



# THE --- LEEMING --- BUILDING

Design Led Work Spaces



A major part in Leeds history, this iconic Grade 1 listed building is to become a collection of unique, design led work spaces created to attract like minded businesses.

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# Originality Reworked

The Leeming Building is an impressive period office property that is undergoing a comprehensive sympathetic refurbishment, providing a combination of original features and modern quality finishes.

The Leeming Building will offer creative unique workspace for various size of businesses from smaller offices to larger 3,000 sq ft suites.







Little seen views over the Victorian atrium of Leeds market, the largest covered market in Europe, and the landmark domes of The Leeming Building will be revealed following refurbishment.

A striking foreground to the city scape beyond is a further unique feature of the building. There is nothing ordinary about The Leeming Building, the unexpected and inspiring are everywhere.

# & Revealed

Original Kirkgate Market glass roof viewed from The Leeming Building



THE LEEMING BUILDING



# Space Redesigned

Much of the buildings original interior detailing will remain to be seamlessly mixed in with the sleek, contemporary design style.

Large period windows will allow natural light to flood into the building whilst the ornate ceilings on levels 1 and 2 bring an added feature to this unique city centre workspace.



Computer generated image of first floor suite





## SCANDINAVIAN SIMPLICITY

That's our design mantra.  
Elegant geometric design and natural  
materials in the form of timber will be  
used to soften and add texture.



Computer generated image of break out space



Computer generated image of break out space and first floor suite

Creative space for creative thinkers.  
That's what The Leeming Building is  
all about. Interiors will be a perfect  
blend of historic character and sleek  
modern aesthetic.

Perfect for the type of business that  
craves work space that reflects their  
way of thinking.

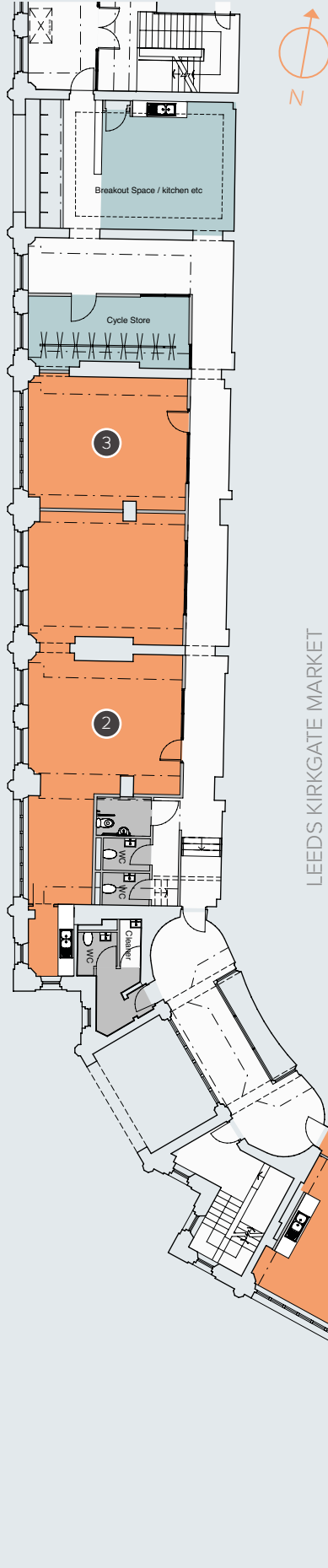
### SPECIFICATION

- Excellent natural light
- Security controlled entrance
- Concierge reception
- High speed internet available
- Low energy LED lighting
- Communal shower & changing facilities
- Full heating and cooling to all office areas
- Fully fitted quality carpets
- Passenger lifts
- Double height entrance & reception area
- Communal break out space & kitchen facilities



LEVEL 1 / PHASE 1

VICAR LANE



LEVEL 1

SPACE	SQ M	SQ FT
1	218.6	2353
2	83.3	896
3	33.9	365
TOTAL	335.8	3614

LEVEL 2

SPACE	SQ M	SQ FT
1	221.9	2389
2	64.5	694
3	69.6	749
4	34.8	374
TOTAL	390.8	4206

LEVEL 3

SPACE	SQ M	SQ FT
1	88.9	957
2	67.6	728
3	63.0	678
4	68.1	733
5	57.1	614
TOTAL	344.7	3710

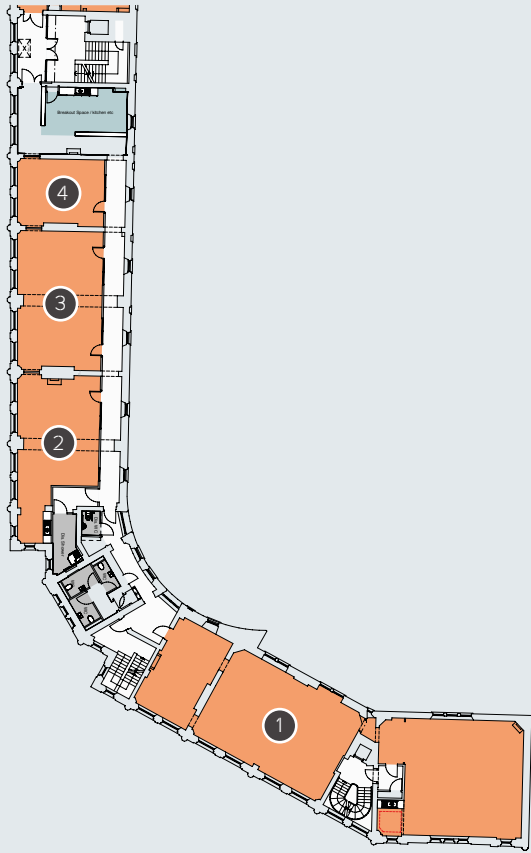
LEVEL 4

SPACE	SQ M	SQ FT
1	61.2	658
2	57.4	617
3	28.1	302
4	23.3	251
5	28.8	310
6	28.9	312
6	33.9	365
6	31.8	342
TOTAL	293.4	3157

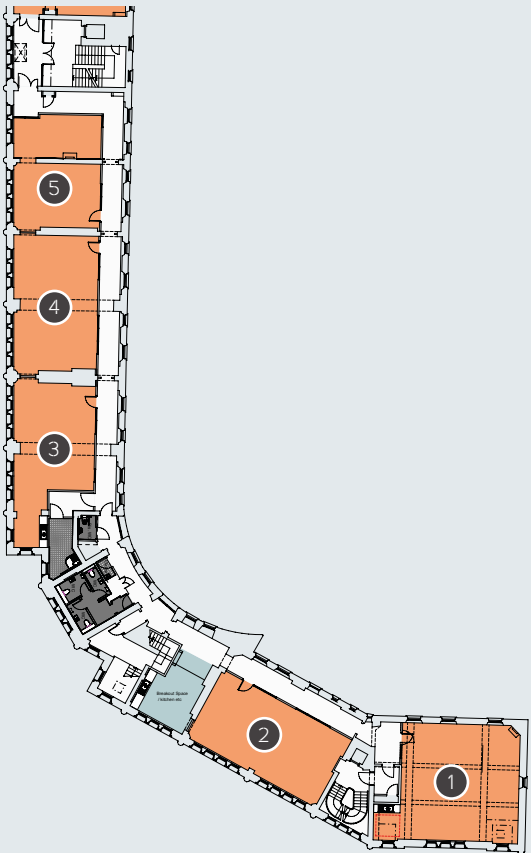
NEW YORK STREET



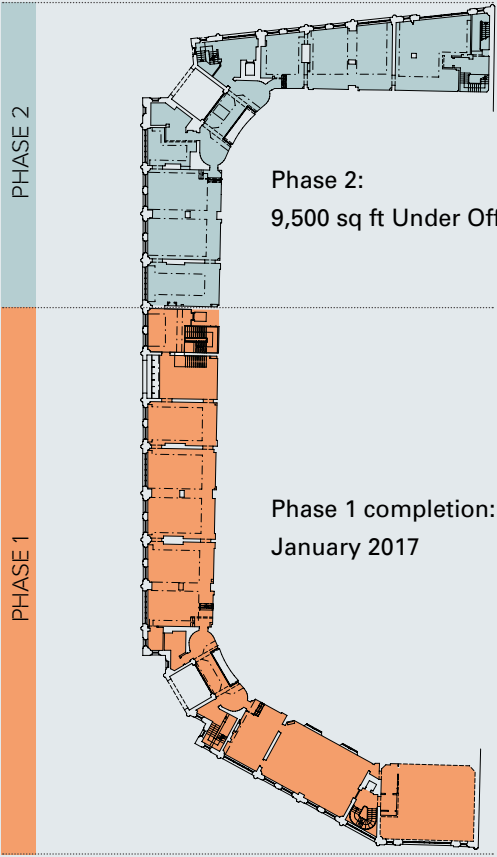
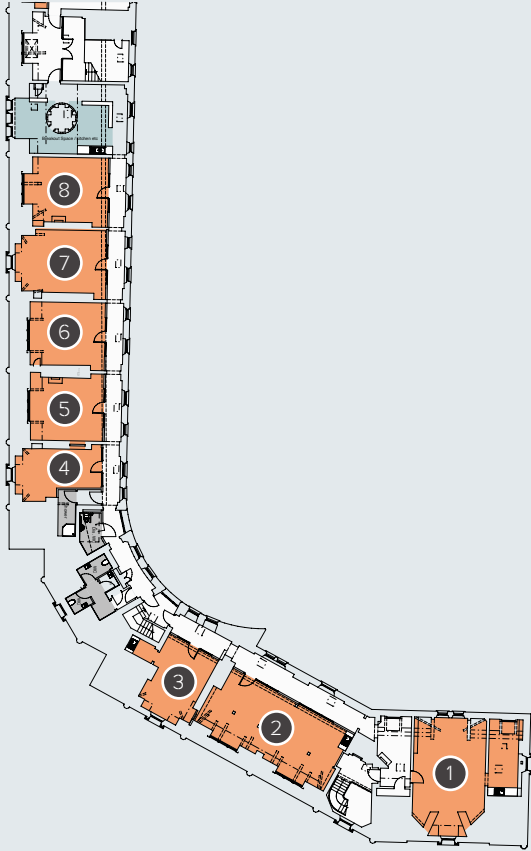
LEVEL 2 / PHASE 1



LEVEL 3 / PHASE 1



LEVEL 4 / PHASE 1







Computer generated image of The Leeming Building reception area





## INDEPENDENT MEETS HIGH END

Perfectly placed to strike the right balance  
between work and play, sophisticated  
style and quirky cool, on the go or on the slow.



Pie Minister

Outlaws Yacht Club



Barber Barber



Fred Aldous

# Balance Readdressed



Caravanserai

The Leeming Building is located right at the heart of this buzzing, eclectic part of town. Everything is here from fresh produce and street food in the historic market below to high end global fashion brands and fine dining across the road in the Victoria Quarter. With the arrival of the new Victoria Gate scheme and John Lewis just around the corner this part of the city is set to be the new place to be.



Kirkgate Market



Pie Minister

Pop Boutique Vintage



Mrs Athas



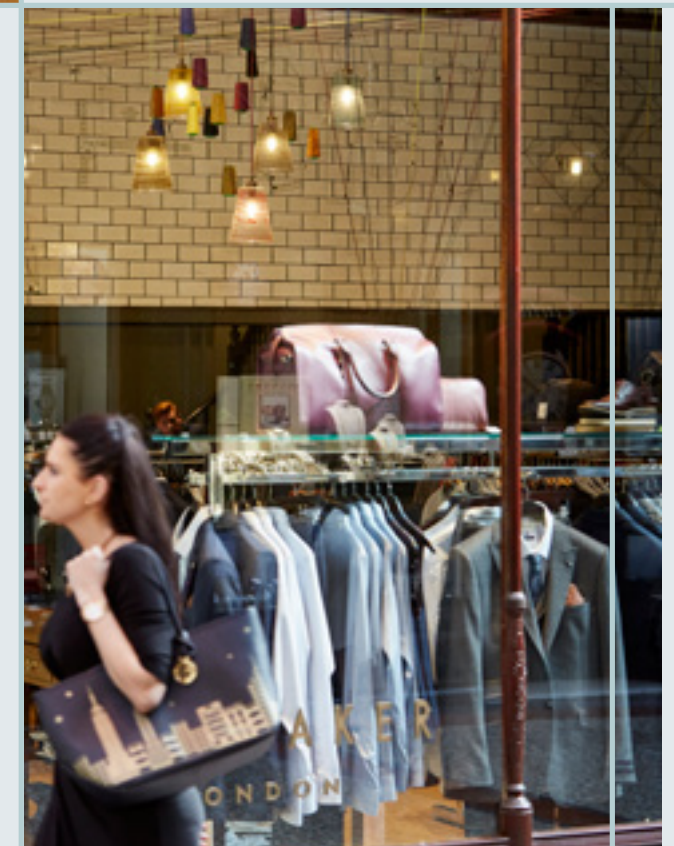
Victoria Quarter

Nowhere else in Leeds do you find global brands living side by side with cool independent boutiques. Here you have it all. Enjoy a cocktail in The Mavern or relax on the roof bar of Headrow House or maybe indulge in some fine dining at the much acclaimed restaurant The Man Behind The Curtain or pig out at Reds True Barbecue.

Connectivity is a real plus point at The Leeming Building with the main bus and train stations only a few minutes walk away. Car parking is well provided for with four car parks in close proximity to the building.



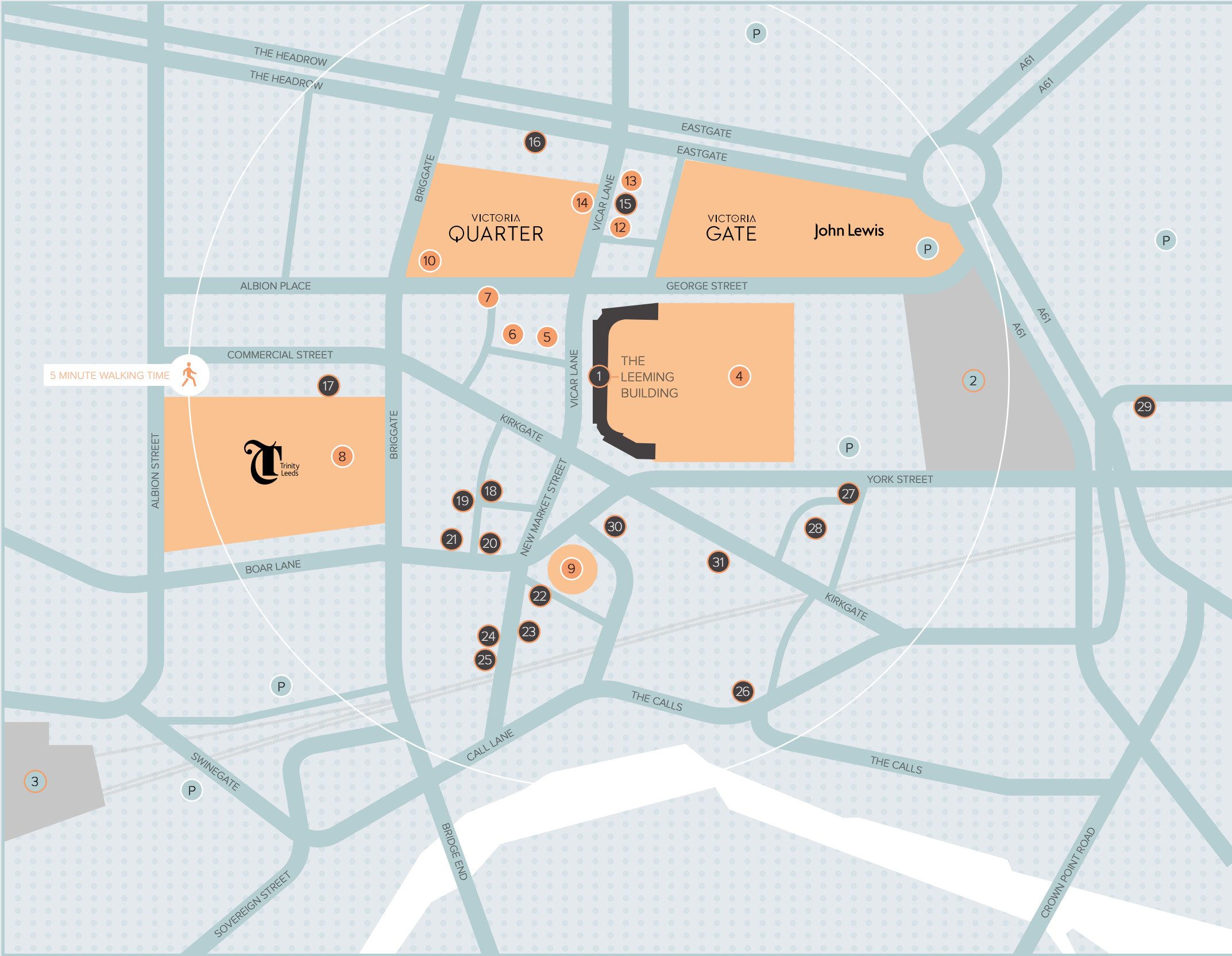
Mook



Victoria Quarter







1 THE LEEMING BUILDING

TRANSPORT

2 Bus Station

3 Train Station

RETAIL

4 Kirkgate Market

5 Size?

6 Vans

7 Paul Smith

8 Apple Store

9 The Corn Exchange

10 Harvey Nichols

11 Reiss

12 Flannels

13 The Hip Store

14 Hugo Boss

FOOD / DRINK

15 The Man Behind The Curtain

16 Headrow House

17 The Turks Head

18 Mrs Athas

19 Bird & Beast

20 Pie Minister

21 5 Guys

22 Reds True Barbecue

23 Oporto

24 Call Lane Social

25 Arts Cafe

26 Shears Yard

27 Outlaws Yacht Club

28 Crowd of Favours

29 The Wardrobe

30 The Mavern

31 Wapentake Café





FURTHER INFORMATION OR VIEWINGS

For further information or to book a viewing,  
please contact one of the joint agents.



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