

THE ALL NEW

FORGE STUDIOS

FLEXIBLE OFFICE SPACE READY TO GO
FROM 6 DESKS



NUMBER ONE

KIRKSTALL
FORGE

FORGE STUDIOS

Forge Studios are a suite of collaborative spaces and meeting rooms designed with your business in mind.

An exciting new way for smaller businesses to be part of something bigger at the award-winning Number One, Kirkstall Forge.

Forge Studios offers a range of Grade A studio suites providing flexible spaces from 6 desks upwards, with all-inclusive lease terms. Just add people.



PACKAGE (THE DEAL)

- Inclusive monthly fee
- Flexible tenancy
- Plain English short form lease
- No hidden charges or end of lease dilapidation costs



STUDIO (WHAT YOU GET)

- Individual studios within an award-winning building
- High spec work stations and task chairs
- Modern kitchen with dishwasher, fridge and break out space
- 10mb of ready to use broadband
- Additional broadband capacity available



COMMUNITY

- Dedicated railway station with direct 1/2 hourly service to Leeds
- Bookable meeting rooms
- Excellent on-site car parking ratios
- Communal Wi-Fi
- On-site amenities
- Dedicated estates management team
- Cycle spa and Butler's coffee/kitchen/bar



EVERY DETAIL
CAREFULLY
CONSIDERED



SPACE PLAN

DESK SPACES - LAYOUTS FROM 6 DESKS UPWARDS

Studio 1: Swedencare UK

Studio 2: Available 14 - 15 desks

Studio 3: Available 10 - 14 desks

Studio 4: Smithers Purslow Limited

Studio 5: Available 32 - 44 desks

Studio 6: Available 22 - 30 desks

PART OF SOMETHING BIGGER

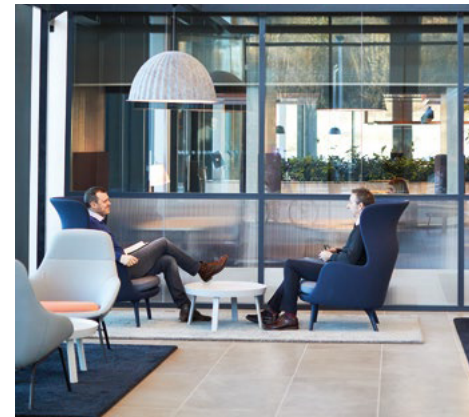
Benefit from the services and amenities
of Number One, Kirkstall Forge.



BOOKABLE MEETING ROOMS

Located on the ground floor and available for all Forge Studio tenants, our meeting rooms offer:

- Bookable meeting rooms for 6-8 people
- Boardroom for up to 20 people
- 24 hour manned reception
- Latest AV and conference facilities including touch screens for presentations
- Wi-Fi connectivity



BUILDING SPECIFICATION

- Award winning office with striking reception
- WiredScore Platinum accredited building, providing longevity and security for your working technology
- Waterfall showers with lockers and drying room
- Dedicated railway station adjacent to reception
- Excellent bike storage facilities
- Secure car parking



FORGE LIFE

- On-site fitness camp
- Running club
- Car valet
- Dry cleaning
- Cycle and scooter hire
- On-site car club
- Butler's coffee/kitchen/bar

BUTLER'S

COFFEE-KITCHEN-BAR



WELCOME TO BUTLER'S

Our ground floor bar/restaurant. Open from 8am and serving some of the best coffee in Leeds, as well as tasty fresh food throughout the day. There is sure to be something on offer to suit everyone. Whether you want to relax and catch up with a friend, host an event, make use of the space for an informal meeting or simply just to grab lunch, you will always be welcome here.

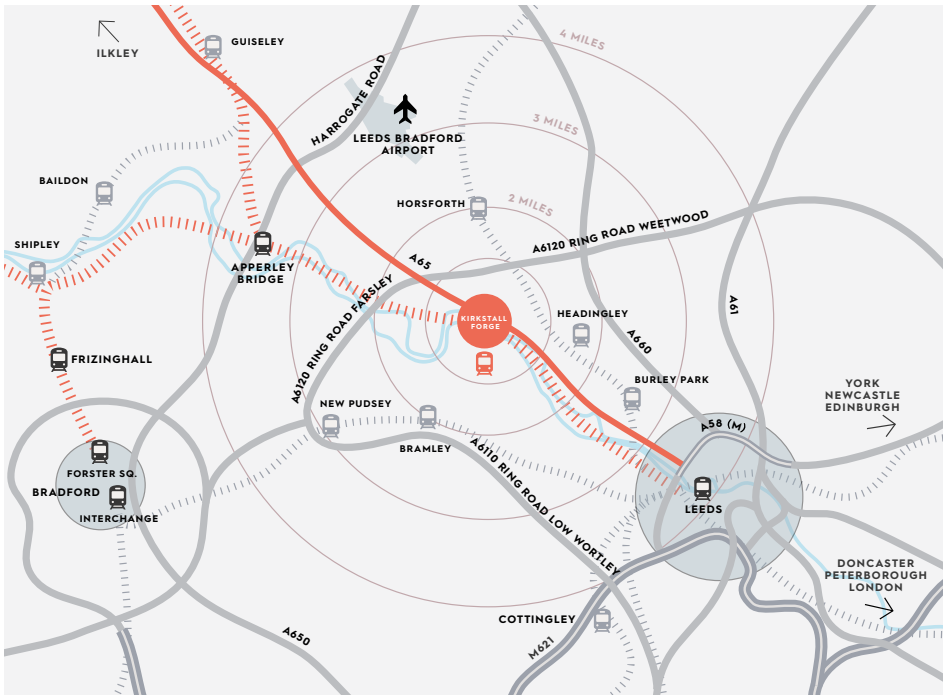


OPENING HOURS

Monday - Friday 8am - 4pm

 Follow Butler's on social media
[@butlerskf](https://www.facebook.com/butlerskf)

TRAVEL CONNECTIONS



KEY DISTANCES

Junction 2	M621	4.4 miles
Junction 27	M62	7.1 miles
Junction 44	M1	7.5 miles
Leeds Bradford Airport	A65	4.7 miles
Leeds City Centre	A65	3.5 miles
Bradford City Centre	A65	7.7 miles

TRAIN TRAVEL TIMES

Leeds to Kirkstall Forge	6 mins
Bradford to Kirkstall Forge	15 mins
Leeds to York	22 mins
Leeds to London	1 hour 59 mins
Leeds to Manchester	49 mins
Leeds to Birmingham	1 hour 47 mins
Leeds to Edinburgh	2 hours 50 mins

Half hourly service to and from Leeds and Bradford Forster Square.



AWARD WINNING

RICS Awards
2018
Winner

BCO
NATIONAL WINNER 2018
Awards

2018
Property Awards
Winner

OAS
NEW BUILD OUTSIDE CENTRAL LONDON
WINNER 2018
Number One Kirkstall Forge, Leeds
CEG

FOR MORE INFORMATION CONTACT

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