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## OVERVIEW

*Old School* is a highly prestigious Grade II listed building offering 15,000 sq ft of unique creative workspace in a spectacular setting, at the very heart of Leeds city centre.

With inspiring views over Millennium Square and situated within walking distance of Leeds' busy retail and business areas, the old Leeds School Board building is undergoing a complete and sympathetic refurbishment to perfectly balance its original features within a contemporary designed workspace.

With floor plates from 4,200 sq ft to 5,900 sq ft, *Old School* could be your business's new home, offered either as a single let floor or the whole building.



GROUND FLOOR: RECEPTION



## HISTORY

The Leeds School Board buildings were designed in 1876 by renowned Victorian architect George Corson after winning an open competition under the alias 'Crayon'.

Built from local Burley and Pool Bank stone, the building opened in 1881 and served as the administrative centre for Leeds, where trainee teachers and children came for their examinations.

The showpiece was the Board Room with a gallery, 12 feet high walnut panelling and artworks commemorating Board Chairmen and Leeds dignitaries.

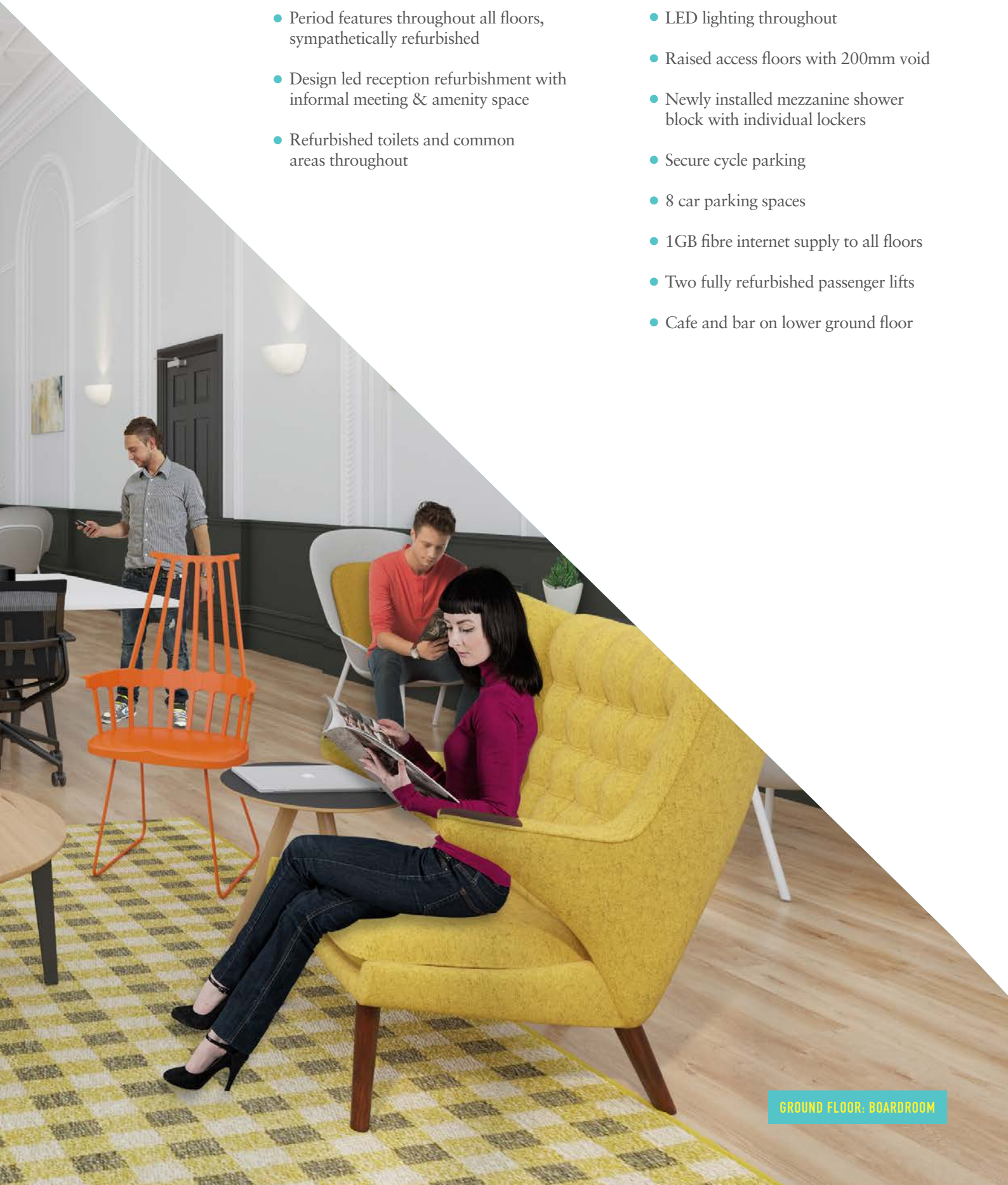
On the top floor, a vast top-lit examination hall had standing room for a thousand and gallery for one hundred. At 43 feet high, it had narrow aisles formed by the cast iron pillars supporting the arched ribs of the knave-like roof.

At the rear of the building is a hidden treasure; a cantilevered double-helix staircase, rising Escher-like to the examination rooms, intended to keep boys and girls apart, as well as inspiring children and teachers alike.

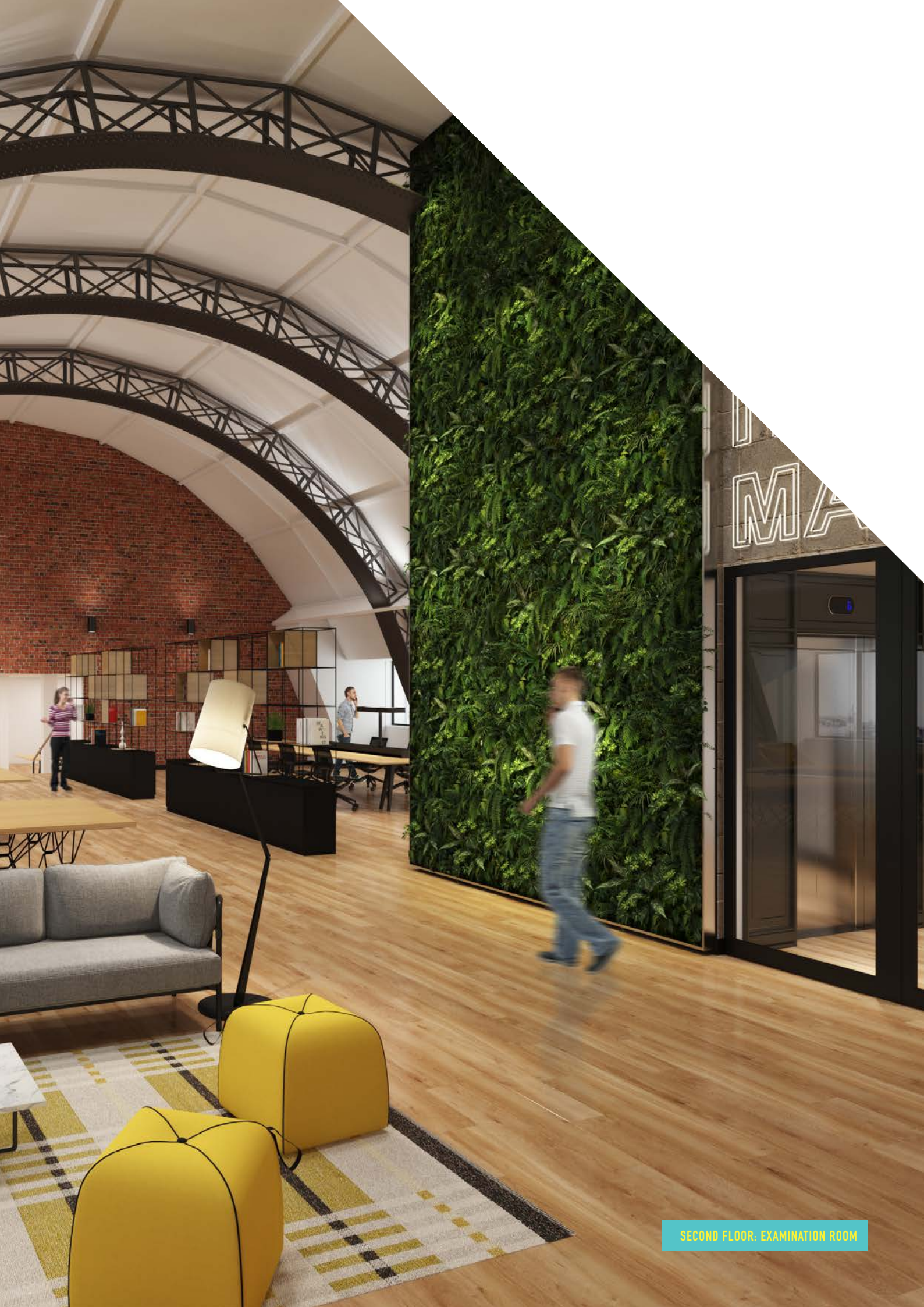


## REFURBISHMENT SPECIFICATION

- Impressive floor to ceiling heights ranging from 3.8 metres to 5.8 metres
- Period features throughout all floors, sympathetically refurbished
- Design led reception refurbishment with informal meeting & amenity space
- Refurbished toilets and common areas throughout
- Newly installed VRF HVAC system supplying all office floors
- LED lighting throughout
- Raised access floors with 200mm void
- Newly installed mezzanine shower block with individual lockers
- Secure cycle parking
- 8 car parking spaces
- 1GB fibre internet supply to all floors
- Two fully refurbished passenger lifts
- Cafe and bar on lower ground floor

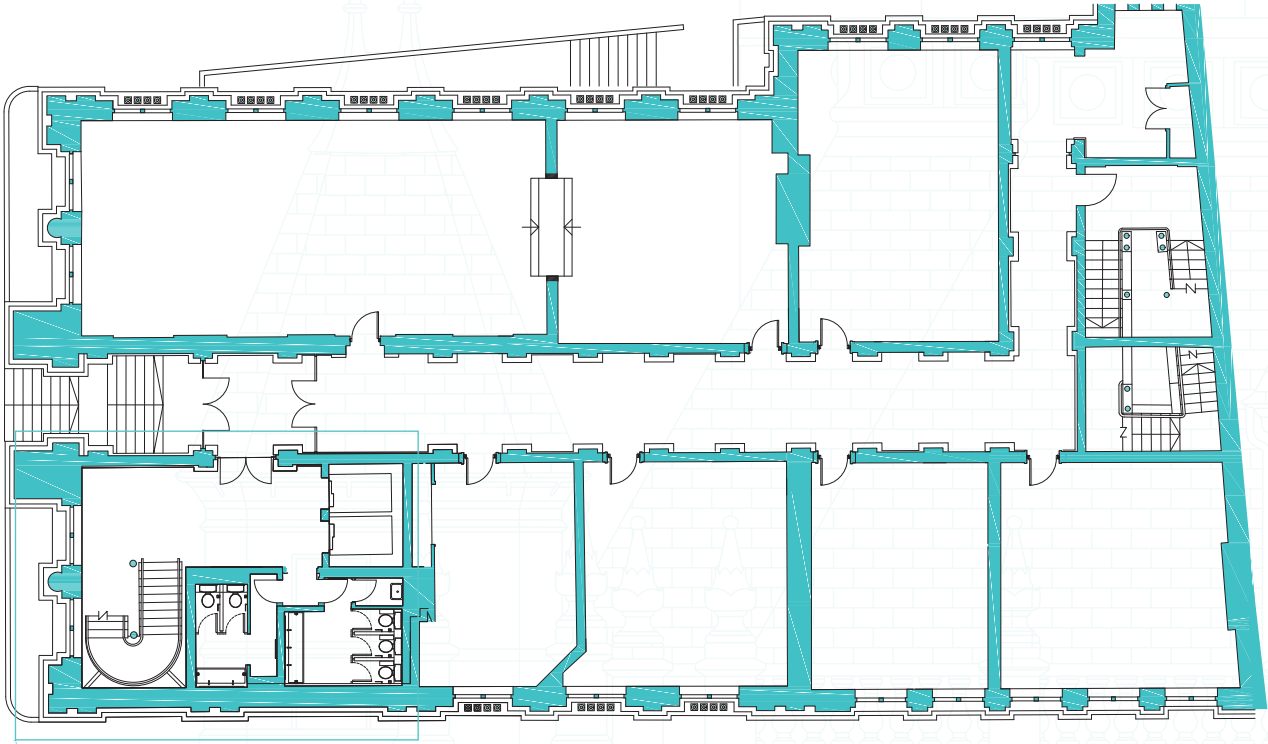




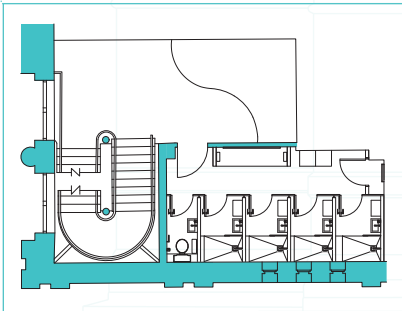


SECOND FLOOR. EXAMINATION ROOM

## INDICATIVE FLOOR PLANS



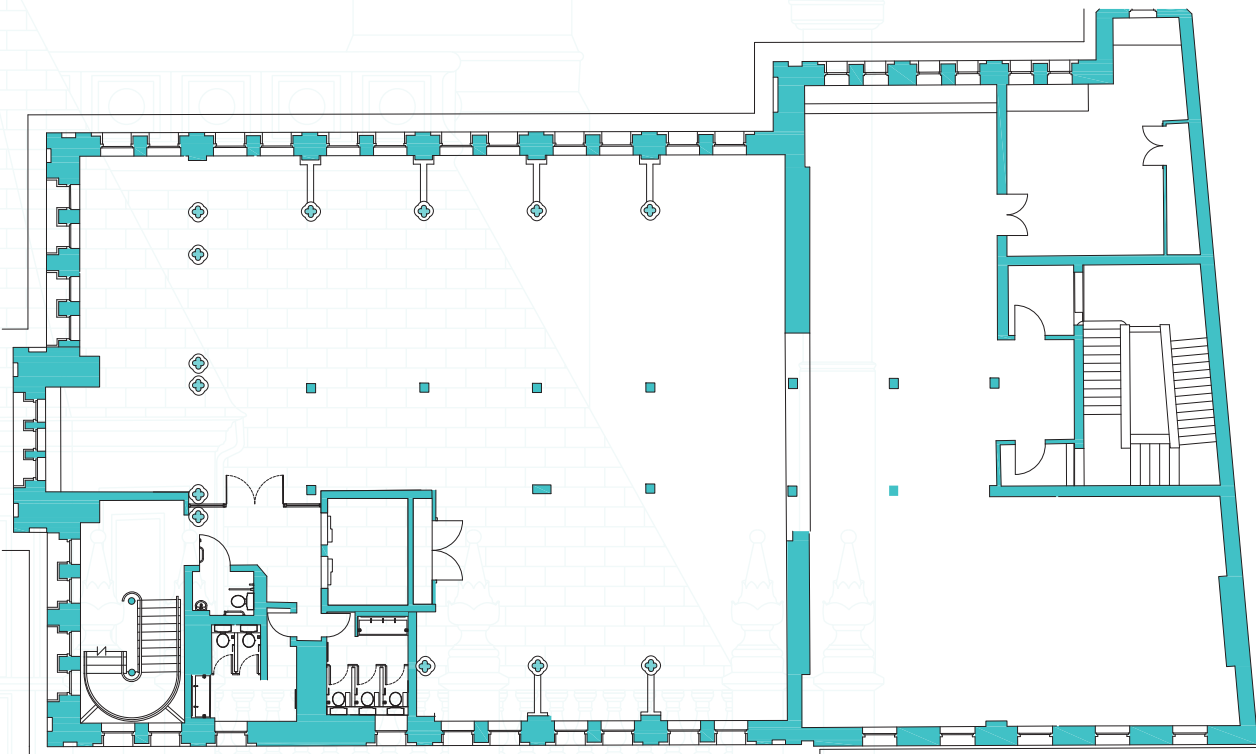
**GROUND FLOOR / 4241 SQ.FT**



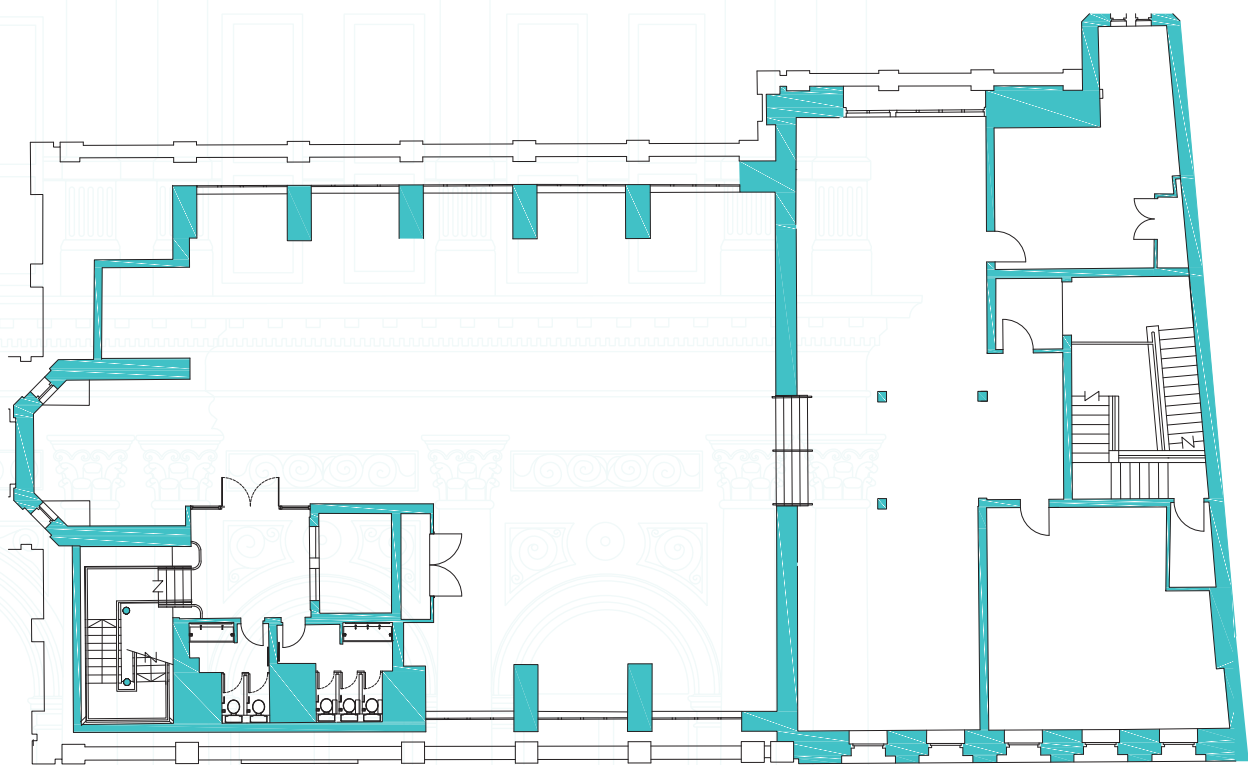
**MEZZANINE LEVEL: SHOWER BLOCK**

**A TOTAL OF 15,000 SQ FT  
OF WORKSPACE IS AVAILABLE.  
INDIVIDUAL FLOORS MEASURE  
BETWEEN 4,200 AND 5,900 SQ FT**





**FIRST FLOOR / 5838 SQ.FT**



**SECOND FLOOR / 4898 SQ.FT**

## LOCATION

Leeds is one of the fastest growing cities in the UK with a population of 751,500 and a catchment of 5.3 million. It is the largest centre for financial and business services outside of London.

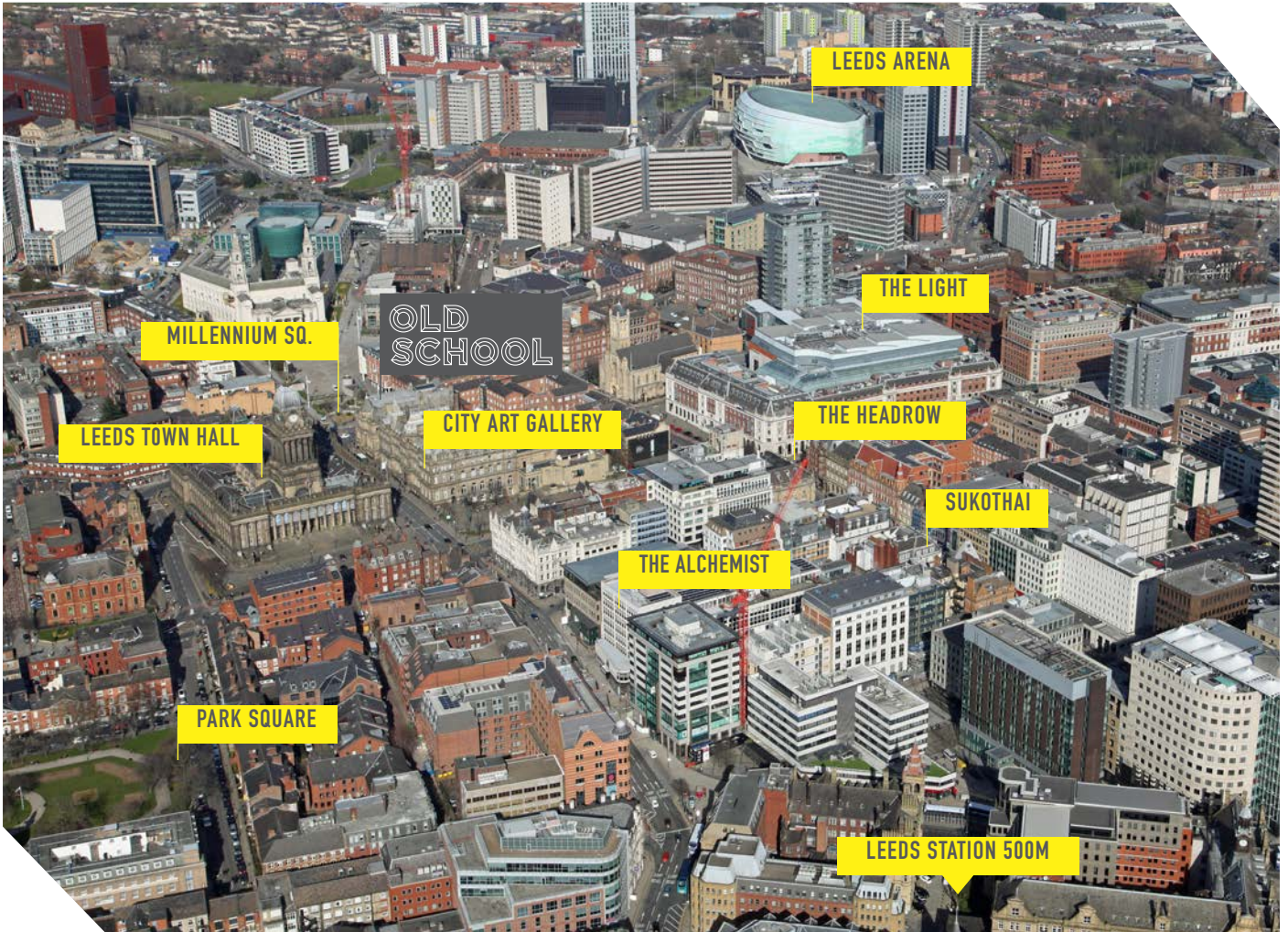
The city is approximately 11 miles south east of Leeds Bradford Airport, 10 miles north of Wakefield and 17 miles south of Harrogate. With the M1 and M62 intersection to its south and the A1(M) passing to the east, Leeds is one of the principle hubs of the northern motorway network.

*Old School* is situated at the very heart of Leeds city centre, being prominently located at the junction of Calverley Street with Great George Street in an area that forms part of the Leeds Innovation District.

The location is adjacent to Millennium Square and the retail and leisure core of Leeds city centre. The Light shopping centre is less than 5 minutes walk away as are many local bars and restaurants including the Alchemist, Sukothai, Gaucho Grill and Electric Press.

Scheduled to open in the Summer of 2018 and sited in the lower ground floor of *Old School*, 'PopCity' is going to be an underground street food market, with 6 food vendors changing on a regular basis.

That's not all – it will also have its own coffee bar, microbrewery, gin distillery and cocktail speakeasy, plus a calendar of events that will include live music, DJs, poets and performers.





## FOR MORE INFORMATION



### *EPC*

A copy of the EPC is available upon request.

To keep up to date with our transformational journey to a new standard workspace please contact WSB or JLL. Viewing is strictly by prior appointment with joint agents WSB & JLL.

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