

# CITY ONE

LEEDS

MAKE AN ENTRANCE AT THE GATEWAY TO THE CITY



# LEEDS' SOUTH BANK IS TRANSFORMING

DRAWING ON ITS UNIQUE ASSETS TO HELP SHAPE THE CITY, PROVIDING THE ROOM THE CITY NEEDS TO GROW. LEEDS SOUTH BANK IS A CRITICAL PIECE IN THE CITY'S REGENERATION.

CADDICK DEVELOPMENTS LATEST DEVELOPMENT CITY ONE LEEDS HAS ONE AMBITION, TO BE THE GATEWAY TO LEEDS SOUTH BANK. THE 9.48 ACRES (3.8HA) MIXED USE SITE WILL OFFER A BLEND OF RESIDENTIAL, OFFICES, RETAIL, LEISURE AND HOTEL ACCOMMODATION.



## ONCE THE INDUSTRIAL HEARTLAND OF LEEDS, LEEDS SOUTH BANK HAS BEEN QUIETLY REINVENTING ITSELF

LEEDS IS THE UK'S FASTEST GROWING CITY AND WITH THE SECOND LARGEST EMPLOYMENT TOTAL OUTSIDE OF LONDON. THE CITY IS WIDELY RECOGNISED AS THE LARGEST AND MOST IMPORTANT REGIONAL CENTRE FOR LEGAL, PROFESSIONAL AND FINANCIAL SERVICES. LEEDS IS THE PRINCIPAL CITY FOR THE YORKSHIRE AND HUMBER REGION WHICH HAS A POPULATION OF APPROXIMATELY 5 MILLION.

# WHY LEEDS?

LEEDS HAS THE MOST DIVERSE ECONOMY OF ALL THE UK'S MAIN EMPLOYMENT CENTRES AND HAS SEEN THE FASTEST RATE OF PRIVATE SECTOR JOBS GROWTH OF ANY UK CITY AND HAS THE HIGHEST RATIO OF PUBLIC TO PRIVATE SECTOR JOBS OF ALL THE UK'S CORE CITIES. ACCORDING TO NEW DATA ON BUSINESS 'SCALE-UPS' - COMPANIES WHICH HAVE ACHIEVED THREE YEARS OF 20% GROWTH IN REVENUES OR EMPLOYEES - LEEDS IS ONE OF THE UK'S FOREMOST CENTRES FOR FAST GROWING FIRMS, BEHIND ONLY LONDON AND CAMBRIDGE.

**109,000**  
BUSINESSES  
ALREADY  
LOCATED  
HERE

**£** THE  
LARGEST  
CITY  
REGION  
ECONOMY  
OUTSIDE  
LONDON

**38%**  
OF TOTAL OUTPUT  
IS ACCOUNTED  
FOR BY FINANCE &  
BUSINESS SERVICES



**2ND**  
CENTRE FOR  
FINANCIAL AND  
LEGAL SERVICES  
IN THE UK

**1.5M**

WORKERS  
IN THE LEEDS  
CITY REGION



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

THE FASTEST  
GROWING UK  
CITY WITH AN  
ECONOMY OF



**£56BN**

**THE HEART  
OF THE UK WITH  
UNRIVALLED  
CONNECTIONS**

**25%**  
GROWTH IN THE ECONOMY  
OVER THE NEXT TEN YEARS





## UNRIVALLED ACCESSIBILITY AT THE GATEWAY TO LEEDS

LEEDS STATION IS THE SECOND BUSIEST OUTSIDE LONDON SERVING AN ESTIMATED 38 MILLION PASSENGERS PER YEAR. THIS HAS CREATED DEMAND FOR A NEW ENTRANCE FROM THE RAILWAY STATION LINKING DIRECTLY WITH THE NEW DEVELOPMENTS TO THE SOUTH OF LEEDS.



## IN EXCELLENT COMPANY

COMPANIES WITH MORE THAN 1,000 EMPLOYEES BASED IN LEEDS INCLUDE ASDA GROUP, FIRST DIRECT, CENTRICA, VENTURA, BT, DIRECT LINE GROUP AND YORKSHIRE BANK. THE CITY IS HOME TO THREE INTERNATIONALLY RECOGNISED UNIVERSITIES, ONE OF THE LARGEST FURTHER EDUCATION COLLEGES IN THE UK AND EUROPE'S LARGEST TEACHING HOSPITAL TRUST.



**A**  
781,000 SQ.FT. MANUFACTURING,  
OFFICES, VISITOR CENTRE,  
ARCHIVES, DESIGN & AUDITORIUM

**CITY ONE**  
LEEDS

**PLANNED DEVELOPMENTS**

- A. BURBERRY CAMPUS - COMMERCIAL
- B. SWEET ST, DANDARA - RESIDENTIAL
- C. IRONWORKS, IGLOO - RESIDENTIAL
- D. TOWER WORKS, CARILLION - MIXED USE
- E. TEMPLE QUARTER, CEG - MIXED USE
- F. MUSTARD WHARF, CTP - RESIDENTIAL
- G. THE TETLEY SITE - VASTINT

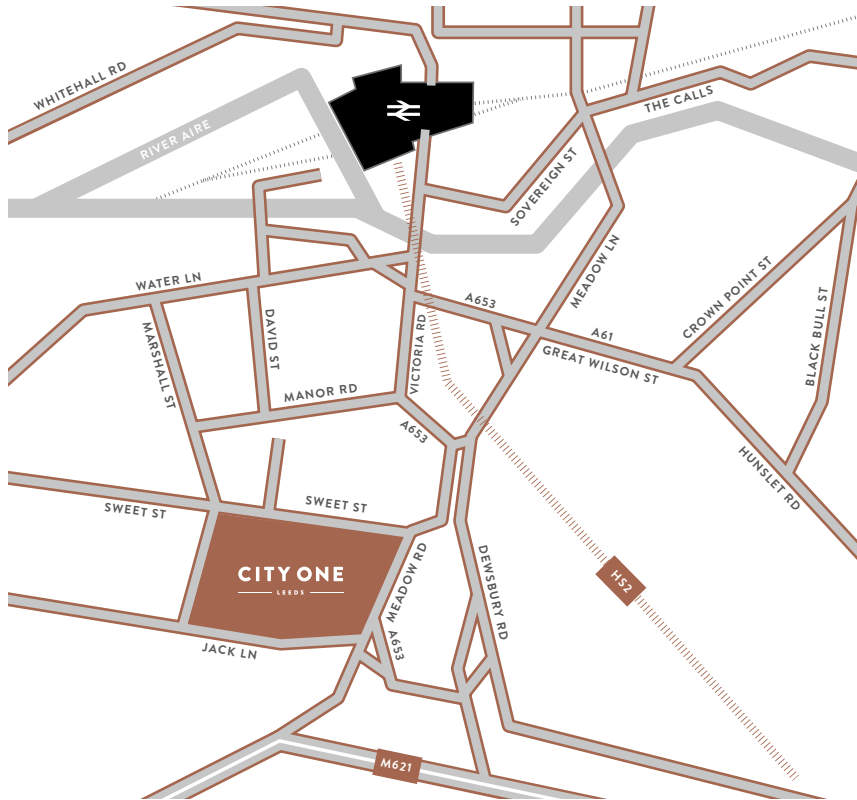
**EXISTING DEVELOPMENTS**

- 1. CITY WALK (MIXED USE)
- 2. THE MINT (OFFICES)
- 3. MARSHALL MILLS (OFFICES)
- 4. ROUND FOUNDRY (MIXED USE)
- 5. GRANARY WHARF (RESIDENTIAL)
- 6. SOUTHERN ENTRANCE LEEDS TRAIN STATION (TRANSPORT)
- 7. BRIDGEWATER PLACE (MIXED USE)
- 8. KPMG/ADDLESHAW GODDARD (OFFICES)
- 9. LATERAL (OFFICES)

**HOTELS**

- 10. CLAYTON HOTEL LEEDS
- 11. DOUBLE TREE BY HILTON
- 12. HILTON
- 13. THE QUEENS
- 14. MALMAISON
- 15. NOVOTEL
- 16. QUEBECS
- 17. THE MET

LEEDS IS SITUATED APPROXIMATELY 35 MILES NORTH OF SHEFFIELD, 44 MILES NORTH EAST OF MANCHESTER AND 194 MILES NORTH OF LONDON. LEEDS BENEFITS FROM EXCELLENT ROAD COMMUNICATIONS VIA THE M621 WHICH SERVES THE CITY AND LINKS WITH THE INTERSECTION OF THE M1 AND M62 MOTORWAYS ONLY 7 MILES TO THE SOUTH AND ONTO THE A1(M) 10 MILES THERE AFTER TO THE EAST.



CITY ONE IS SITUATED ON MEADOW LANE (A653), THE PRINCIPAL ENTRANCE TO THE CITY FROM THE MOTORWAY NETWORK (J3&4 M621). THE SITE IS BOUNDED BY SWEET STREET, MEADOW ROAD, JACK LANE AND MARSHALL STREET. THE IMMEDIATE VICINITY HAS UNDERGONE SIGNIFICANT DEVELOPMENT OVER THE LAST TEN YEARS, WHICH INCLUDES; CITY WALK (OFFICES, RESIDENTIAL AND HOTEL), THE MINT (OCCUPIED BY JET2), THE LATERAL OCCUPIED BY VARIOUS GOVERNMENT DEPARTMENTS AND THE REGENERATION SCHEME AT HOLBECK URBAN VILLAGE.

# MASTERPLAN



OUTLINE PLANNING CONSENT WAS GRANTED ON 12TH APRIL 2013, (REF: 10/00923/OT) FOR A MIXED USE OFFICE, LEISURE, RESIDENTIAL AND RETAIL SCHEME WITH ASSORTED CAR PARKING AND LANDSCAPING.

# CITY ONE

LEEDS

A DEVELOPMENT BY:

caddick  
developments



[EAMON.FOX@KNIGHTFRANK.COM](mailto:EAMON.FOX@KNIGHTFRANK.COM)



[MICHAEL.LEONARD@BNPPARIBAS.COM](mailto:MICHAEL.LEONARD@BNPPARIBAS.COM)

[RICHARD.DUNHILL@BNPPARIBAS.COM](mailto:RICHARD.DUNHILL@BNPPARIBAS.COM)

[CITYONELEEDS.COM](http://CITYONELEEDS.COM)

