


THE ALL NEW

FORGE STUDIOS

FLEXIBLE OFFICE SPACE READY TO GO
FROM 10 DESKS UPWARDS



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 10 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

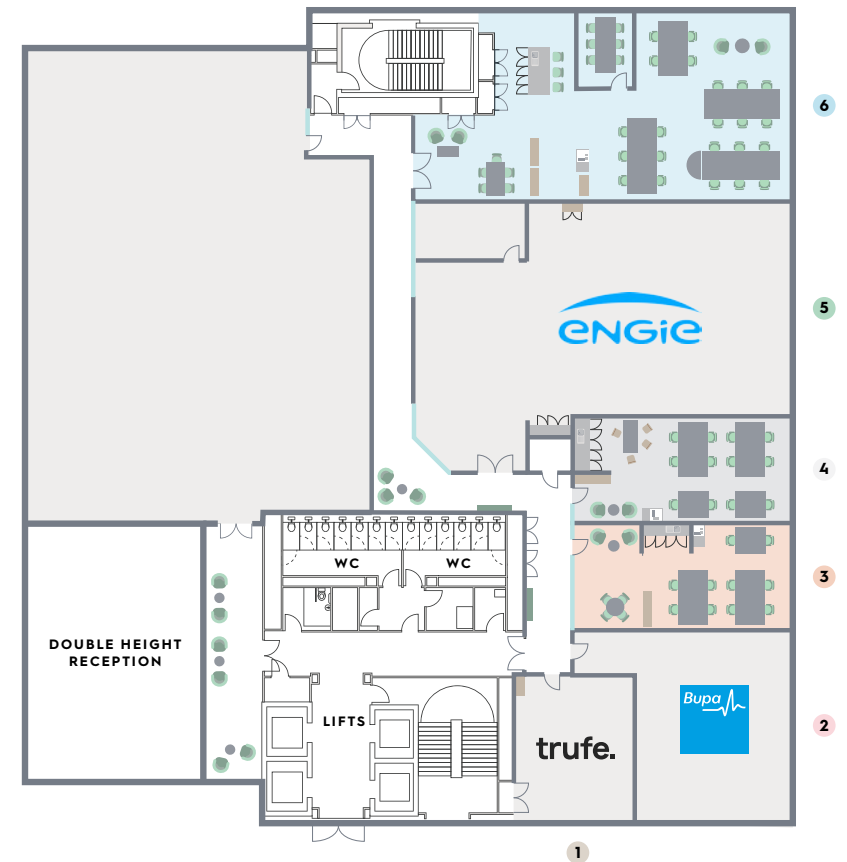


COMMUNITY

- 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 8 DESKS UPWARDS

Studio 1: Trufe

Studio 2: Bupa

Studio 3: 10-14 desks

Studio 4: 12-14 desks

Studio 5: Engie

Studio 6: 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.



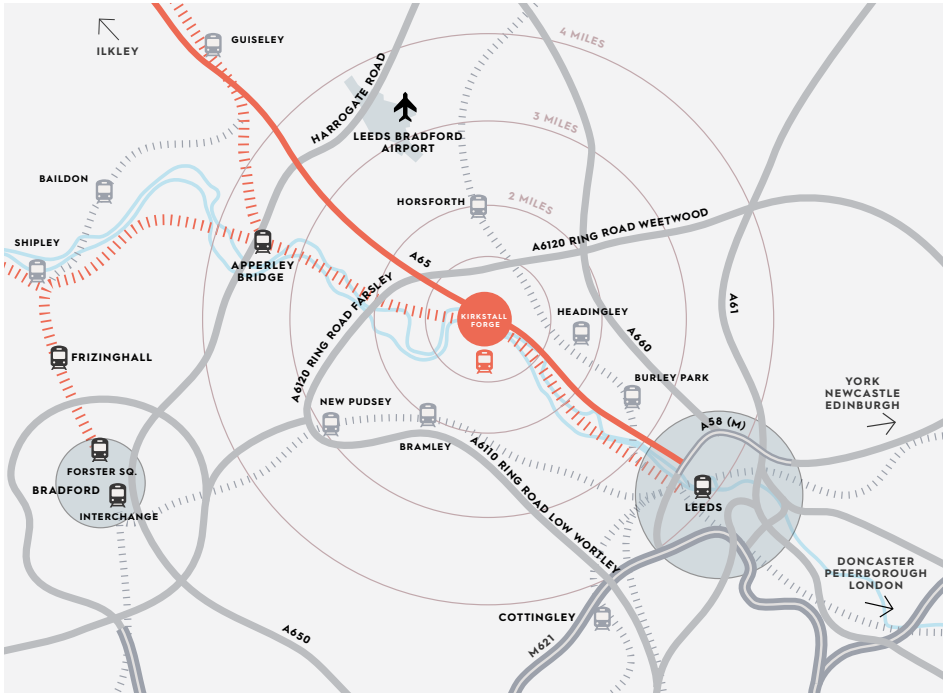
OPENING HOURS

Monday - Friday 8am - 4pm



Follow Butler's on social media
[@butlerskf](#)

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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