



ceg:

SOUTH BANK, LEEDS

**THE FOURTH
INDUSTRIAL
REVOLUTION**



GLOBE POINT AND
GLOBE SQUARE ARE
THE FIRST BUILDINGS
TO COME TO MARKET
IN THE NEW SOUTH
BANK. THE DEVELOPMENT
WILL REGENERATE A HUGE
SWATH OF CENTRAL LEEDS.
HELPING TO PAVE THE WAY
FOR THE DIGITAL REVOLUTION.

INTRODUCTION

We are delighted to introduce you to the future of Leeds city centre. Globe Point and Globe Square on the South Bank are self-contained, Grade A office buildings at the heart of a new mixed use and business quarter, all within 5 minutes walk of Leeds rail station. The area is rich in history and character, and the scheme has been sensitively designed to embrace and enhance this unique location.



GLOBE SQUARE

GLOBE POINT



WHY LEEDS?

Leeds is one of the most exciting business locations in the UK right now. It has the largest city region population outside London and offers a substantial labour pool, with seven million people within one hour's drive.

Lower costs and outstanding property opportunities like South Bank, can be combined to offer a genuine competitive advantage to companies locating here.

With particular strength in finance, retail, professional services, tech & digital and creative sectors, Leeds is blossoming and attracting substantial investment.

EUROPEAN POPULATION COMPARISONS:

LEEDS, BRADFORD & YORK:	1.5MILLION
MUNICH	1.4MILLION
MILAN	1.3MILLION
PRAGUE	1.3MILLION
BRUSSELS	1.2MILLION

- 3 million live in Leeds City Region
- 7 million within one hour drive
- 38,900 students graduate per year
- 2 world class business schools
- 9 universities and 14 colleges
- Leeds voted 'University of the Year 2017' (The Times)
- One of Europe's largest teaching hospitals



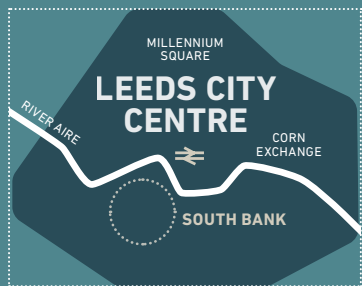
**A VIBRANT,
ECLECTIC
CITY THAT'S
FULL OF
ENERGY AND
TALENT**



REGENERATION FOR A NEW GENERATION

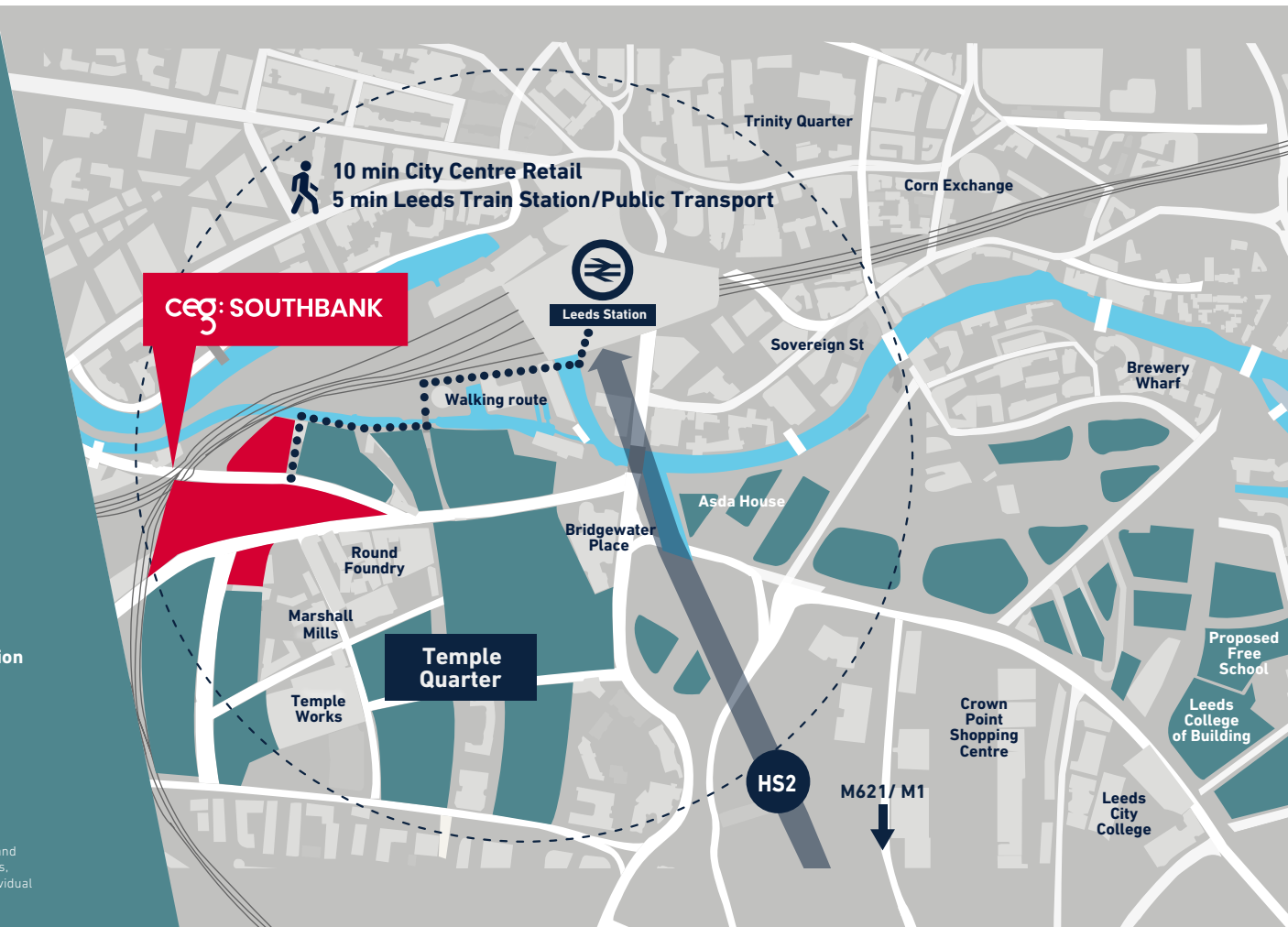
STREET ART RECENTLY COMPLETED ON SITE
CELEBRATING HISTORIC HOLBECK INNOVATORS

WHAT IS THE SOUTH BANK OF LEEDS?



South Bank is one of the largest regeneration initiatives in Europe, with the potential to create 35,000 new jobs and to double the size of Leeds city centre.

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two-dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.



AT THE HEART OF THE CITY

Sitting at the heart of the South Bank and only 5 minutes walk from Leeds rail and HS2 stations, CEG already has detailed outline planning permission to revitalise a derelict 3.52 hectare site into a vibrant, well-connected and sustainable mixed-use development.

LEEDS RAIL STATION
(5 MINS WALK)

GLOBE
POINT

GLOBE
WATERSIDE

GLOBE
SQUARE

ceg: SOUTHBANK

BECK COURT



Designed by Stirling Prize winning architects Feilden Clegg Bradley Studios, the vision for the development is an outstanding example of modernism. The scheme will create new connections and urban regeneration within the city centre and the first of two detail consented Grade A office buildings will be speculatively developed and ready to occupy in 2020.

GLOBE POINT – A NEW LEEDS ICON

At the heart of CEG South Bank will be Globe Point. This inspiring building forms the gateway to the neighbourhood, with an angular façade over-looking Holbeck and its mix of creative industry occupiers.

Globe Point will offer 38,600 sq ft (net) of Grade A space, laid out across interesting dual aspect floorplates over 7 floors with a feature roof terrace. The building will be a new landmark in Leeds.

The floorplates are purposefully designed to create a unique North to South view axis, connecting the existing city centre to the north, while being stitched into the history and character of Holbeck in the south.

**38,600 SQ FT (NET) OF
SELF CONTAINED GRADE
A SPACE WITH FEATURE
ROOFTOP TERRACE.**

GLOBE SQUARE WILL BE THE NEW ENGINE ROOM

Sitting at the heart of the South Bank development, Globe Square offers a total of 134,274 sq ft of Grade A office space. With potential for retail, collaborative workspaces and cafés on the ground floor, the building will have multiple connections at street level into the nearby developments, city centre and rail station.

The typical building floorplates average 17,500 sq ft in size, providing occupiers with optimum levels of flexibility. Whatever your business requirements, CEG can provide the accommodation you need to make it work.

**134,274 SQ FT AT
THE HEART OF THE
CEG: SOUTHBANK
NEIGHBOURHOOD**

A NEIGHBOURHOOD THAT IS ALREADY BUZZING

In an area rich in historic significance and creativity, and already served by multiple independent amenities, bars and restaurants, the two new buildings have the potential to quickly become iconic. Your business could stand in the footprints of the world's greatest innovators to bring together the next generation of talent.

This area is already the emerging creative and media quarter of the city. As well as some of the leading creative and digital agencies in the UK, neighbours will include Asda, Jet2, Sky, Sky Bet, NHS Digital and GHD.



THE TALENTED QUARTER OF THE CITY

- ASDA
- Jet2
- Sky
- Sky Bet
- Bloom
- Elmwood
- Welcome to Yorkshire
- GHD
- SpacInvader Design
- True North Productions
- EY
- NHS Digital

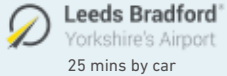


REINVENTING HOLBECK AND REINSTATING ITS FORMER GLORY

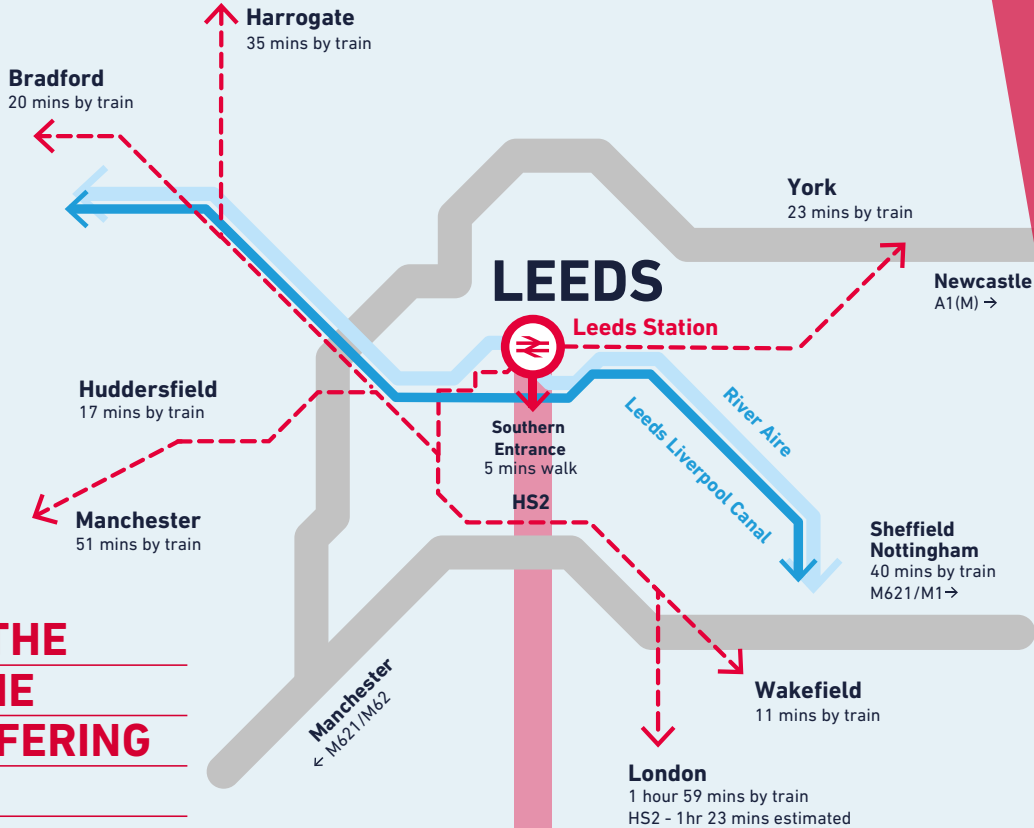
With its mix of buildings of international architectural repute like Temple Works and imaginative new buildings suited to the expanding creative and digital sector, this part of Leeds is being recognised as an outstanding example of urban design.







Leeds Bradford*
Yorkshire's Airport
25 mins by car



**LEEDS IS IN THE
HEART OF THE
COUNTRY OFFERING
UNRIVALLED
ACCESS**

Within 5 minutes walk of Leeds Rail Station, the buildings have connection times of 2 hours to London. Manchester, Liverpool, Sheffield, Hull and Newcastle are all within 1.5 hours.

Sitting in the heart of the city, Globe Point and Globe Square are also very accessible to your colleagues, wherever in the city region they choose to live or how they travel.





POTENTIAL TO DOUBLE THE SIZE OF LEEDS CITY CENTRE

In combination, the vacant land and historic buildings that surround Globe Point and Globe Square, offer a unique opportunity for you to be at the heart of an emerging business campus. There are already creative agencies and global brands in the area and plenty of opportunities for more to be drawn in.



THE FUTURE OF THE SOUTH BANK

GLOBE SQUARE

GLOBE POINT

Set in the centre of the South Bank regeneration area this development will become a vibrant, well connected and sustainable community with 1.12m sq ft of offices, shops and café/bars set within a large attractive public space with up to 750 homes. Designed by the award-winning Feilden Clegg Bradley Studios the development will form an exciting new area of the city with approximately 6,000 people living and working here.



THE TIME IS NOW.

Globe Point and Globe Square are fully designed with detailed planning consent, so now is the time to partner with CEG to shape the building around your business.

The time is also right for the young, diverse population of Leeds City Region. They are ready to be part of the next generation of business, helping you to shape the future.

A photograph of a modern building facade featuring a grid of vertical wood panels and horizontal glass panels. A large red geometric shape is overlaid on the left side of the image.

**THE
BUILDING
DETAILS**



A PROMINENT LOCATION

The buildings are located at the junction of Globe Road and Water Lane, and enjoy an extremely prominent location. The existing buildings in the vicinity offer a wealth of staff amenities in the form of independent café bars, restaurants, and ancillary retail uses.

Floor plans are indicative only to give a general indication of the proposed development and floor layout.



KEY:

-  Indicative Food and Beverage Use
-  Cycle Facilities
-  Car Park Entrance



GLOBE SQUARE ACCOMMODATION SCHEDULE

Area Schedule (NIA) – Globe Square

Level	Area m ²	Area ft ²
Reception	175 m ²	1,882 ft ²
Suite 1	258 m ²	2,775 ft ²
Suite 2	146 m ²	1,574 ft ²
Suite 3	321 m ²	3,453 ft ²
Mezzanine	329 m ²	3,539 ft ²
Mezzanine	44 m ²	476 ft ²
Mezzanine	173 m ²	1,862 ft ²
Mezzanine	606 m ²	6,527 ft ²
First Floor	1,610 m ²	17,331 ft ²
Second Floor	1,610 m ²	17,331 ft ²
Third Floor	1,610 m ²	17,331 ft ²
Fourth Floor	1,610 m ²	17,331 ft ²
Fifth Floor	1,610 m ²	17,331 ft ²
Sixth Floor	1,135 m ²	12,219 ft ²
Seventh Floor	1,134 m ²	12,205 ft ²
Total	12,372 m²	133,170 ft²

Area Schedule (NIA) – Globe Point

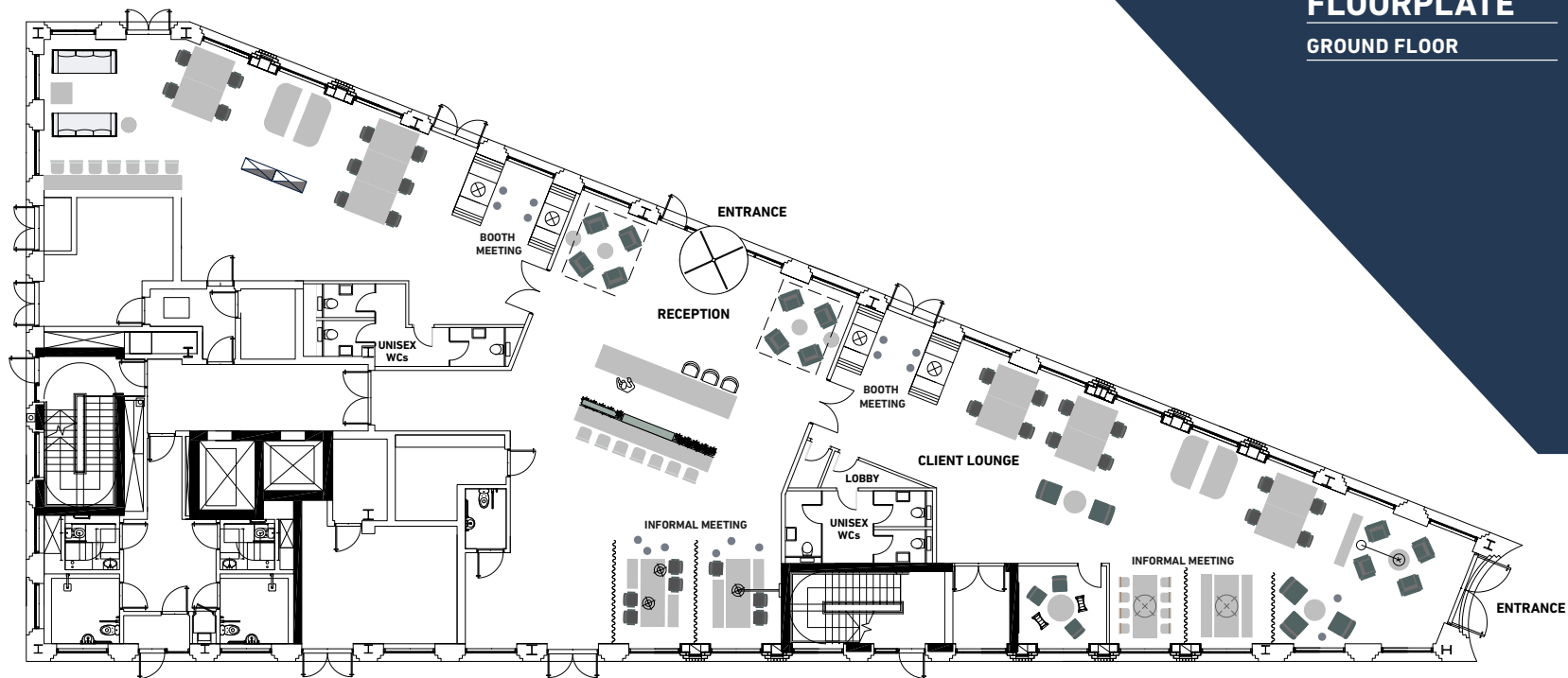
Level	Area m ²	Area ft ²
Reception	183 m ²	1,972 ft ²
Suite 1	170 m ²	1,825 ft ²
Suite 2	133 m ²	1,432 ft ²
First Floor	577 m ²	6,209 ft ²
Second Floor	577 m ²	6,209 ft ²
Third Floor	577 m ²	6,209 ft ²
Fourth Floor	577 m ²	6,208 ft ²
Fifth Floor	407 m ²	4,383 ft ²
Sixth Floor	389 m ²	4,188 ft ²
Total	3,589 m²	38,634 ft²



GLOBE POINT ACCOMMODATION SCHEDULE

GLOBE POINT FLOORPLATE

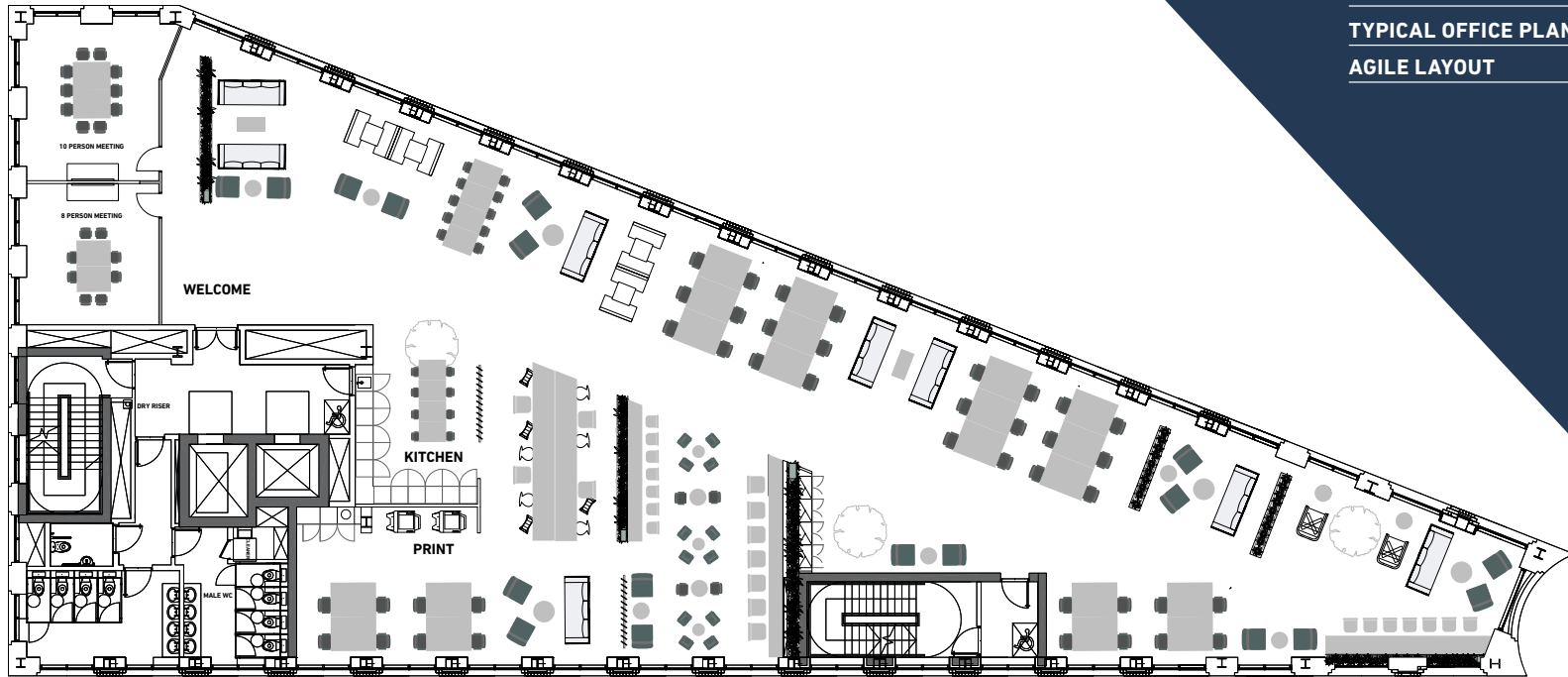
GROUND FLOOR



GLOBE POINT FLOORPLATE

TYPICAL OFFICE PLAN

AGILE LAYOUT



NIA: 577m² (6,209 ft²)

Occupancy: 1:10

Work Stations: 85 touchdown style
and traditional workstations

1x 10 Person Meeting Room

1x 8 Person Meeting Room

Additional break out space

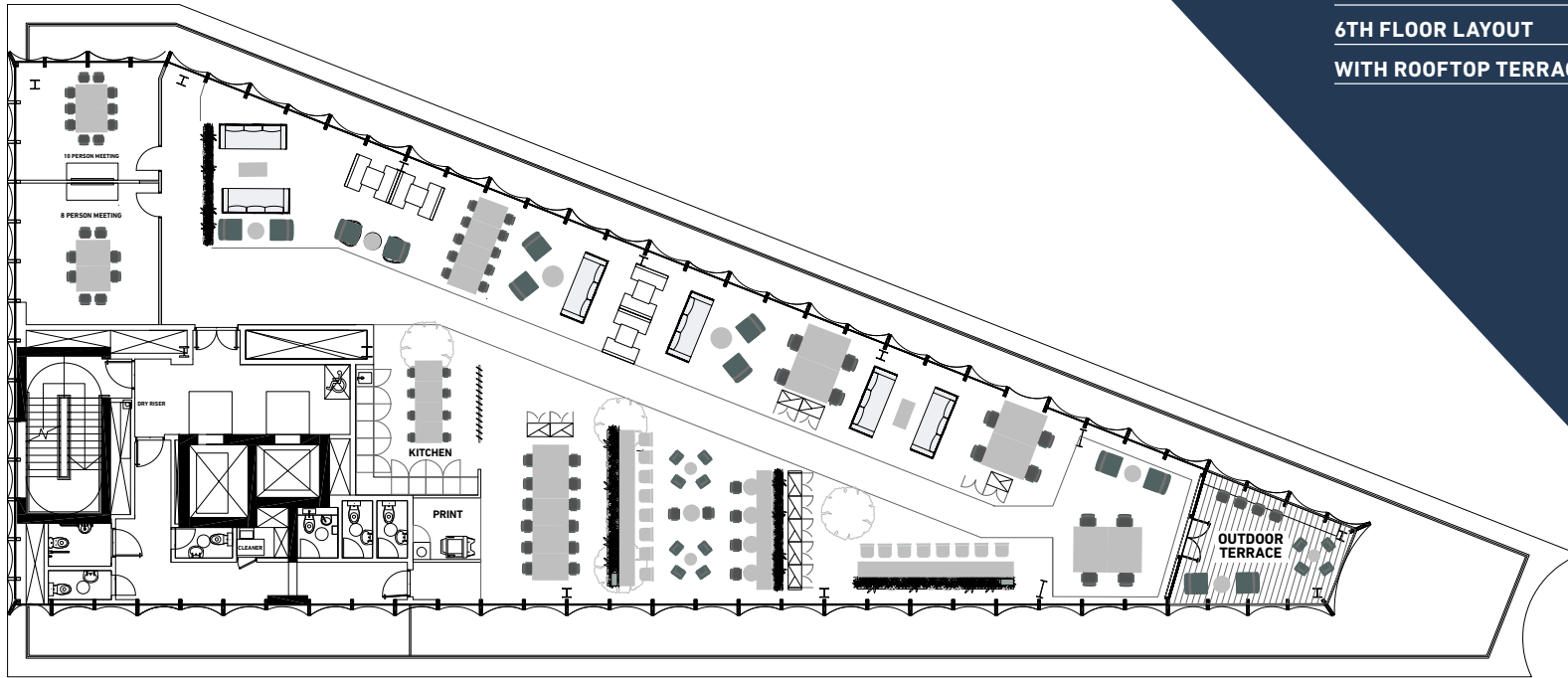
1x Kitchen

1x Print

GLOBE POINT AGILE

6TH FLOOR LAYOUT

WITH ROOFTOP TERRACE



NIA: 389m² (4,188 ft²)

Occupancy: 1:10

Work Stations: 65 Touchdown
style and traditional workstations

1x 10 Person Meeting Room

1x 8 Person Meeting Room

1x Kitchen

Additional break out space

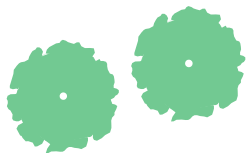
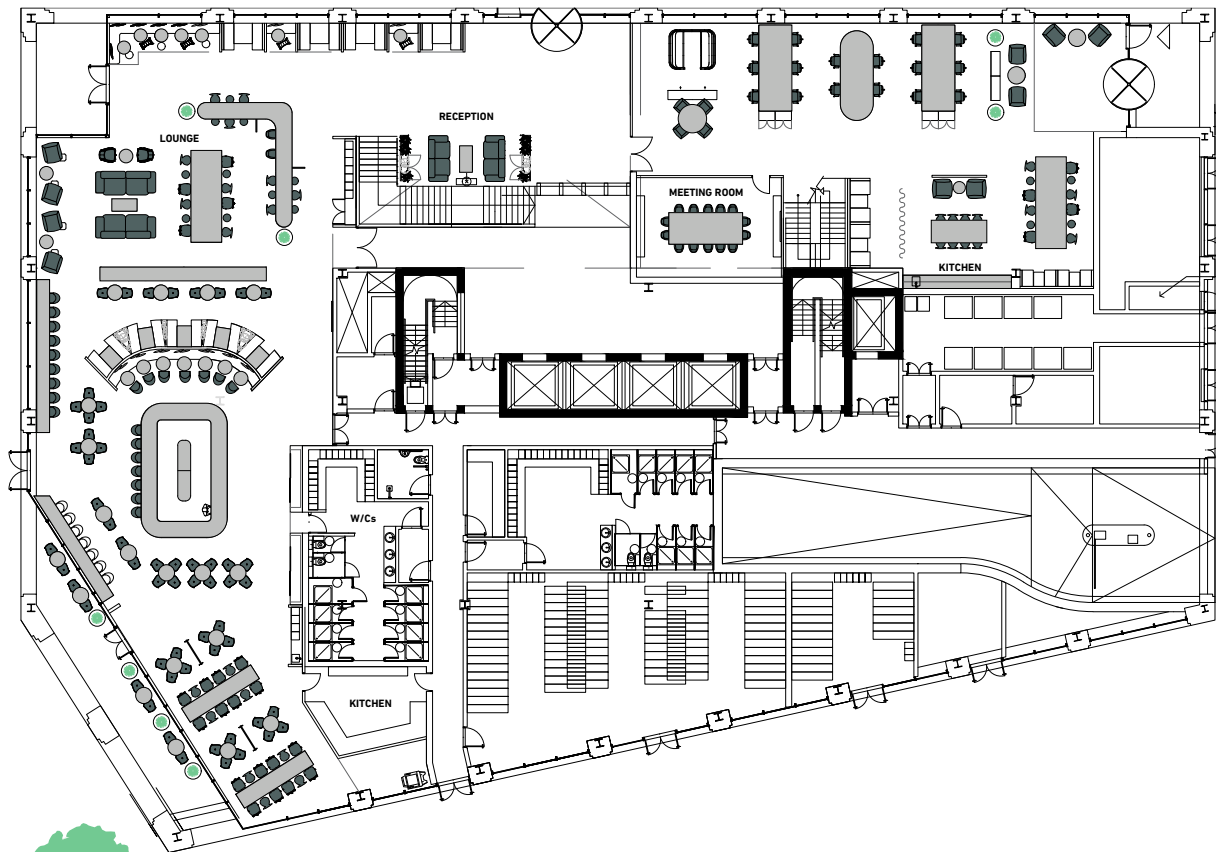
1x Print

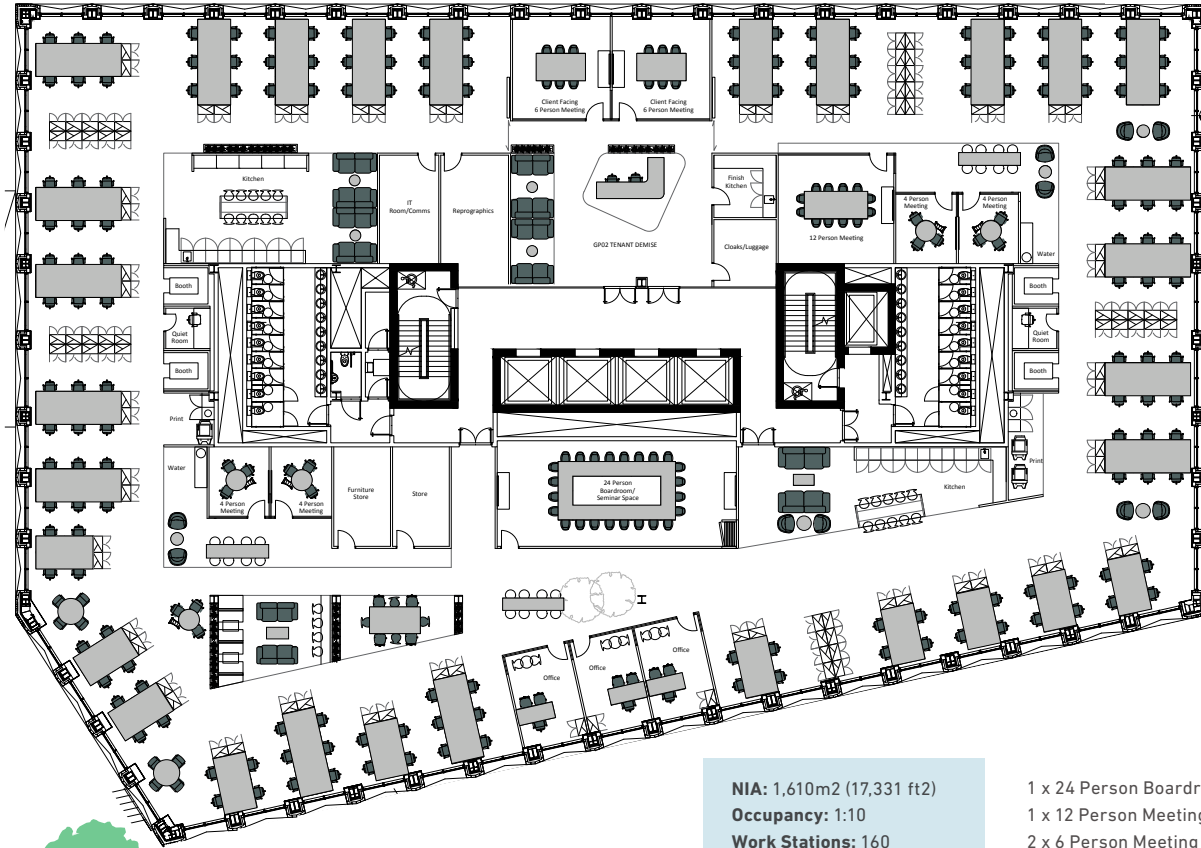
1x Store

1x Outdoor terrace

GLOBE SQUARE CO-WORKING STUDIO

GROUND FLOOR LAYOUT





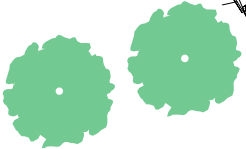
GLOBE SQUARE FOOTPLATE

TRADITIONAL OFFICE
LAYOUT

NIA: 1,610m² (17,331 ft²)
Occupancy: 1:10
Work Stations: 160

- 1 x 24 Person Boardroom
- 1 x 12 Person Meeting Room
- 2 x 6 Person Meeting Rooms
- 4 x 4 Person Meeting Rooms
- 2 x Quiet Booths

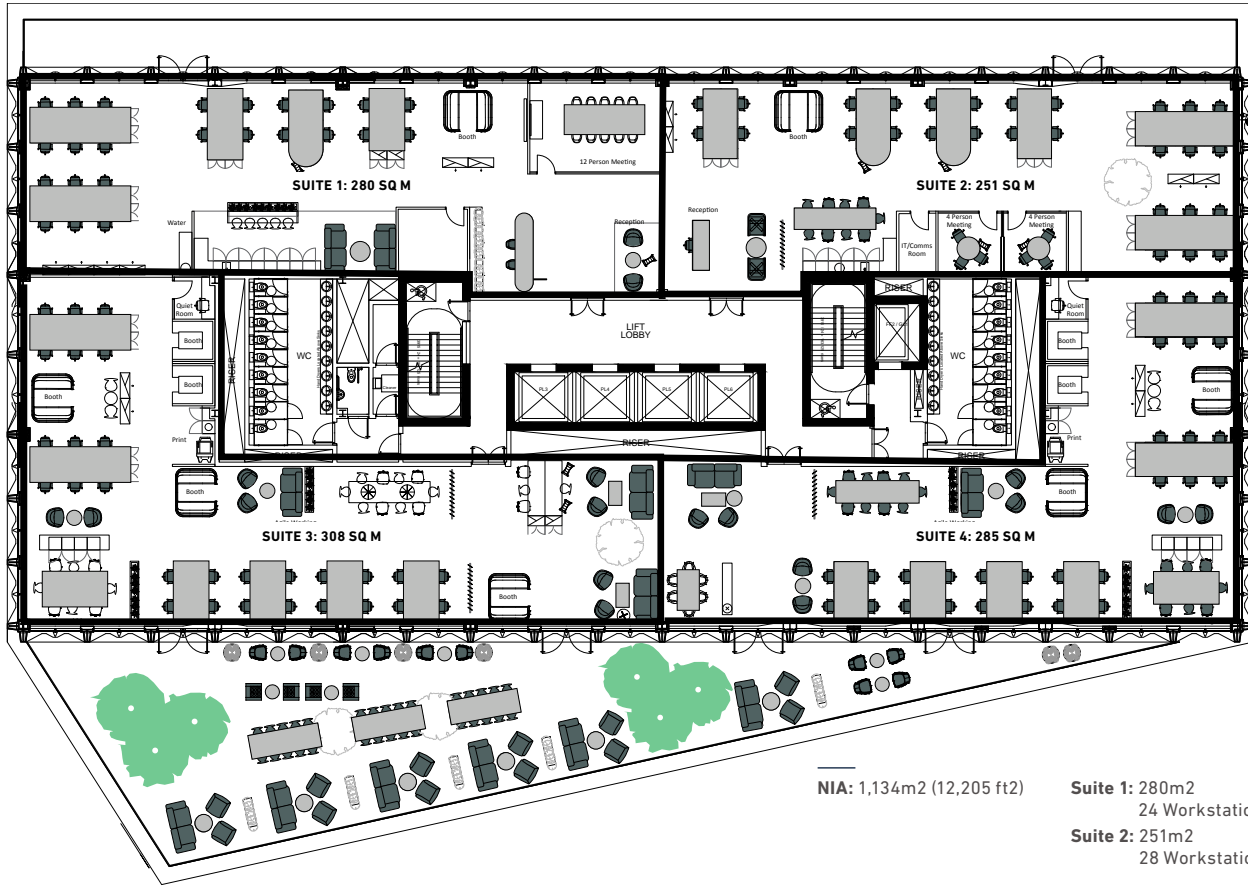
- 2 x Kitchens
- 3 x Offices
- 1 x IT/ Comms
- 2 x Print Points
- 1 x Store
- 1 x Furniture Store
- 1 x Reprographics
- 1 x Cloaks
- 1 x Finish Kitchen



GLOBE SQUARE FOOTPLATE

7TH FLOOR

SPLIT LAYOUT



NIA: 1,134m² (12,205 ft²)

Suite 1: 280m²
24 Workstations

Suite 2: 251m²
28 Workstations

Suite 3: 308m²
28 Workstations

Suite 4: 285m²
28 Workstations

GLOBE POINT & GLOBE SQUARE BUILDING SPECIFICATION



CONNECTIVITY

Wireless and mobile phone signal planning ensures you're always connected anywhere in the building, at speed.



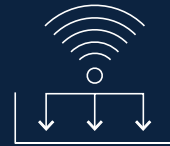
COMS

Ease of installation, fast speeds and high capacity so tenant can be quickly 'live' and connected.



CONNECTIONS

Tenant access to a variety of dependable connections and high quality wired infrastructure.



MORE COMPETITIVE

Enables tenant choice of multiple high speed ISPs. City Centre location provides excellent availability of multiple fibre service providers including, Openreach, Virgin, City Fibre, Horizon, Vodafone, and Kingston Communication.



FUTURE PROOF

Designed with additional capacity to take advantage of future technological advancements.



SECURITY

Telecom equipment located in secure, dedicated rooms to protect against service interruption.



2018
**Property
Awards**
Winner

CEG delivered the first WiredScore Platinum building in Yorkshire. Number One Kirkstall Forge won the 2018 Property Wellbeing Award.



FULLY DISTRIBUTED FIBRE

Protected cabling within the building with multiple distribution routes and intakes.



RESILIENCE

Secure telecom and power infrastructure to allow high levels of resilience. Diverse route provision will be provided East West to facilitate multiple entry points into the building and will follow diverse routes within the Building.



BUSINESS PROTECTION

Contingency planning designed into power and data supplies.



TENANT FLEXIBILITY

Fully considered current and new tenant technology requirements. TV / Satellite arrangements are provided as part of Base Build. Roof space available with loading to accommodate broadcasting aerial requirements.



HEALTH & WELLBEING

Beautifully lit city and country views with accessible links to the canal towpath. Best levels of indoor air quality. Improved employee health and wellbeing.



DESIGNED TO PERFORM

Close the performance gap between regulatory compliance calculations and measured performance. Real life, measurable benefits. Lower tenant running costs.



ENERGY EFFICIENT

Target EPC 'A' rating. Target BREEAM Excellent. Maximised daylight. LED Lighting. PV Panels.



TRANSPORT

Secure cycle storage with on site bike maintenance and high quality changing & shower facilities. Well connected to rail, road and cycle infrastructure. Car Club & Car Sharing Scheme with electric Vehicle Charging Points.

A TRACK RECORD OF DELIVERY

CEG leads by example, from investment and development through to delivery. We find properties and projects with potential, discover what the business community needs and turn them into thriving places to work. We are incredibly proud of our deep-rooted partnerships with our tenants and by truly understanding their needs we

deliver places, spaces and services that enable their businesses to succeed. Our track record of delivery includes the multi award-winning Number One, Kirkstall Forge where impressive design, strong tenant partnerships and a welcoming estate management team have delivered something truly **different by design.**



NUMBER ONE KIRSTALL FORGE, LEEDS



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