

XYZZ

LEEDS DOCK



WE'RE FOCUSED ON TRANSFORMING LEEDS DOCK INTO A VIBRANT, MIXED-USE WATERSIDE COMMUNITY FOR HERITAGE, ENTERPRISE & EXPERIENCE, IN THE HEART OF LEEDS CITY CENTRE.



“We’re transforming Leeds Dock into a new enlivened part of the city, we’re bringing it back to life with a new purpose.

“Leeds Dock has played an integral part in the city’s history and with our investment and vision we’re creating a new waterside village for heritage, enterprise and experience. It will be a place where collaboration and productivity thrive.

“Leeds Dock will deliver an original, powerful cultural dimension to the lives of people in Leeds and Yorkshire, creating a vibrant, inspirational destination.”

Michael Ingall  
Chief Executive, Allied London

**^ ALLIED LONDON**

---

An artists render of the stunning view of Leeds Dock at night looking towards Dock 29, the new Sky workspace, Block F and Block E.

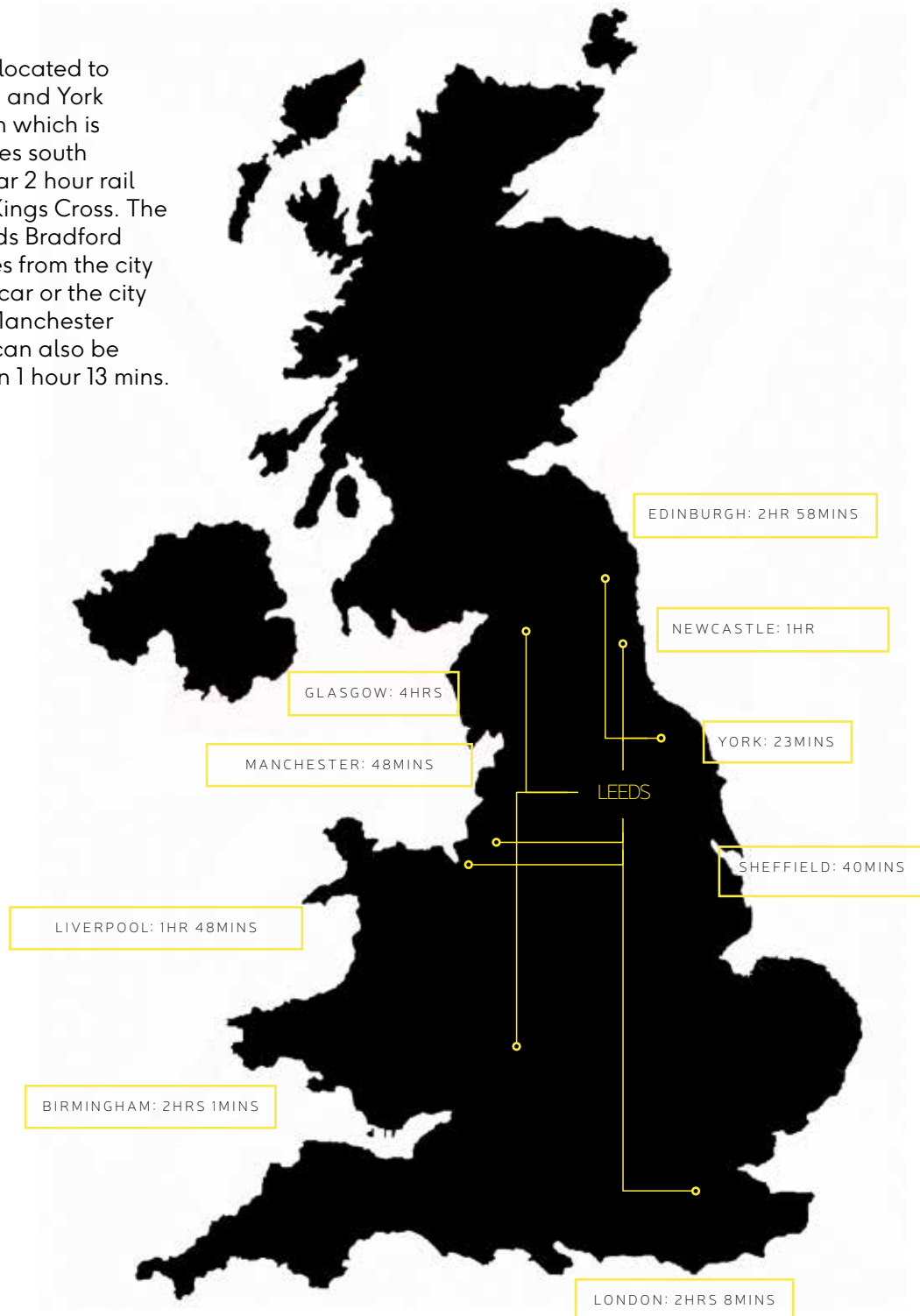




# THE CONNECTED CITY

## LEEDS

Leeds is conveniently located to Manchester (45 miles) and York (25 miles) with London which is approximately 190 miles south connected by a regular 2 hour rail service from London Kings Cross. The nearest airport is Leeds Bradford airport which is 8 miles from the city centre accessible via car or the city centre bus network. Manchester International Airport can also be accessed by rail within 1 hour 13 mins.



---

# LEEDS DOCK

With its unrivalled setting and proximity to the city centre, Leeds Dock is a creative hub for emerging industries and a melting pot for businesses big and small, inspiring and fostering growth and collaboration. Leeds Dock is creating an enterprise village with state of the art infrastructure, workspace, independent restaurants, bars and cafes and a year-round programme of engaging events.

---

Architects render of Leeds Dock at night with a view across the water looking towards The Union and workspace.

## FACTS

- Home to 24 commercial organisations.
- Over 1,100 residential apartments.
- 7 restaurants, bars, coffee shops and eateries.
- Over 4,000 resident workers, with a further 3,000 workers within a five minute walk.
- Visitors to the estate are typically ABI professional and families.
- 65% of workers are male, and 35% are aged between 25 & 30.
- There are over 5,000 @LeedsDock followers on Twitter and over 2,000 Facebook likes.
- In 2015 LeedsDock.com received 170,000 page impressions and has an active weekly email newsletter which is read by 3,000 people per week.



# LEEDS DOCK - CONNECTIVITY

## WALK

Take a scenic walk along the calls, cross over Centenary bridge at Brewery Wharf before entering Leeds Dock.

From Leeds Train Station:  
Journey Time: 15 mins

From Leeds Bus Station:  
Journey Time: 10 mins

## BUS

Various pick up points available on the low cost number 70 route which begins at Leeds Train Station Bus Interchange and ends at Leeds Dock.

Journey Time: 12-15 mins  
Cost: 50p

## CYCLE

Beautiful cycle paths are available along the River Aire through to Leeds Dock which has handy cycle racks when you arrive.

From Leeds Train Station:  
Journey Time: 7 mins  
Cost: Free

## WATER TAXI

The innovative water taxi service picks up from Granary Wharf, just outside the new south entrance to Leeds Train Station and drops off in the heart of Leeds Dock.

The Allied London run service operates every 15 mins 7am - 7pm weekdays.

## DRIVE

Leeds Dock is situated off the A61, close to the M621 making it one of the easier destinations to reach on the road.

Follow signs for Royal Armouries on approach to the city. Or if you are using a sat nav you can find Leeds Dock on Google Maps, or LS10 1PZ.

## PARKING

A 24 hour citipark car park is located in the heart of Leeds Dock for easy access to The XYZ Building.



---

# LEEDS DOCK - LEISURE

Leeds Dock is a unique waterside setting with vibrant leisure, entertainment and events, with independent bars, and spaces to exercise.

It has a unique enterprise village feel with a mix of residents and workers who get to enjoy the the waterside location while benefitting from the close proximity to the city centre.

The recent opening of Dock 29, Leeds Dock's resident bar and restaurant, has become the hub of the community for meetings and food and drink.

Future openings of both Laynes Espresso and Northstar Coffee Roastery, which are operated by some of Leeds's most respected food and beverage operators, highlights that Leeds Dock is not solely the focus and home of workspace driven enterprise but also those retail and leisure operators looking to locate within a dynamic and enterprising growth community.

Workers/residents at Leeds Dock can enjoy:

- Regular yoga classes courtesy of Yoga Hero Indoor and Outdoor gym classes with Primal Gym
- North Star coffee roastery school
- Regular games nights, a monthly quiz night and food/drink at Dock 29
- Coworking space at The Union
- Outdoor seating and eating zones on the Leeds Dock estate with a childrens play area







---

# LEEDS DOCK - CULTURE/EVENTS

Leeds Dock has become renowned for hosting an exciting schedule of events all year round. Highlights include the Dragon Boat Race, part of the Leeds Waterfront Festival, and the Leeds Digital Festival.

The Leeds Digital Festival 2016 saw Leeds Dock working alongside the likes of Sky, KPMG, Epiphany, Numiko, aql, Berwins solicitors, whitecap and many more. It is an event of national interest which cements Leeds Dock at the heart of a week of activity.

The essence of Leeds Dock is its vibrant community who enjoy a large number of events on the estate, both in and out of the water. These events will cater for the business community, families and young professionals making Leeds Dock a welcoming environment for all.

## KEY EVENT HIGHLIGHTS

Leeds Digital Festival (April)  
Leeds Indie Food Festival (May)  
Leeds Waterfront Festival (June)  
British Street Food Awards (June)  
The Big Disco (July)  
Fun Run (July)  
Light Night (October)  
Christmas Carols (December)

---

Left: The Waterfront Festival 2015 team in fancy dress before the race begins.  
Right: Run for All 2015 children's event

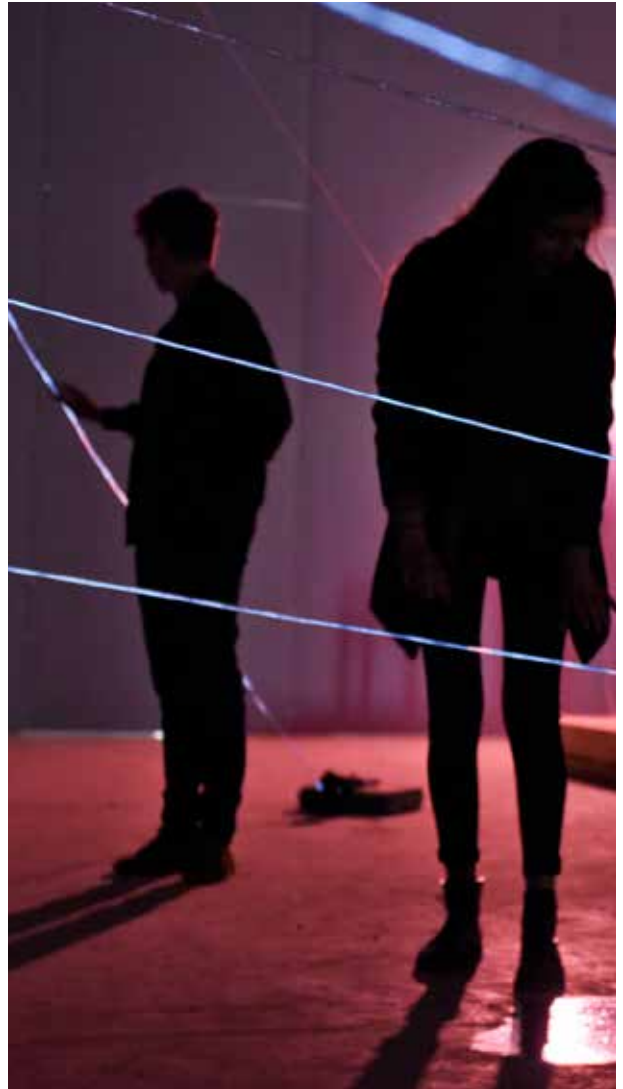




The Leeds Digital Festival 2016 was the moment Leeds Dock became an integral part of the digital scene in Leeds. It featured an ambitious week of digital events including the Lumen Prize Exhibition - the global award for digital art.

---

Top Right: Lumen 2015 winner - Portee. Two people play with electro luminous strings controlling a grand piano.  
Bottom Right: Lumen 2014 winner - Metamorph. A fabric veil is pushed to create an immersive fusion of light and sound.  
Bottom left: Lumen 2013 winner - Passage. The screen takes an image of objects/people in front and automatically sketches on screen through millions of pixels.



---

# LEEDS DOCK - THE UNION

Opening in quarter 3, 2016, The Union will be a unique addition to Leeds' enterprise, culture and leisure offering.

The Union will be the UK's first single destination for coworking, flexible working suites, food lab as well as a 400 capacity event space.

This will provide Leeds Dock with a unique asset and offering not seen elsewhere within the UK. The Union will focus on driving enterprise and increasing tenant and resident amenity and satisfaction.

Directly opposite XYZ Leeds, The Union will be a unique environment for enterprise, leisure, education and





---

# LEEDS DOCK - HOME TO SOME OF THE LARGEST DIGITAL BUSINESSES IN EUROPE

## BUILDINGS

Block E  
Block F  
Magellan House  
XYZ Building  
Sky 1  
Sky 2  
Sky 3  
Malthouse

## LEISURE

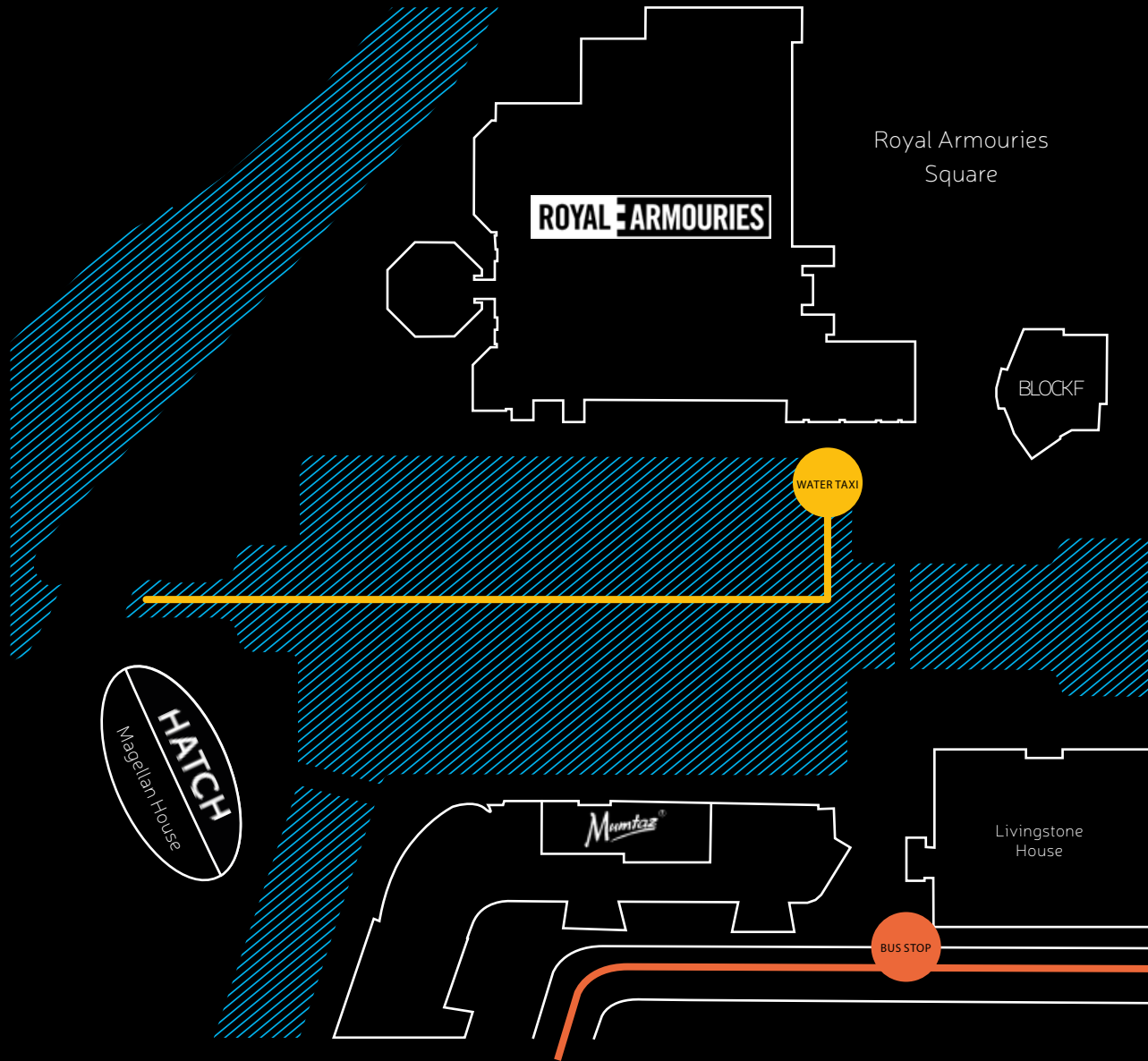
Pizza Express  
Primal Gym  
Yoga Hero  
Dock 29  
Mumtaz  
Royal Armouries  
Tesco Express  
North Star Coffee  
Laynes Espresso  
Holiday Inn Express  
New Dock Hall  
The Union

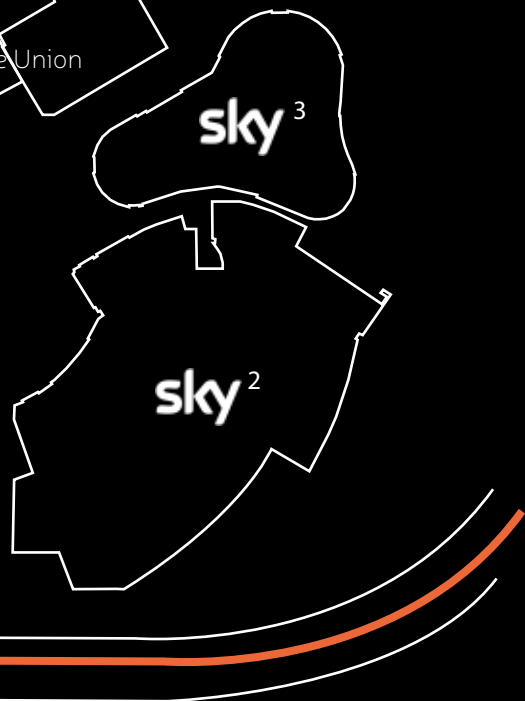
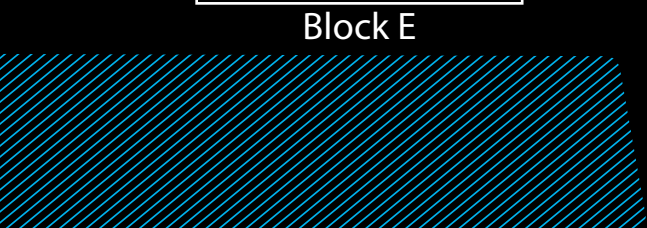
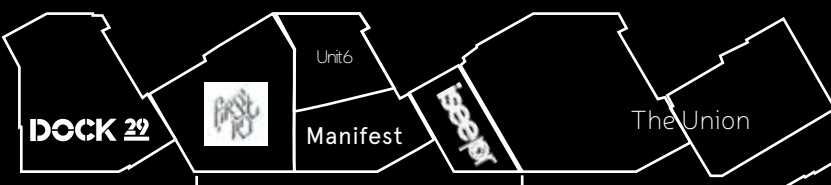
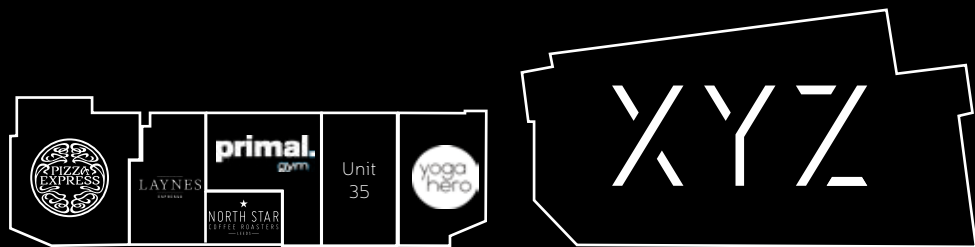
## WORK

Sky  
Epiphany  
Jaywing PR  
EE  
Hatch PR  
JBA Bentley  
Yorkshire Water  
Capita  
GE  
Success Flow  
Capita  
Places For People  
First 10 Digital  
iSeePR  
Manifest



# LEEDS DOCK - THE MASTERPLAN





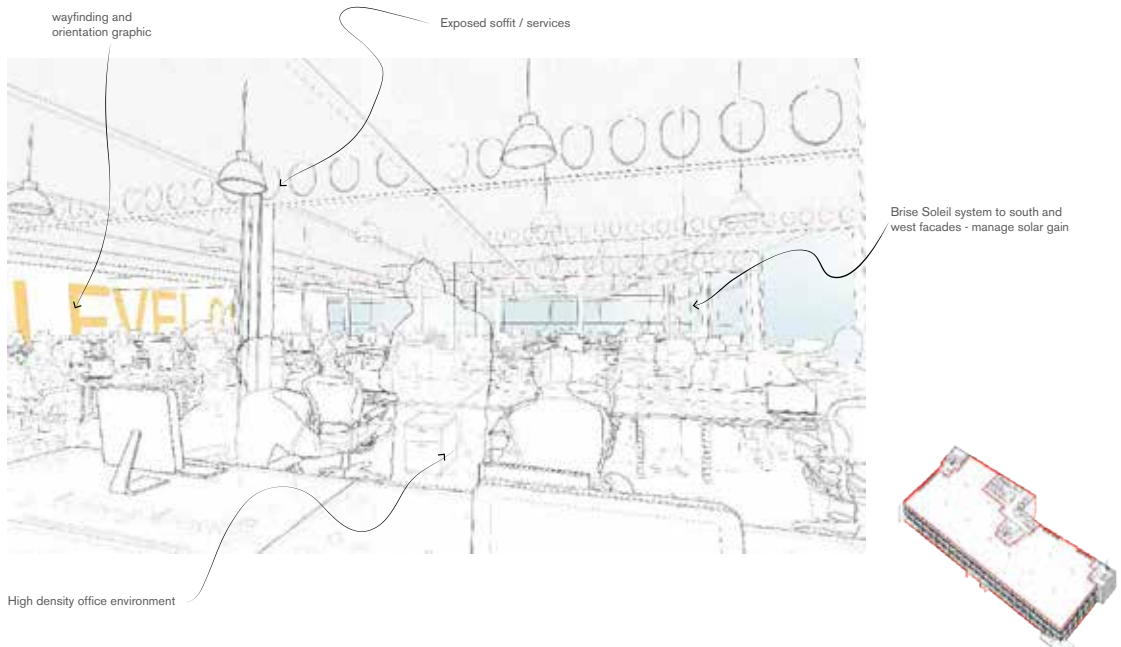
Architect's render of the XYZ building exterior looking down My Street at Leeds Dock.





# XYZ AT LEEDS DOCK - SPECIFICATION

- External cladding to west and south elevations replaced with high performance glazed curtain walling
- 2.9m floor to ceiling height
- Full access raised floors – 150mm clear void
- VRF fan coil air conditioning
- New suspended m&e services, lighting and acoustic panels.
- Feature entrance and reception area
- New WC's throughout with high quality finishes
- New club class showers and lockers at ground floor level
- Landscaped external environment



---

Architect's render of the XYZ building exterior in the sunshine at Leeds Dock.



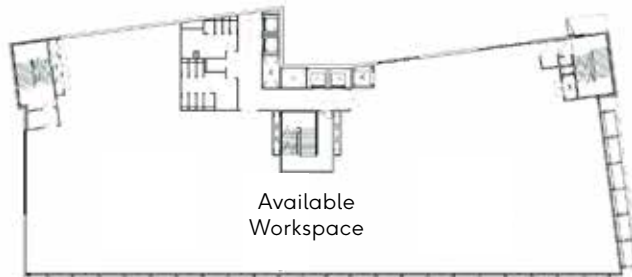




# XYZ AT LEEDS DOCK - GROUND & FIRST FLOOR INDICATIVE LAYOUT



Ground Floor - 9,148 sqft



1st Floor - 16,280 sqft



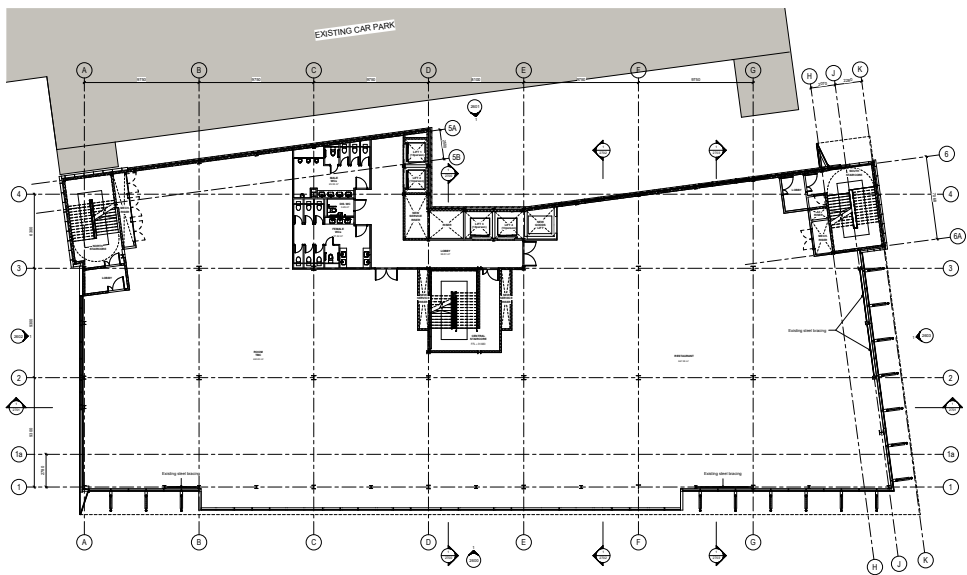
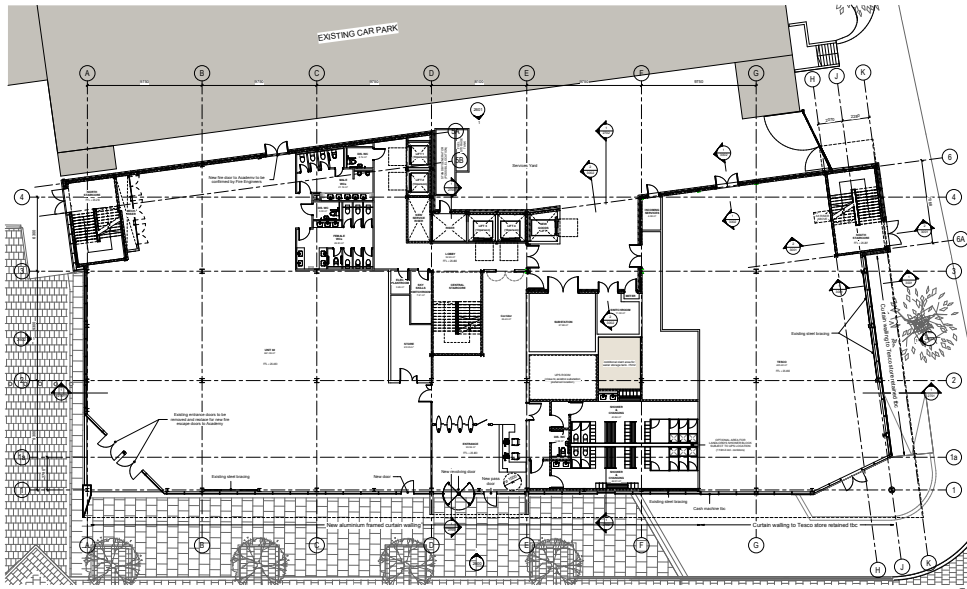
2nd Floor - 15,660 sqft



3rd Floor - 15,550 sqft



# XYZ AT LEEDS DOCK - GROUND & FIRST FLOOR INDICATIVE LAYOUT



---

# ALLIED LONDON

---

Allied London is an award winning property development company with a track record of delivering complex mixed use developments to the highest quality from inception to completion.

Privately owned since 2000 we have evolved as one of the UK's leading developers operating in London and the UK's largest cities. Our vision is to take on difficult, ambitious and exciting projects where our creative expertise and practical know-how can make the biggest contribution to the built environment and community.

We have an enviable reputation for successfully designing, delivering, managing and leasing city centre projects throughout the UK. Our aim is to create mixed use developments combining residential, office, retail and leisure spaces within carefully planned and managed environments. By working closely with worldwide talented architects and designers we are able to inspire the creation of design excellence.

Proud winners of over 75 industry awards, including developer of the decade 2010, and for its developments, best commercial workspace 2009 and 2010, best British building 2008 and the Stirling Prize for Sustainability 2009.

[www.alliedlondon.com](http://www.alliedlondon.com)





# CONTACT

---

## ALLIED LONDON

Tim Gee  
Leeds Dock Estate Director  
T: 07975 999 446  
E: tim.gee@alliedlondon.com  
W. alliedlondon.com

London office  
Marble Arch Tower  
55 Bryanston Street  
London, W1H 7AA  
T: 020 7758 4000

 @XYZbuilding  
 @XYZbuilding  
theyxyzbuilding.com

 **ALLIED LONDON**

## WSB PROPERTY

Duncan Senior BSc (Hons) MRICS  
WSB Property Consultants LLP  
T: 0113234 1444  
M: 07888 730 366  
E: dsenior@wsbproperty.co.uk  
W. www.wsbproperty.co.uk

Leeds office  
36 Park Cross Street  
Leeds, LS1 2QH  
T: 0113 234 1444

 @WSBproperty

PROPERTY CONSULTANTS  


## MISREPRESENTATION ACT

WSB for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of WSB has any authority to make or give representation or warranty whatever in relation to this property. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

XYZZ

LEEDS DOCK

ALLIED LONDON