

bruntwood
Works

West One

Serviced Space



A Bruntwood Works Pioneer
Space to innovate the everyday



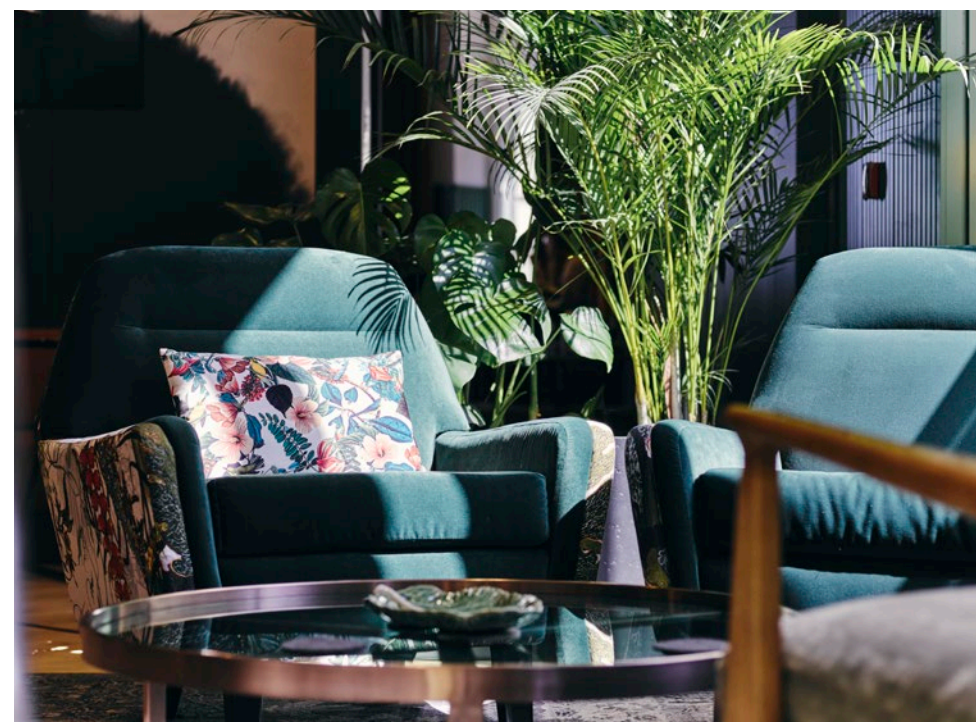
Space to innovate the everyday

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

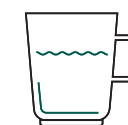
Each site's forward-thinking spaces offer individuality and flexibility, along with unique events and retail offerings. They create the perfect place for the Bruntwood Works community of vibrant businesses to connect.

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

We're master reinventors, crafting something unique and exciting, mixing the old with the new. All of our Pioneer buildings offer workspace for businesses of all sizes, from a single coworking desk to serviced offices and leased spaces.



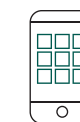
Six key themes of Pioneer



Amenity



Biophilia



Technology



Wellbeing

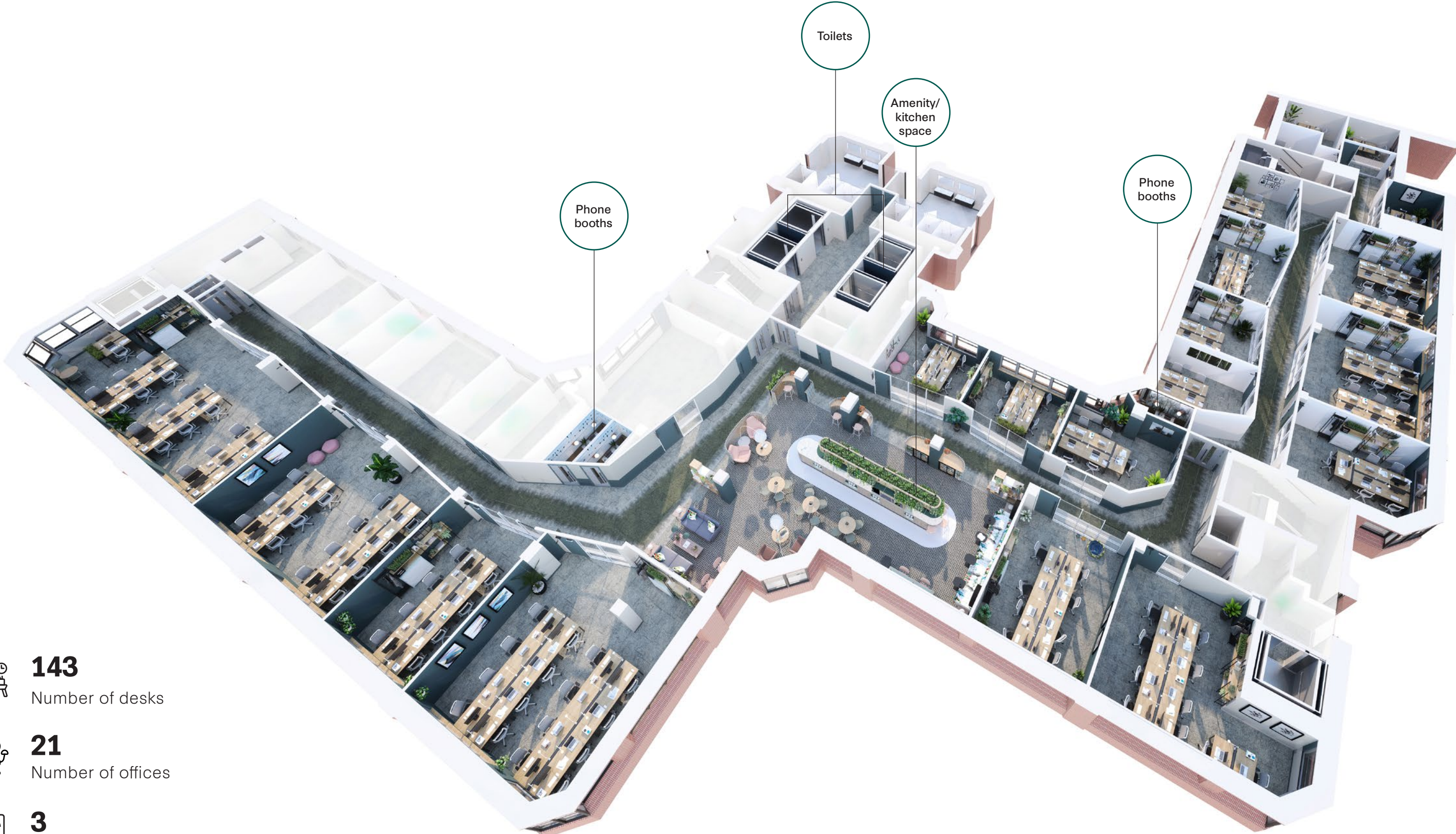


Sustainability



Art

Second Floor



143

Number of desks



21

Number of offices



3

Number of phone rooms



1

Kitchen & breakout spaces





A thriving business community



No matter where you are on your business journey be it start-up/ freelancer to a large national business, West One has a variety of space solutions that can be tailored to your needs.

From a virtual office offering a professional business address, ready to go serviced offices through to customised offices. Whether you're looking for a corporate environment, more creative space, or even a roof garden you'll have the flexibility to tailor the space around your business.

Combining office suites, meeting rooms for hire and retail space, West One has everything you need under one roof including a multi-storey car park, on-site customer service team and superfast internet.

There are a host of on-site retailers including Starbucks, a sandwich shop and Snap Fitness gym and the building is just a stone's throw from the city centre and retail district.



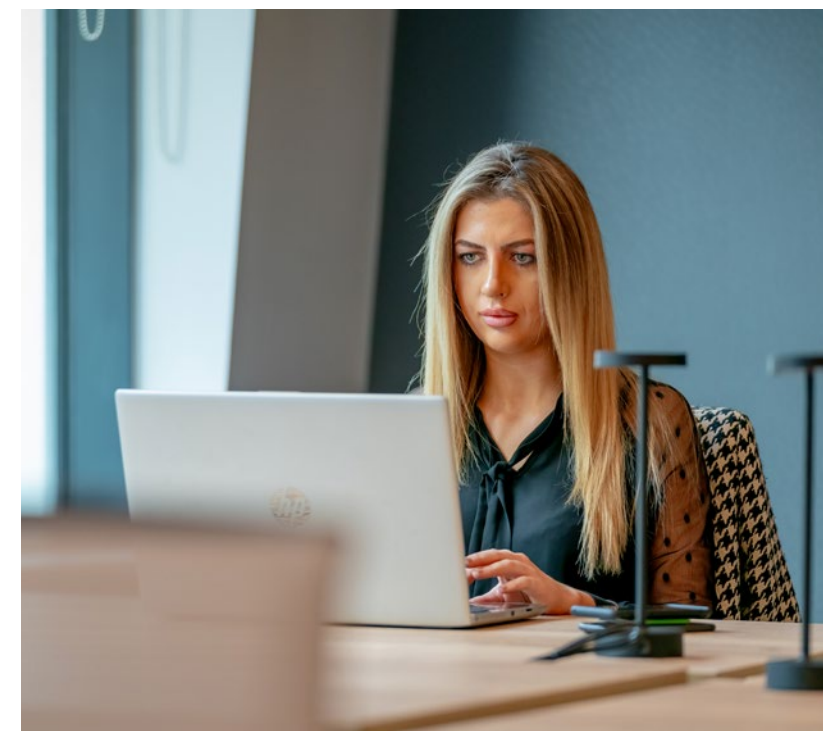
Superfast WiFi



Meeting and conference facilities






On-site multi-storey car park with 550 spaces





Find everything you need to succeed

As well as flexible office and meeting spaces, West One offers a wealth of unique features and facilities to benefit your business.

-  Showers
-  2 on-site gyms
-  Bike Store



-  Roof Terrace*
-  On-site Starbucks
-  Dog-friendly spaces

*Pioneer scheme completion

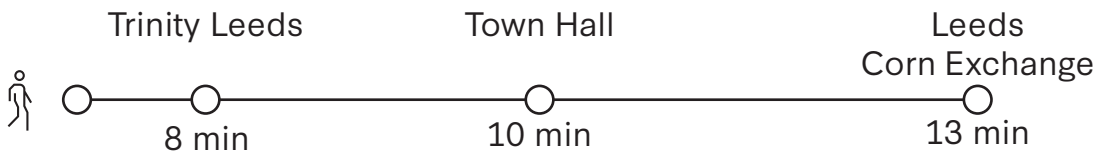


Working in Leeds

West One 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 Weatherspoons
- 9 Moose Coffee
- 10 Starbucks
- 11 La Bottega

Bruntwood Buildings

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





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



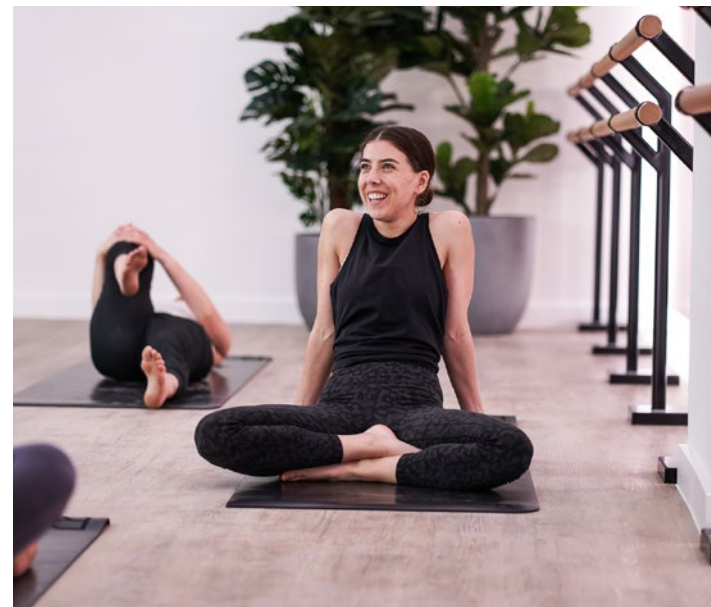
Superfast WiFi



Dog-friendly spaces

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.

The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (*including our own team*).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

Our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of finger.



Seek opportunities

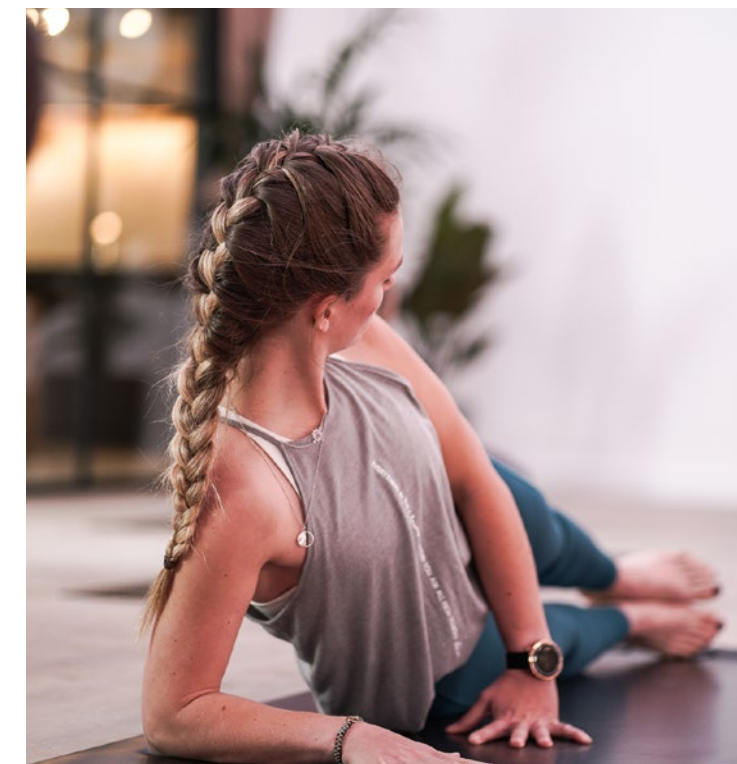
You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.

Find out more at
collective.brunwood.co.uk



Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



Explore events

There's a world of opportunity outside your workspace ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

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.

Sparkling great ideas



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.





***The ultimate goal
is to leave our
towns and cities
in a better
place than we
found them.***

Net Zero Carbon

Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of ‘creating thriving cities’ if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council’s Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we’re championing sustainable practices, and it’s why we’ve created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting our targets in place, we can monitor and improve our output more efficiently.

We’ve introduced other measures in the fight against global heating, too:

Smart buildings strategy

We’re introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we’re stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That’s why our Utilities team has carried out water audits across the estate. So far, they’ve been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We’re transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.



West One
100 - 114 Wellington Street
Leeds
West Yorkshire
LS1 1BA

For more information please call us
or visit the website:

0113 388 4884
bruntwood.co.uk/works

In line with the Misrepresentation Act 1967,
Unfair Contract Terms Act 1977 and The Property
Misdescriptions Act 1991, Bruntwood Works
Limited gives notice that:

1. These particulars are a general outline only,
for the guidance of prospective purchasers or
customers, and do not constitute the whole or
any part of an offer or contract.
2. Bruntwood Works Limited cannot guarantee
and accepts no liability whatsoever for the
accuracy of any description, dimensions,
references to condition, necessary permissions
for use and occupation and other details
contained herein and prospective purchasers or
tenants must therefore not rely on them as agent
advisor or other representative statement of fact
or representations and must satisfy themselves
as to their accuracy.
3. No employee of Bruntwood Works Limited has
any authority to make or give any representations
or warranty or enter into any contract whatever in
relation to the property.
4. Bruntwood Works Limited will not be liable, in
negligence or otherwise, for any loss arising from
the use of these particulars.
5. Space planning contained in this brochure is
indicative only and may require modifications to
the building design.
6. All floor plans are not to scale and are for
identification purpose only.

