



**LEEDS DOCK**

# THE HOME OF DIGITAL AND CREATIVE INDUSTRY IN LEEDS



Leeds Dock is a tech and digital cluster in the centre of Leeds, bringing together a range of creative industries that form a new community for the UK: a fusion of architecture, landscaping, culture, leisure and modern industry to provide a genuine mixed-use destination.

# WATERSIDE WORKING



ILK HEADQUARTERS, LEEDS DOCK

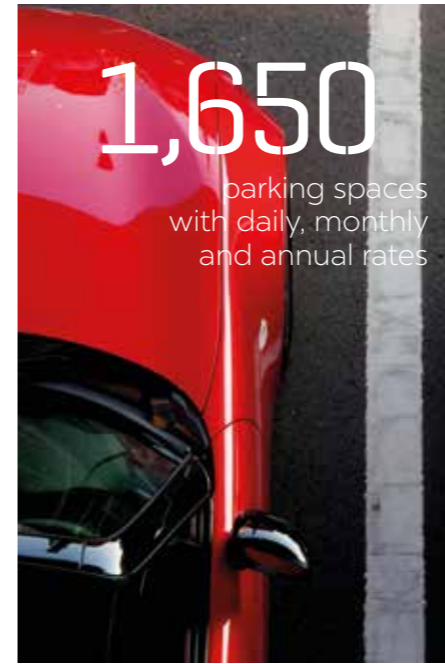
# COMMUNITY LIFE

DOCK 29, LEEDS DOCK

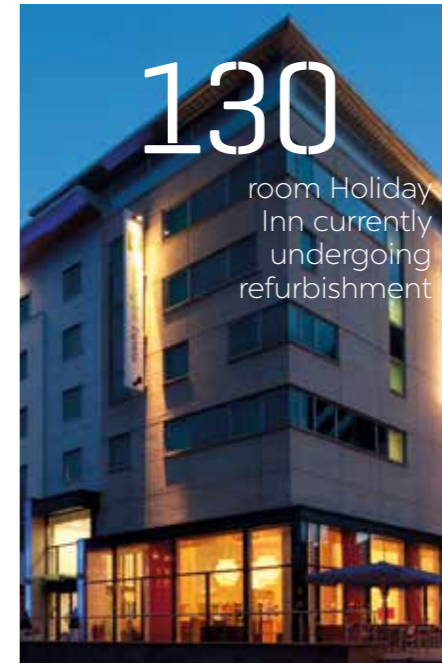
# LEEDS DOCK SHOWCASE



**250,000** sq ft  
of class-leading workspace



**1,650**  
parking spaces with daily, monthly and annual rates



**130**  
room Holiday Inn currently undergoing refurbishment



**1,100**  
apartments with over 1,800 residents and a primary demographic of 25-30 year old professionals

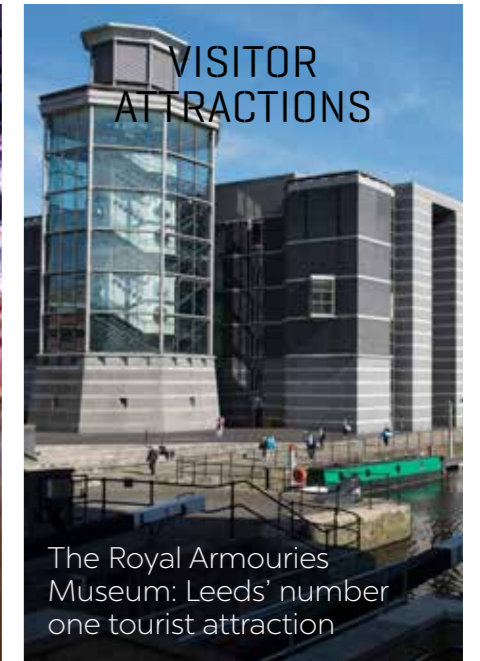


**RETAIL AND LEISURE**  
Pizza Express: now serving customers for nine years



**EVENT AND CONFERENCE FACILITIES**

New Dock Hall: Leeds' primary events and conference venue



**VISITOR ATTRACTIONS**

The Royal Armouries Museum: Leeds' number one tourist attraction



Armouries Square is Leeds' **2nd** largest outdoor space

# LEEDS DOCK: A COMMUNITY OF ENTERPRISE, LEISURE, CULTURE AND EVENTS

Allied London's place-making strategy has established Leeds Dock as key destination in the city for enterprise, community and culture.

With over 1,800 residents and an on-site workforce in excess of 2,000, Leeds Dock is a place with community at its heart. The street food offerings and Homegrown Markets add to the dynamic services provided by the on-site food and beverage, health and well-being partners.

Allied London work closely with key stakeholders in Leeds and cultural partners, such as the Lumen Prize, Quays Culture and The Tetley, to provide a programme of cultural events and activity across the estate and through the city.

Events are a vital part of Allied London's place-making and brand culture strategy, and have been a major factor in the success of Leeds Dock.

Events draw footfall, raise awareness, drive sales for food and beverage partners on-site and provide the content for marketing and social media channels.

 [facebook.com/leedsdock](https://facebook.com/leedsdock)

 [@leedsdock](https://twitter.com/leedsdock)

 [@leedsdock](https://instagram.com/leedsdock)

 [leedsdock.com](https://leedsdock.com)



Top:  
View of the dockside below Block C showing the lunchtime street food and cycle workshop.

Bottom left:  
New Forms street art event.

Bottom right:  
My Street running track.



Cornerstone of Leeds' Light Night with 2017 attracting over

**8,000**  
visitors





## DOCK 29

Opened in December 2015, Dock 29's success has resulted in it cementing its position as the social centrepiece for the community.



## FEAST ON DELICIOUS STREET FOOD

A key part of life at Leeds Dock, Street Food is now offered four days a week.



## ENLIGHTENMENT WITH YOGA HERO

Yoga Hero have gone from start-up to market leaders in three short years.




## STATE OF THE ART FACILITIES TO KEEP FIT WITH PRIMAL GYM

100,000 sq ft of retail and leisure



## 2 metric tonnes

of freshly roasted coffee beans produced per month - Leeds' only city centre coffee roaster

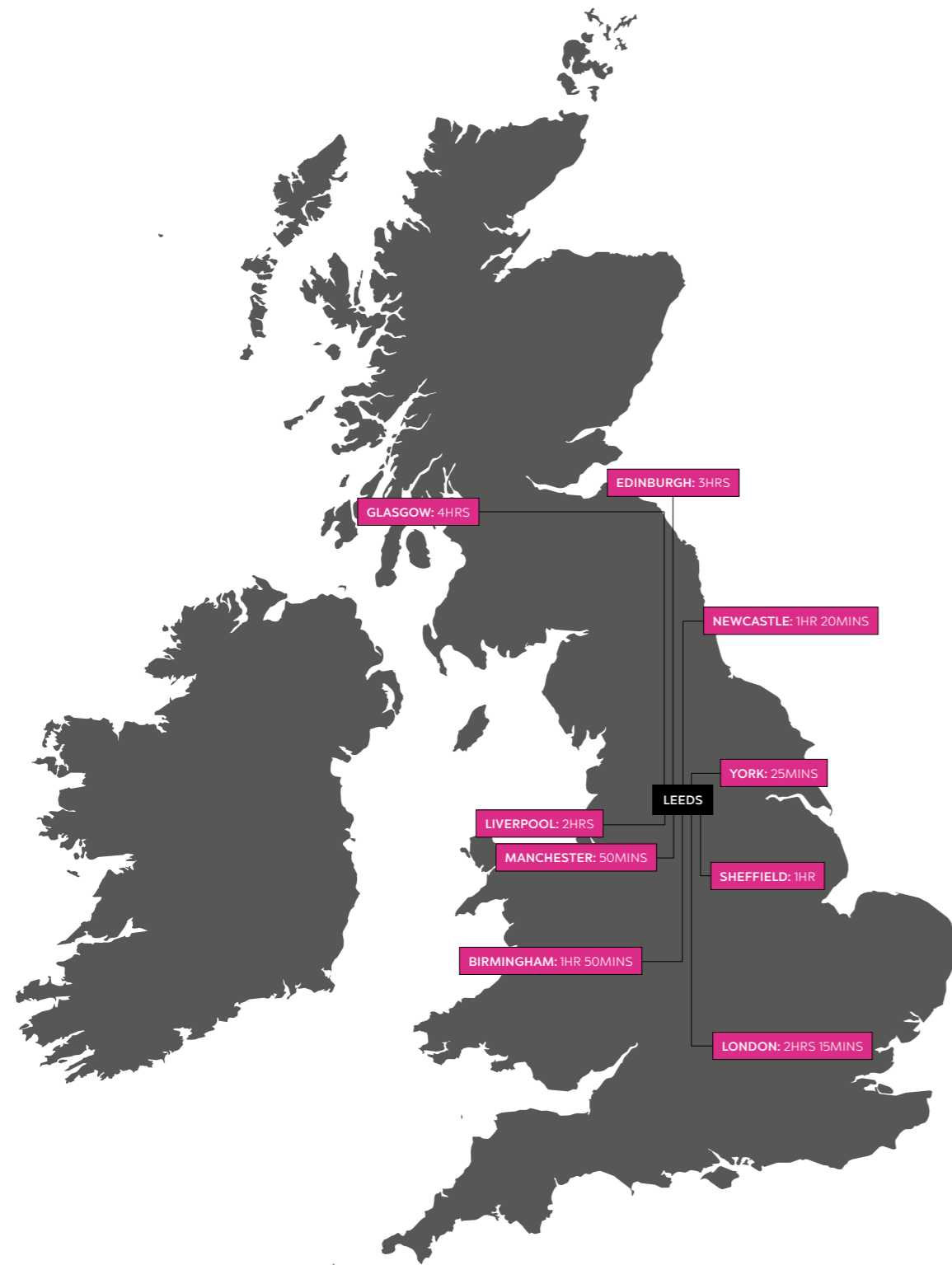


“We share the vision of our landlord. We want this to be the best place to work in the North of England. We had the opportunity to move into many different offices around the city, we looked long and hard. We chose Leeds Dock because of the inspiring location, the stunning workspaces and the engaging activities created and hosted at the Dock.”

Matt Grest, Head of Digital & Technology Services,  
Sky UK Limited



# LEEDS DOCK CONNECTIVITY

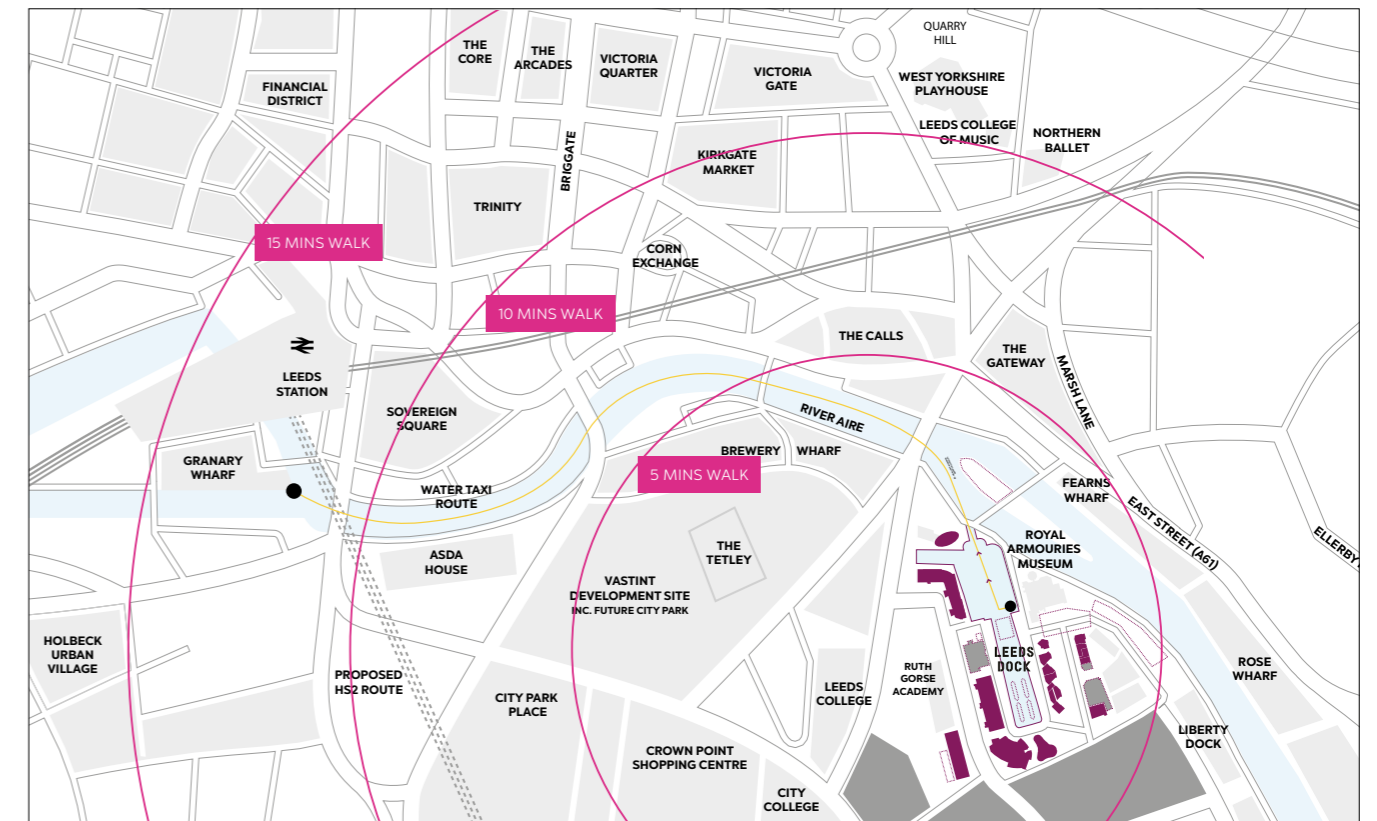


Times shown above are for the most direct train route from Leeds station.

Leeds Dock is easily accessible, being a short distance from Leeds central business district by foot, bike, car or public transport. Leeds Dock has its own dedicated shuttle bus and unique water taxi service that runs on a daily basis.

**8**  
minute walk  
to the  
**city centre**

**15**  
minute walk  
to the  
**train station**



## WALK

The scenic route along the canals over the Centenary Bridge at Brewery Wharf means Leeds Dock is less than 15 minutes walk from Leeds station.

## CYCLE

Cycle paths are available along the River Aire through to Leeds Dock.

## BUSES

Frequent and dedicated public buses from Leeds Dock to Leeds station provide easy access for the Dock's workforce with a service every 15 minutes.

## WATER TAXI

Two water taxis were acquired from Amsterdam and run a free service from Leeds Dock to Leeds station at Granary Wharf.

## RAIL

Leeds station provides rail routes to national destinations, with a direct rail service to the capital cities of London (Kings Cross) and Edinburgh, in journey times of 2 hours 15 minutes and 3 hours respectively. Manchester is 50 minutes away from Leeds with five trains per hour running directly to Manchester Piccadilly station. Leeds station is approximately 15 minutes walk from Leeds Dock.

## ROAD

Leeds Dock is within the south east neighbourhood of Leeds city centre, situated off the A61 close to the M621 with easy access to the extensive motorway network. The postcode needed for sat nav is LS10 1PZ.

## AIR

Leeds Bradford International Airport is situated approximately 16 miles north of Leeds Dock, providing international and domestic flights to over 65 locations. Manchester Airport is just over one hour via direct train journey.

## HS2

The planned high-speed rail link between Leeds, Birmingham and London (HS2) is expected to link with Leeds in the early 2030s. This will significantly improve connectivity in the Northern Powerhouse. It has the potential capacity to transport 4.5 million passengers and will reduce journey times to London and Birmingham to 82 and 57 minutes respectively.

It is estimated that improved transport connectivity will unlock the potential of seven million people across the Leeds City Region.

# LEEDS DOCK MASTERPLAN

## WHO IS HERE:

### Workspace

- Sky
- ilk
- iseepr
- Hatch
- First 10
- DealTrak
- Yorkshire Water
- GE Capital
- Places for People
- Touchstone
- NJ Bentley
- Pinpoint Design
- MWH

### Wellbeing

- Primal Gym
- Yoga Hero

### Retail

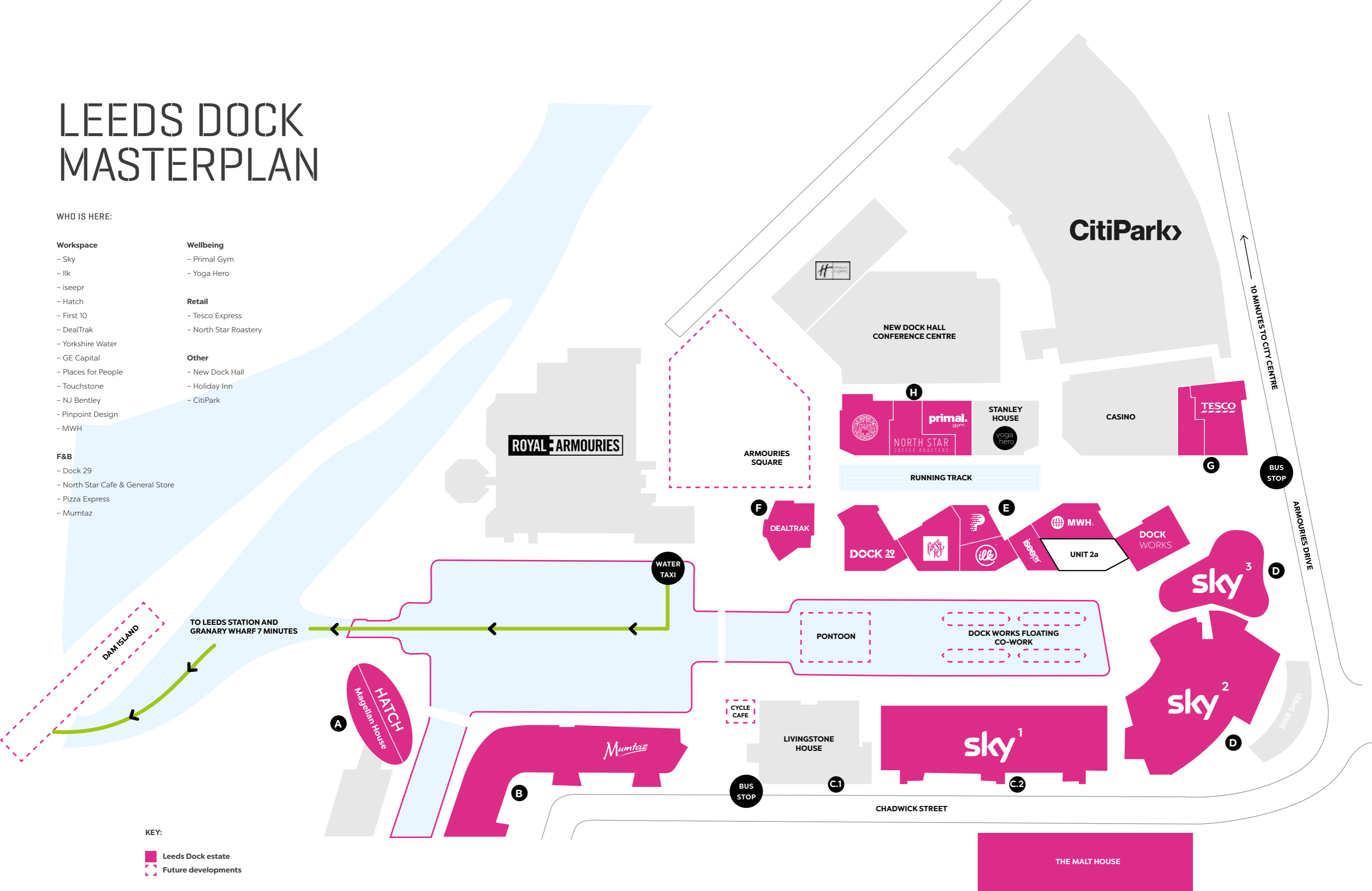
- Tesco Express
- North Star Roastery

### Other

- New Dock Hall
- Holiday Inn
- CitiPark

### F&B

- Dock 29
- North Star Cafe & General Store
- Pizza Express
- Mumtaz



## KEY:

- Leeds Dock estate
- Future developments

# SPECIFICATION

**4,950 sq ft of self-contained creative workspace located at the bustling heart of Leeds Dock.**

The workspace will be delivered to the following specification:

- Open plan workspace environment with unique mezzanine level.
- 5m high window and facade with views of the Dock.
- Each unit is self contained with private access and facilities.
- Bare surfaces and minimalistic industrial feel, maximising the workspace environment.
- Ability to customise the colour-way on the balustrade and stairs.
- Shower facilities included within the disabled toilet.
- External signage.

**Additional information:**

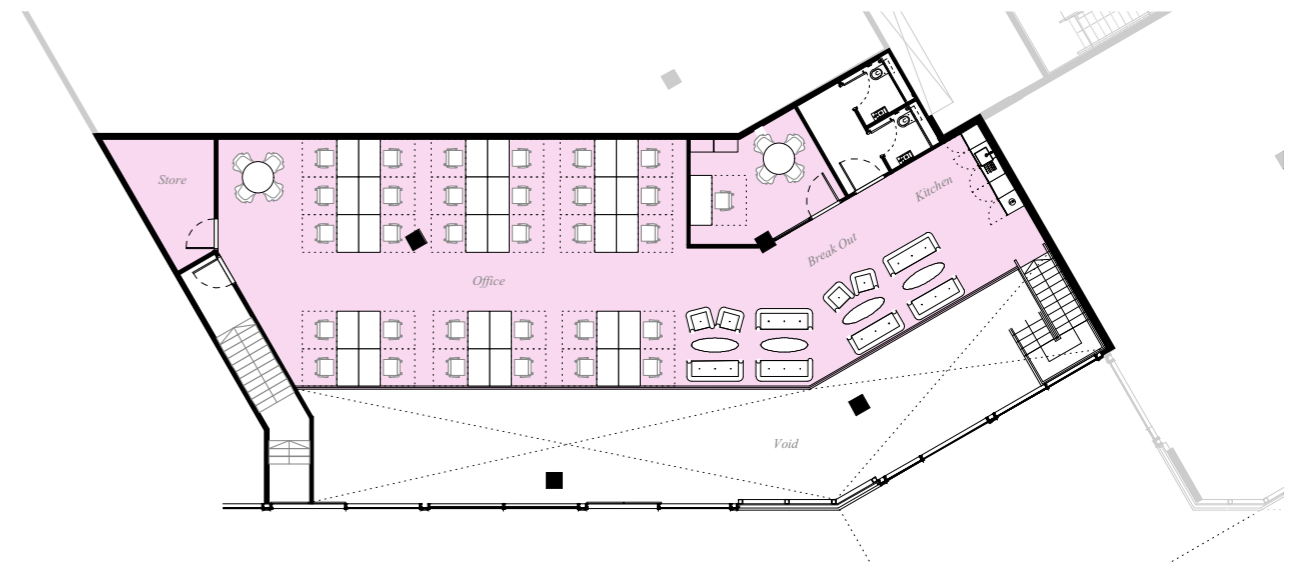
- Capability for 1 GB internet.
- On-site bicycle storage.
- Discounted membership of DockWorks.

# BLOCK E - FLOOR PLANS



UNIT 2a GROUND FLOOR PLAN

**Area schedule:**  
Ground: 2,950 sq ft



UNIT 2a MEZZANINE FLOOR PLAN

**Area schedule:**  
Mezzanine: 2,000 sq ft

# CONTACT

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