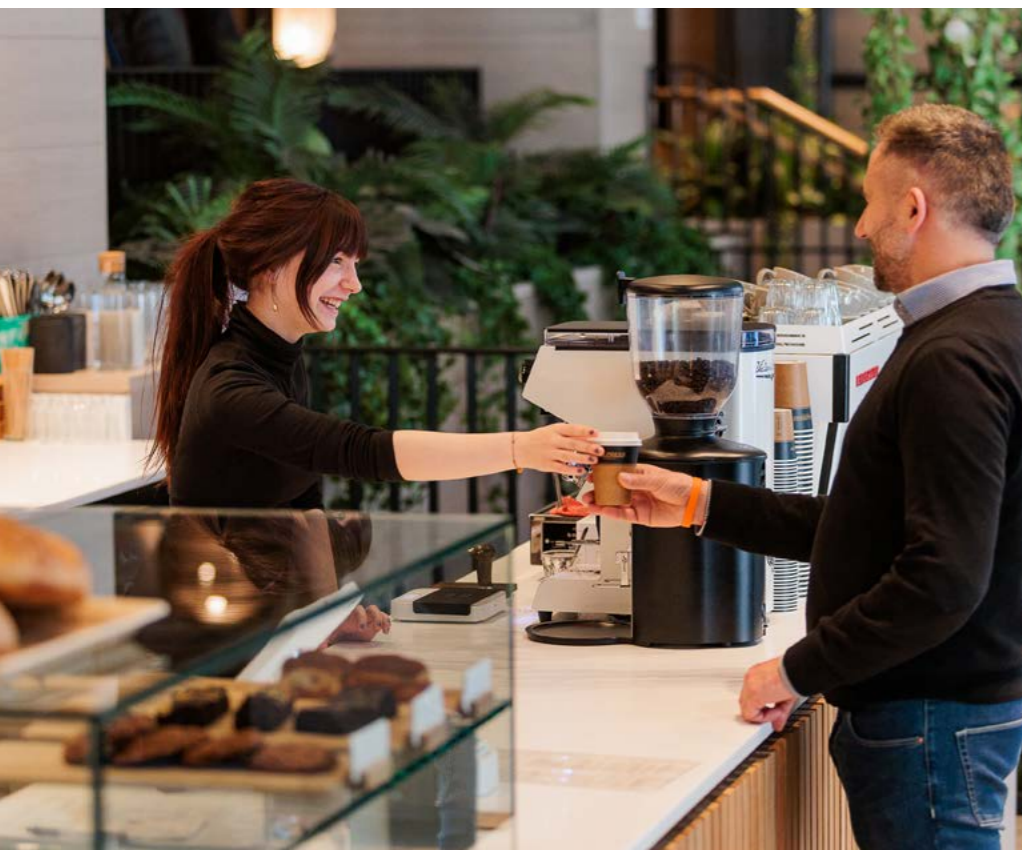
Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.

Spark
by **bruntwood**
Works

Where work & lifestyle thrive

Bruntwood Works balances work and life, blending spaces that encourage interaction and create community.



Our focus is around two key areas, creating unique workspaces and providing thriving retail and leisure spaces. Both are design led, people driven and socially responsible. We continue to be firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

As well as a unique opportunity to broaden the influence of Bruntwood Works, we know the more diverse, culturally rich, healthy, educated, connected, sustainable and fulfilled our communities are, the greater our towns and cities will become.

Sustainability at Bruntwood

At Bruntwood, we work to create thriving cities.

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we are committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.

We've committed to operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

In Didsbury, we're building the UK's lowest carbon new build workspace - Ev0. This fully electric building will have a unique, sustainably-sourced, timber frame that locks in high volumes of carbon.

We're also investing heavily in renewable energy and, in 2022, we purchased an industry-first 42.4% share in Kirk Hill wind farm (Scotland). By spring 2024, we'll be able to fulfil 80% of Bruntwood's current electricity demand through renewable energy - a huge milestone in achieving our net zero ambitions and supporting the industry's transition to sustainable energy.

2030

All areas under our direct control to reach net zero carbon.

All electricity we supply into our buildings will be generated from renewable sources.

2050

Bruntwood to be a fully net zero business

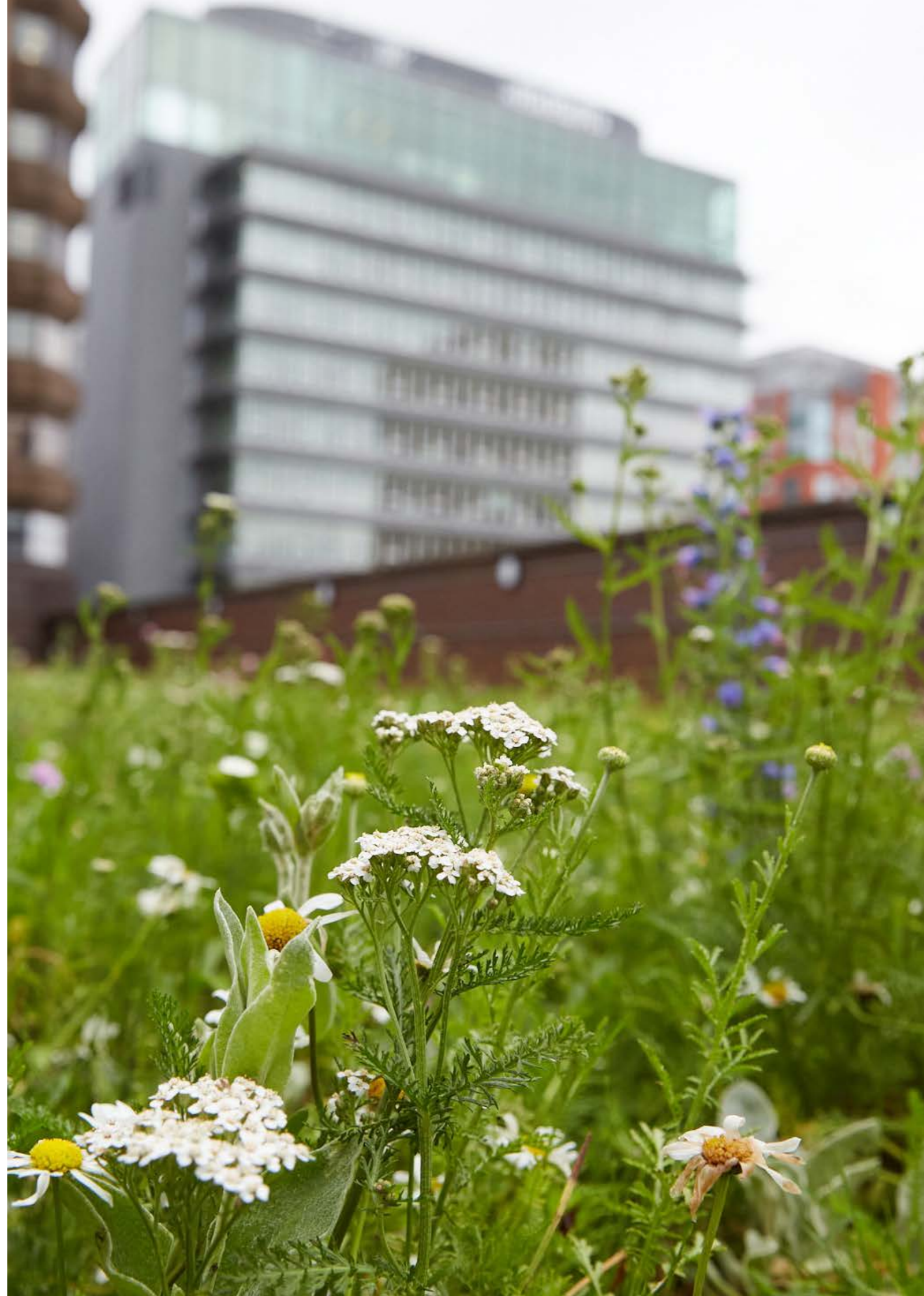
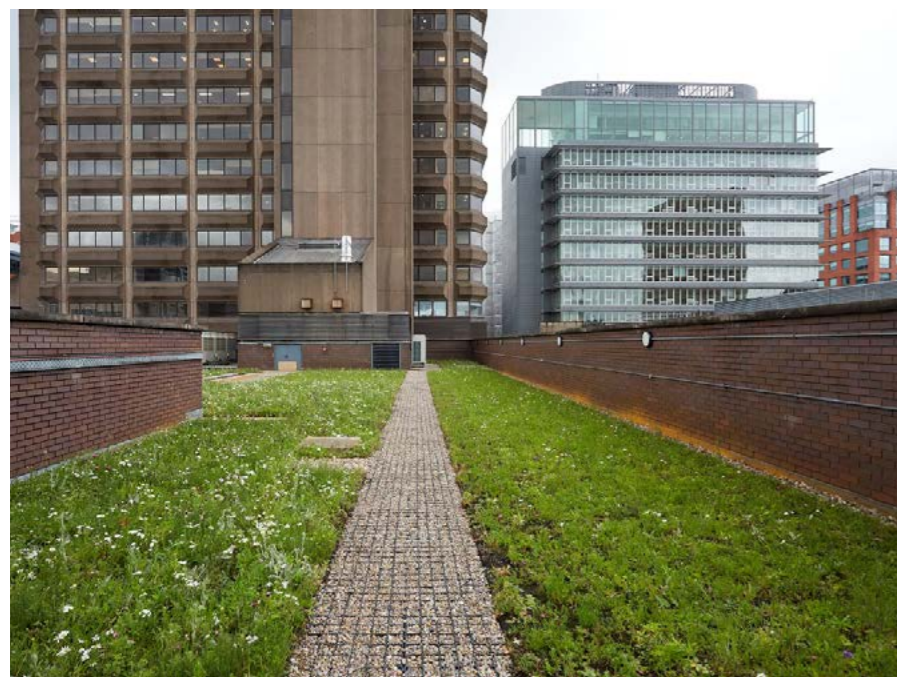


Helping the city's ecosystem thrive

Work has started on the installation of a ground-breaking climate and water resilience research roof at West Village Leeds.

Funded by United Utilities, the 'blue-green' roof has been designed to develop greater understanding of how new construction and data technologies will help cities and urban developments mitigate the impact of climate change and population growth while enhancing biodiversity, health and wellbeing.

The 'smart' blue-green roof will allow United Utilities to assess how, by storing and re-using rainwater at roof level, it can reduce the volume of surface run-off entering its sewer network and, as a result, lower the flood risk associated with the prolonged high-intensity storm events that are becoming increasingly frequent as the climate changes.





Alex.Hailey
Alex.Hailey@cbre.com

Clair.McGowan
Clair.McGowan@cbre.com

Ellie McCollin
Ellie.McCollin@cbre.com



Eamon Fox
Eamon.Fox@knightfrank.com

Elizabeth Ridler
Elizabeth.Ridler@knightfrank.com

Victoria Harris
Victoria.Harris@knightfrank.com

West Village Leeds

**Wellington Street
Leeds
West Yorkshire
LS1 4LT**

For more information please call us
or visit the website:

**0113 388 4884
westvillageleeds.co.uk**

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