



34 BOAR LANE

LEEDS, LS1 5DA

A Kinrise Building



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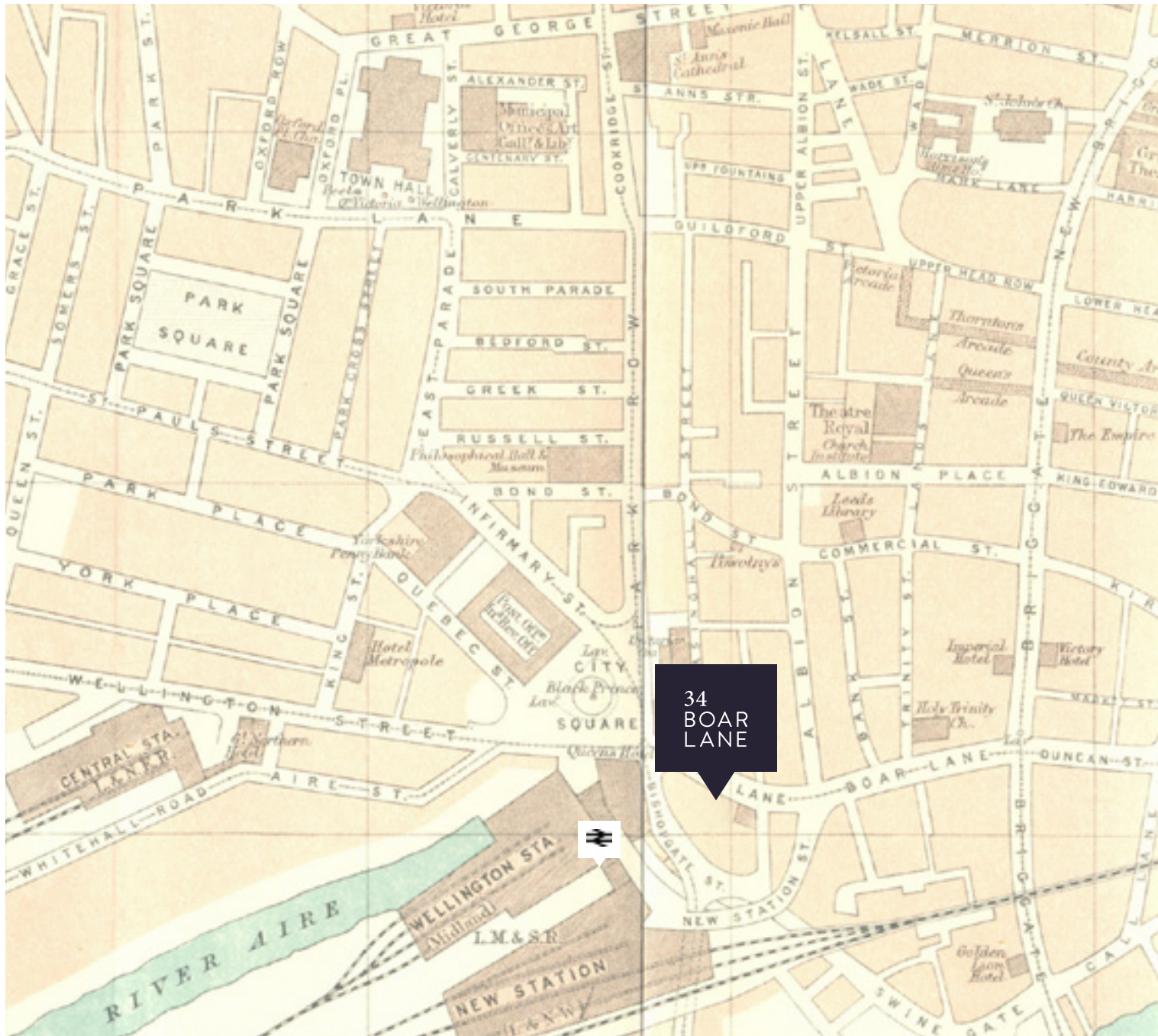
INTRODUCING 34 BOAR LANE

34 BOAR LANE IN LEEDS IS A WORK AND CULTURAL SPACE featuring 56,000 sq ft of creative office space for entrepreneurs, small teams and global companies with a restaurant, café and events space on the ground floor.

The space is designed for you and your business and offers space for a day, a month or even a decade.

Behind the original, historic façade of the building, 34 Boar Lane has been transformed into an environmentally-friendly workplace in which businesses and organisations can work and grow alongside one another. It has been given a comprehensive, design-led refurbishment, including the installation of state-of-the-art technology, new outdoor spaces and communal areas.





Located between Leeds' central business district and shopping quarter, 34 Boar Lane is right in the heart of the city.

Close to the central train station and many local hotspots, the building is a natural setting for a business and creative arts hub.

Leeds has a lively mix of established restaurants, bars, cafés, and retail outlets. Boar Lane itself is home to many, from traditional pub The Scarborough Taps to chocolate-infused Roast and Conch. Craft beer and ale can be enjoyed at Tapped at number 51, and pool and mini golf are at Roxy Ball Room. Leeds' premier shopping centre, Trinity, is a short distance away.

Leeds is also famous for its important social justice and grassroots community organisations. With its activists, artists, cultural producers, business leaders, and champions of sustainability, the city has a thriving and diverse cultural life.



THE FUTURE OF LEEDS



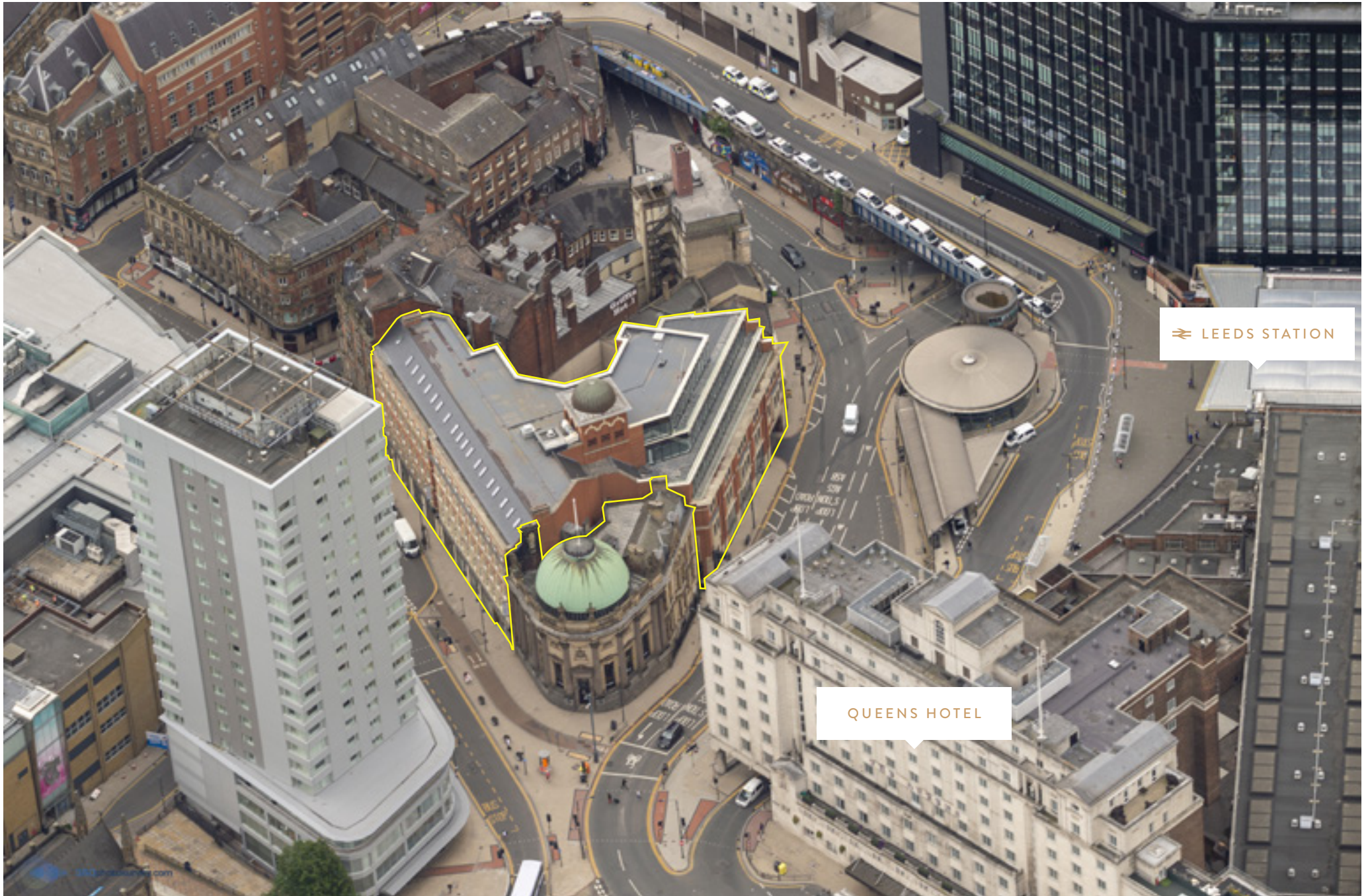
LEEDS STATION INDICATIVE CONCEPT DESIGN, COURTESY OF LEEDS CITY COUNCIL

Leeds is currently going through a period of ongoing regeneration.

The refurbishment of Leeds train station will see the pedestrianisation of Bishopgate Street adjacent to 34 Boar Lane, with significant landscaping improvements planned for the station entrance. The arrival of HS2 (High Speed Rail) will cut the travel time between London and Leeds to 1 hour 22 minutes.

The UK's second biggest financial centre after London, Leeds has a growing independent arts and music scene. Many projects and initiatives are currently underway, from Leeds Hackspace, a community not-for-profit workshop space where people make things and learn new skills, to CHUNK rehearsal studio, music and performance space. Political and social initiatives, including Leeds Poverty Truth Commission and Together For Peace, continue to flourish.







FROM RURAL ROOTS TO THE HEART OF THE CITY



Boar Lane has been a fixture in Leeds for centuries; the name itself dates back at least as far as 1575, when the thoroughfare was known as *Bore Layne*.

Alternative spellings including Boore, Bowre and Bur Lane have likewise come and gone. The name may have derived from the Norse 'bor' meaning farm or farmstead, or could be a reference to peasants, known locally as 'bore-men' or men of the borough.

When the borough was created in 1207, the lane led to a new farmstead and marked the West Bar, one of the town's six medieval boundaries. By 1628, the street was lined with buildings, and a century later had become considered a fashionable place to live. Old photographs identify former neighbours, including J. Norton, an oyster dealer at number 31, and The Charles J. Fox Co., a manufacturer of pianos at number 30, with others including a hatter, a tobacconist, and a paperhanger all nearby. Having begun its story on the outskirts, Boar Lane now lies at the centre of this modern city.





THE RESURGENCE OF A LOCAL LANDMARK

34 Boar Lane has long been a local landmark with its distinctive Victorian façade and sheer scale.

The building has been awarded a blue plaque commemorating the position of the medieval Leeds' western boundary, the West Bar, originally one of six wooden-gated entrances to the town, likely to have been guarded day and night. The plaque notes that "Scarcely a single building lay in the old manorial park to the west of this point before 1758".





RENOVATION



At 34 Boar Lane, careful renovation of the existing building has highlighted original features and created characterful contemporary workspaces.

The concrete ceilings have been exposed and glass has been introduced to allow for more natural light and to create a sense of space throughout the building. This brightened up and connected many of the interior spaces, which can be particularly seen on the ground floors and around the entrance and reception areas.

On the upper floors, the windows have been optimised, ceilings raised, and garden roof terraces introduced, adding to the overall impression of lightness and modernity throughout.







DESIGN



The redesign updated the entrance and ground floor retail and communal areas with a bolder, modern look.

Opening up the space using glass and enhanced natural lighting created an improved, open area for the café, leisure and workspaces that works in harmony with the original façade.

In the lifts and office spaces, neutral colours and fixtures allow for individual tenants to make the space their own according to their needs and preferences.





SUSTAINABILITY



As part of the renovation project, energy-efficient technology has been installed throughout the building, which will utilise only 100% green energy.

The building has been fitted out with a heat recovery variable air conditioning system, which will take the heat extracted from chillers and cycle it back round the building.

The building has been insulated with sustainably sourced, British sheep's wool.

Included in the refurbishment is a new cycling facility with storage, low water consumption showers and lockers for cyclists. Free scooters and electric bikes are also available to help tenants get to meetings. In the car park, two electric car charging spaces have been installed.

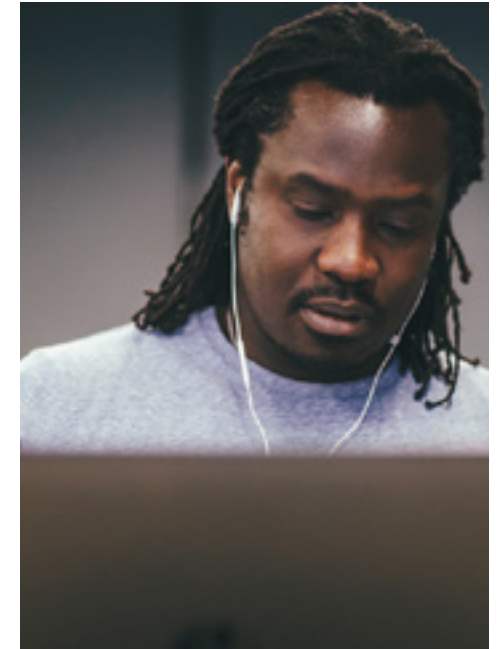
Another important green design innovation is the addition of gardens and terraces. These spaces are designed to accommodate and encourage green activities such as planting and beekeeping.



TECHNOLOGY

The comprehensive redesign of the building includes the installation of new air conditioning, lighting, wireless connectivity and new smart entry systems. In addition, a partnership with Telcom for superfast internet means all of our tenants are well connected.

The Kinrise app connects tenants with events, discounts, meeting rooms and the local community.



The building's communal areas, including the café and restaurant, comprise a central part of the overall working environment, providing spaces for people to socialise and co-work with colleagues and the wider community.



COMMUNITY



To encourage and support that interaction, the building's host organises a range of regular social activities and workshops, including mentoring events and tenant drinks. These and other events that support the local arts and music scenes, help build community in and around the building.





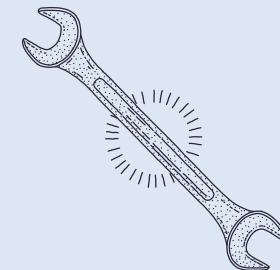
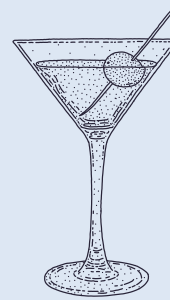
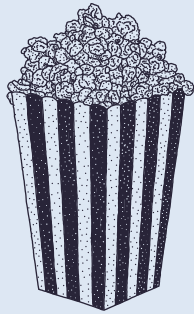


LOCAL PARTNERSHIPS

34 Boar Lane is committed to reaching out to the broader community, partnering with local suppliers, arts and cultural groups and other interested parties to invigorate the local area. Tenants are also invited to take advantage of a selection of discounts and deals offered by local businesses.

34 Boar Lane, has hosted projects including Leeds International Festival and the Indie Food Festival, and environmentally conscious architects Studio Bark have designed meeting pods for the ground floor.





DESIGNED FOR YOU

34 Boar Lane is designed to suit you and your business. From a space in our co-working for a day, a private studio for your team or a full floor office for a decade.



Co-working



Studios



Full-floor offices





FLOORPLANS

FULL AREA SCHEDULE

FLOOR	USE	FLOOR SPACE (SQ FT)
GROUND FLOOR (BISHOPGATE)	RESTAURANT	1,681 UNDER OFFER
GROUND FLOOR (BOAR LANE)	CO-WORKING	LET
	CAFÉ	LET
	RETAIL/RESTAURANT	LET
LOWER GROUND FLOOR	RETAIL/RESTAURANT STORAGE	LET
FIRST FLOOR	OFFICE	10,486
SECOND FLOOR	OFFICE	10,527
THIRD FLOOR	OFFICE	LET
FOURTH FLOOR	OFFICE	8,751
FIFTH FLOOR	OFFICE	LET

SUMMARY

TOTAL OFFICE	29,764
TOTAL RESTAURANT	1,681
TOTAL CO-WORKING	3,639
TOTAL CAFÉ	1,799
TOTAL	36,883

SPECIFICATION

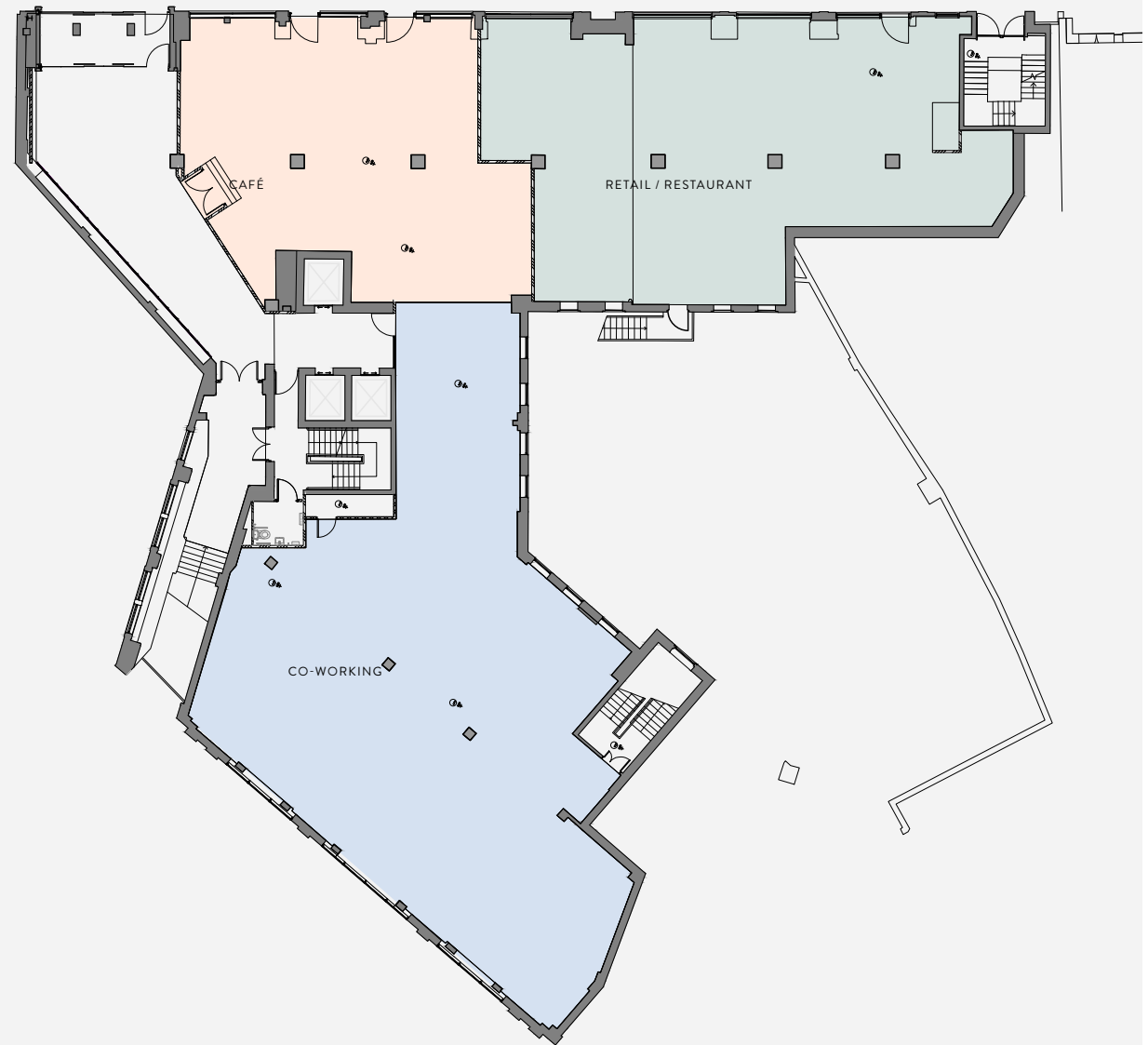
- 46,000 sq ft of office space
- 10,000 sq ft of retail, restaurant and café space
- 1,151 sq ft reception space
- Raised access floor
- Floor to ceiling heights of 3m
- 3 roof terraces/gardens
- 3 new lifts
- 21 parking spaces
- 2 electric car charging spaces
- 40 cycle spaces
- Scooters and electric bike for tenant use
- Thermal comfort modelling to CIBSE AM11
- Heat recovery air handling unit with reversible heat pump
- Heat recovery variable refrigerant flow air conditioning systems
- Energy efficient lighting design to EN 12464-1:2022
- New intelligent lighting control system with automatic presence detectors and daylight-saving
- Low flush toilets
- Low flow / spray taps
- Low water consumption showers
- Automatic metering for each floor
- SKA refurbishment rating - silver
- Telcom Node superfast internet

Ground Floor (Boar Lane)

CO-WORKING: 3,639 SQ FT

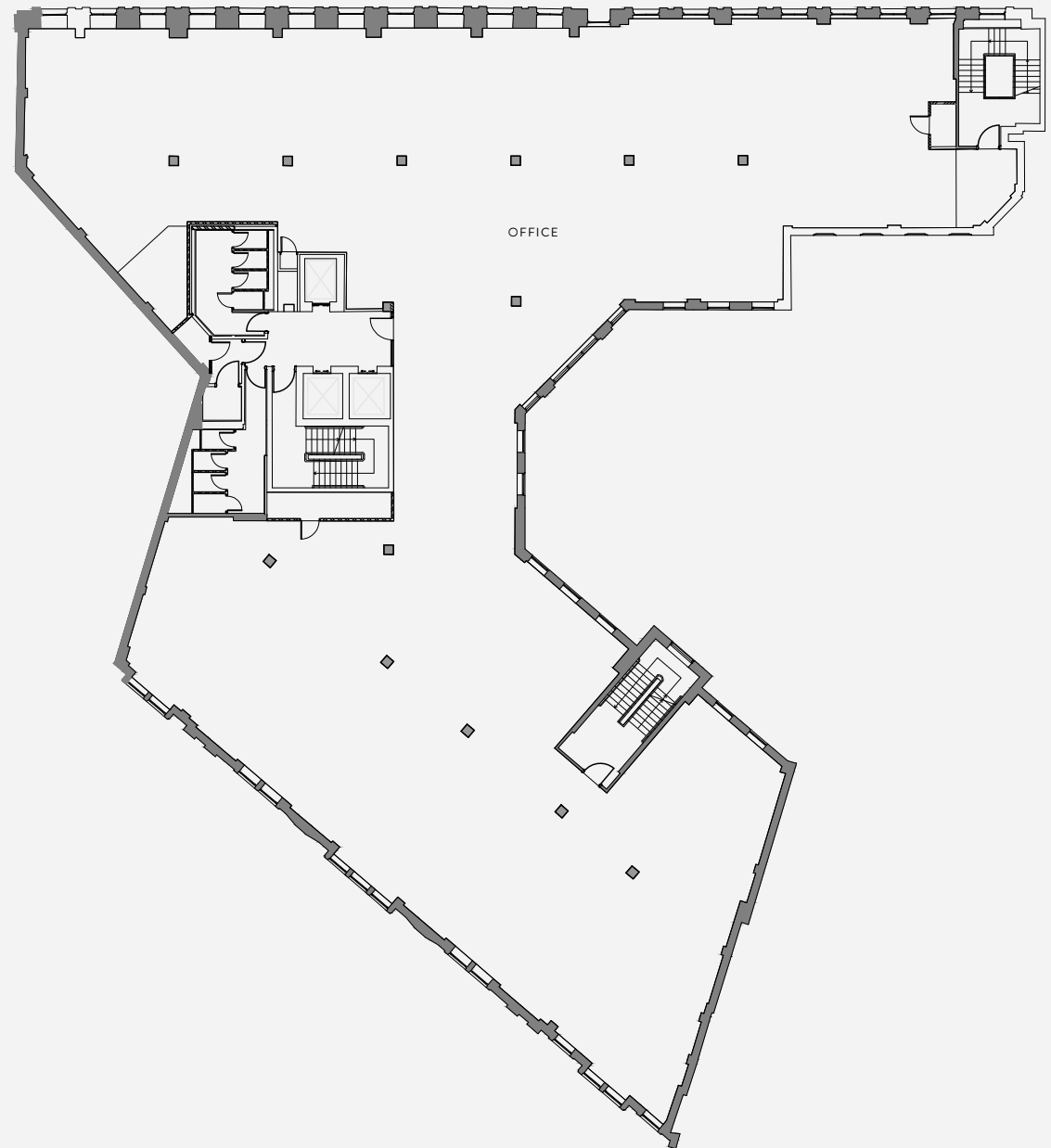
CAFÉ: 1,799 SQ FT

RETAIL / RESTAURANT: 2,737 SQ FT



First Floor

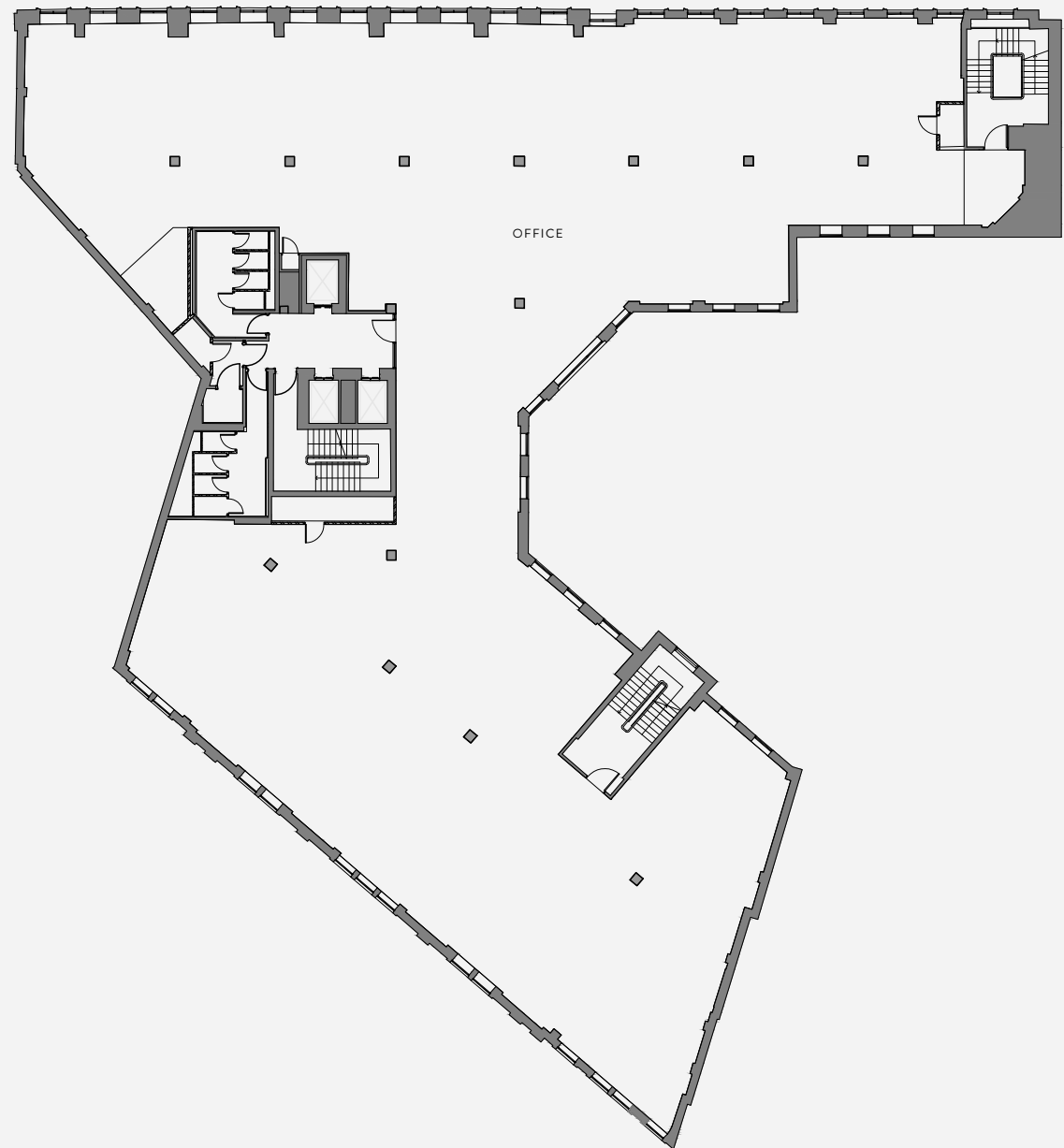
OFFICE: 10,486 SQ FT





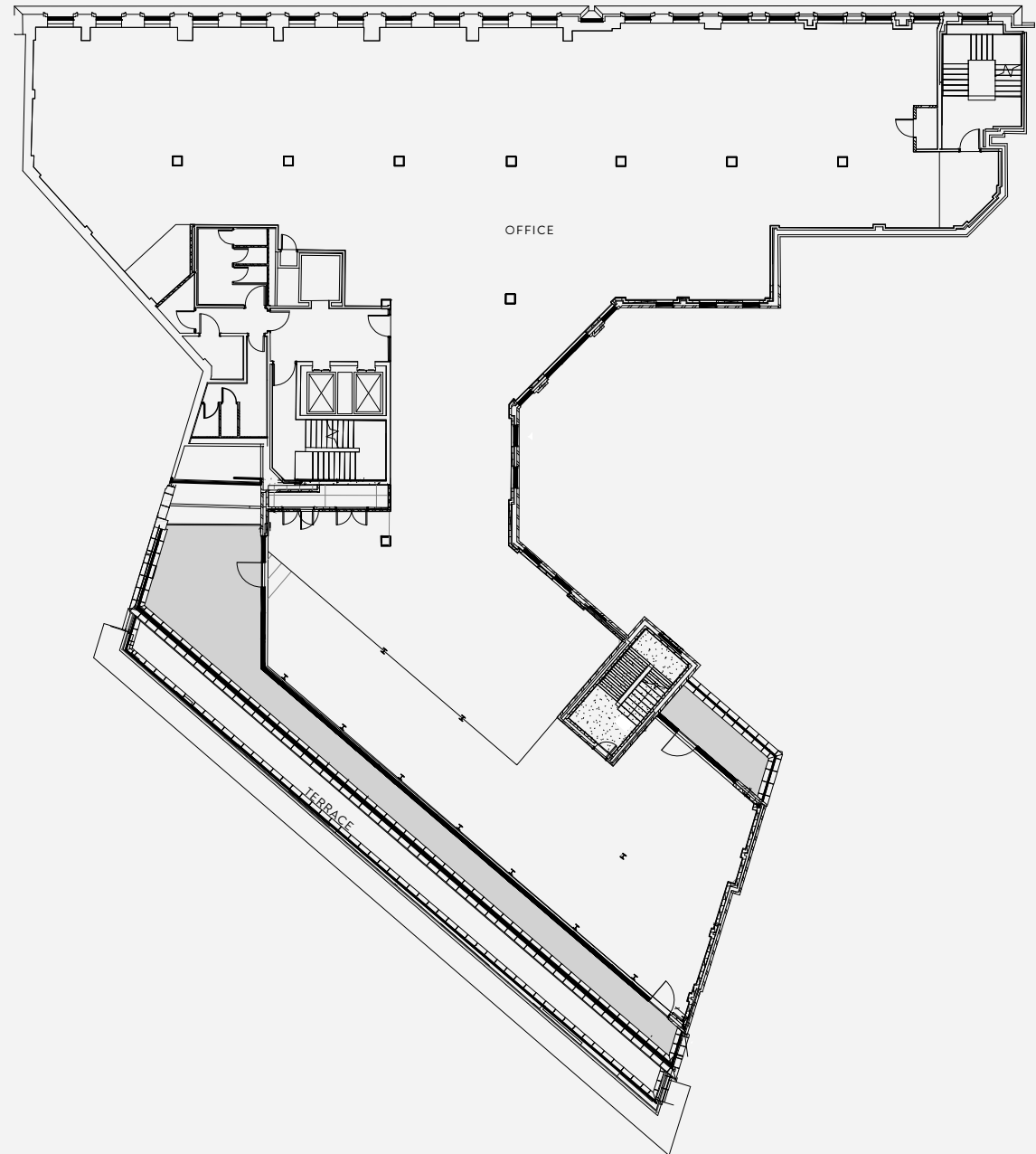
Second Floor

OFFICE: 10,527 SQ FT



Fourth Floor

OFFICE: 8,751 SQ FT





KINRISE



KINRISE

Kinrise is an award-winning investment company which is focussed on creating spaces that inspire and enable. The company is building a collection of iconic buildings and ventures designed to contribute to the inclusive rise of UK cities, through creative work space, technology and social and environmental impact initiatives.

Why the name Kinrise?

In short it translates as community rising.



OTHER BUILDINGS



THE ALBERT ESTATE,
MANCHESTER

The Albert Estate is a collection of properties set around Manchester's Albert Square.



CANADA HOUSE,
MANCHESTER

Canada House is a restored textile warehouse on Chepstow Street in Central Manchester.



CITADEL,
BIRMINGHAM


Set behind a beautiful Victorian façade on 190 Corporation Street in Birmingham.

FOR MORE INFORMATION,
PLEASE GET IN TOUCH

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KINRISE