AN UNEXPECTED OPPORTUNITY...

36,000 SQ FT FLOOR PLATE
TO ACQUIRE THE BIGGEST OFFICE FLOOR PLATE IN LEEDS.

The term ‘prime’ describes all one needs to know about Broad Gate’s proposition; put simply, it’s as good as it gets.

Comprising a total of 170,000 sq ft of highly – specified office accommodation in a characterful building of real stature, it’s a landmark in a choice location that commands attention, respect and appreciation.

Winning the National 2010 British Council for Offices Award of ‘best refurbished/recycled workplace in the UK’, the development has an efficient low carbon footprint giving a BREEAM ”Very Good” rating; combined with distinctive architectural features and contemporary interior design allowing daylight to flood each floor; it’s a truly wonderful place for any business to call home.
36,203 SQ FT
OF PRIME
CITY CENTRE
OFFICE SPACE.

Already home to numerous first-rate organisations including KPMG and Yorkshire Building Society.

Now, the fifth floor provides a rare opportunity to occupy the largest floor plate in Leeds in this highly prestigious building.

36,000 sq ft of premium real estate, the floor affords real flexibility and a variety of layout configurations to end users – meaning that the space can be shaped to suit your needs regardless of sector or operational context.

With sophisticated, efficient building management and control systems as standard plus highly-experienced front-of-house staff and security, Broad Gate is ready made to provide ultimate satisfaction.

CONNECT.

For businesses that depends on robust internet connectivity, Broad Gate is an excellent choice. As one of the few buildings in the country delivering ultra high-speed fibre optic broadband.

Occupants can enjoy bandwidth of up to 1Gb at move in and speeds of up to an incredible 10Gb. The building wide service is supported by by exceptional SLAs.
The existing 5th floor comprises 36,203 sq.ft. and has the benefit of an existing fit out in part to include a high quality reception, various size meeting rooms, storage area, secure comms room and kitchen break-out area. Our clients existing furniture remains in place and is available by separate agreement.

The suite is available with the benefit of the existing fit out, alternatively our client will re-configure the internal layout to meet your specific requirements.

Offering office space that makes rival developments pale in comparison, the fifth floor at Broad Gate boasts the following specification:

- 5,060 sq ft usable atrium
- Stunning double height reception
- Spacious modern lobby areas
- Magnificent glass curtain walling with superb views
- Access to furnished roof terrace area
- BREEAM ‘Very Good’ rating
- 4 pipe fan coil air conditioning
- 150mm clear floor void
- 2.8 metre typical finished floor to ceiling height
- Metal ceiling tiles
- LG7 compliant lighting
- Five no.13 person dedicated passenger lifts
- Dedicated tenant areas
- Wi-Fi broadband enabled
- Café area on 2nd floor with WiFi
- Manned 24 hour reception & concierge services
- Secure basement level car parking - 75 spaces
- Motorcycle and bicycle racks and shower facilities

Available in a combination of sizes to meet occupiers exact needs.
At the very heart of the city centre lies The Headrow, traditionally Leeds’ busiest thoroughfare and home to Broad Gate.

Incredibly well served by public transport, Broad Gate is readily accessible by bus, road and rail. Leeds Bradford International Airport is the UK’s fastest growing airport with direct fights to 70 UK and European destinations. Manchester International Airport can be reached in just over an hour by road or direct rail link. Leeds is linked by road to London and Edinburgh via the M1 and A1 and to the east and west coast ports via the M62. Broad Gate is a five minute walk from the city railway station, from which London King’s Cross is just under two hours.

Broad Gate’s central location provides easy access to all this lively city has to offer, creating an office destination with unbeatable amenity provision for staff.

Proximity to shops, bars and restaurants allows employees to make the most of their free time. The scheme is home to four flagship retail units and includes a Sainsbury’s supermarket.

1 Trinity Leeds
2 City Square
3 Town Hall
4 The Light
5 Merrion Centre
6 First Direct Arena
7 Leeds General Infirmary
8 Victoria Gate
As one would expect, the level of service enjoyed by Broad Gate’s occupants benefits the prestige nature of the building – making it an excellent choice for organisations believing that overall experience is inextricably linked to satisfaction.

A full time on site property manager and facilities management team will be at your disposal for any queries relating to the operational management of the building, whilst round-the-clock manned security patrol common areas outside regular business hours. Complemented by highly trained front-of-house staff, it is our team’s responsibility to ensure that your colleagues and visitors are warmly welcomed, safe and able to carry out their work at all times.
Misrepresentation Act 1967

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