

OFFICES TO LET  
FROM 7,944 SQ FT  
TO 24,176 SQ FT

12

**KING STREET**

LEEDS LS1 2HL

WORKSPACE  
OF THE FUTURE



CONTEMPORARY  
& CLASSIC

## DESCRIPTION

12 King Street is ready for occupation and following pre-lets to Endless and Rothschilds, 24,176 sq ft is available to lease. We have delivered a transformational workspace, ensuring the needs of modern business are matched, where staff are more productive, employee experience is unrivalled, a work setting where financial benefits can be realised, with technology, sustainability and emission reductions at the core of design and function.

12 King Street is our response to those businesses that want more choice and flexibility in their workspace, with more services and amenities for their staff. Our offer ensures an abundance of workspace for collaborations, wellbeing activities, and networking, an alternative work setting for Leeds. Tackling the transition of previous office space as a hard, fixed, and physical product, 12 King Street offers a soft, flexible, and customised service, undefined by traditional constraints.



SIMPLE  
& SMART



## BEST IN CLASS

“ Offering optimum flexibility with up to 24,176 sq ft (2,246 sq m) currently available, the accommodation can be allocated bespoke to your needs. Typical floor plates measure approximately 8,000 sq ft, with the ability to interlink floors with a dedicated feature stair detail.

We are keen to understand your requirements as our potential customer, allowing us to tailor a bespoke solution around your needs.

There is time to ensure effective collaboration, allowing us to deliver a tailored solution around your fit-out requirements, which will pass on savings to your business by working together.

Our commitment to you ensures that we not only demonstrate transparency, but also speed of communication as we work together with the result of building an office solution and transaction terms which are catered to your needs.

”



Double height feature reception foyer



Full raised access floor (min. 50mm depth)



Flexible divisible floor plates with multi-floor combinations



'Soft spots' for internal stair options within demises



Exposed soffit and ductwork to office areas



Key areas of façade illuminated



Ground floor break out/lounge area



Zoned heating and cooling through intelligent sensors



Automatic LED lighting controls with presence detectors



5 secure basement (including EV charging) and 3 external car parking spaces



Super efficient occupancy density of 1:8 sq m

## SPECIFICATION



EPC 'A'



BREEAM Excellent



Cycling Score Certified Platinum



Wired score platinum rating with ready to go Wifi



Min. 2.6m floor to ceiling height



DDA compliant



6th floor private roof terrace & 2nd floor private balcony



72 cycle bays



Cycle spa facilities incl. drying room



# SPECIFIC & SPECTACULAR



# ENERGY & ECONOMY

'At 12 KING STREET, the building design and technology we use engages with occupants to keep them informed, safe, and productive'

## CREATING A SAFE, SMART & SECURE WORKPLACE

Working with new standards: improved hygiene specifications, contact tracing and physical distancing measures are the primary tools for keeping employees safe within their place of work.

12 King Street is a Smart enabled building incorporating Internet of Things sensors throughout and a Building Management System which can provide the following:



Intelligent fresh air management



Occupational Management System to monitor usage across building, workspace, or common office spaces



Zoned heating and cooling through intelligent sensors



Automatic LED lighting controls with presence detectors



Communal Sky Lounge provides exclusive outdoor meeting space



Fully automated Smart Access Controls



Technology is enabled to interact with Tenant installations



Smart energy efficient Lifts



Full CCTV coverage



WC superloos throughout

# WORKSPACE & OPENSOURCE



## ACCOMMODATION

Level	NIA Area (sq m)	NIA Area (sq ft)
Ground	Let to Endless	
Ground (Business Lounge)		
First	Part let to Arcadis / Part Under Offer	
Second (139 sq ft Dedicated Terrace)	738.0	7,944
Third	750.1	8,074
Fourth	757.9	8,158
Fifth	AFL to Michael Page	
Sixth (400 sq ft Dedicated Terrace)	Let to Rothschild Global Advisory	
Seventh (3,875 sq ft Communal Terrace & 624 sq ft Communal Skylounge)		
<b>TOTAL</b>	<b>4,801</b>	<b>51,681</b>
Available Now	2,246 sq m	24,176 sq ft

5 car spaces available

## CURRENT OCCUPIERS



## SKY LOUNGE & ROOF GARDEN

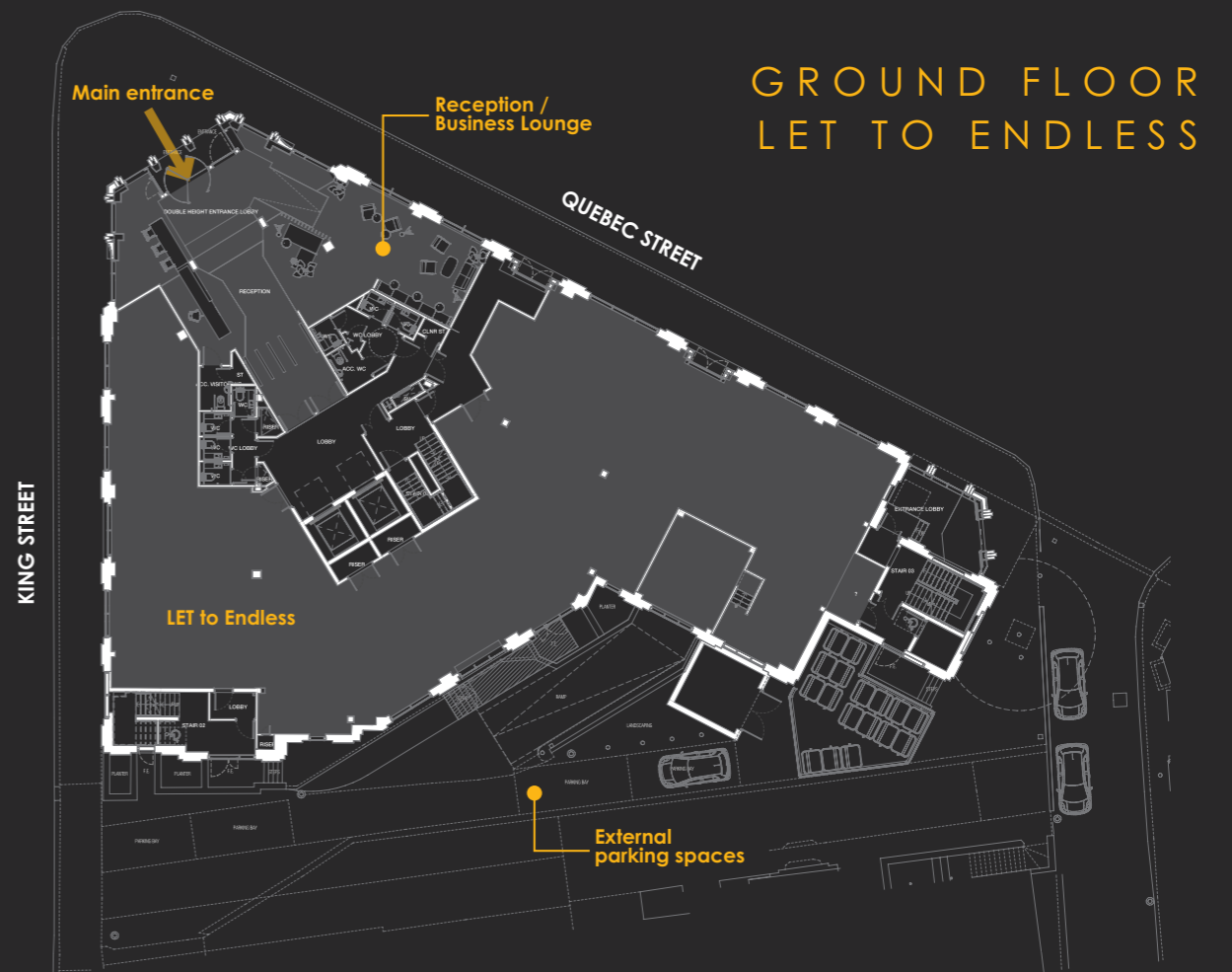
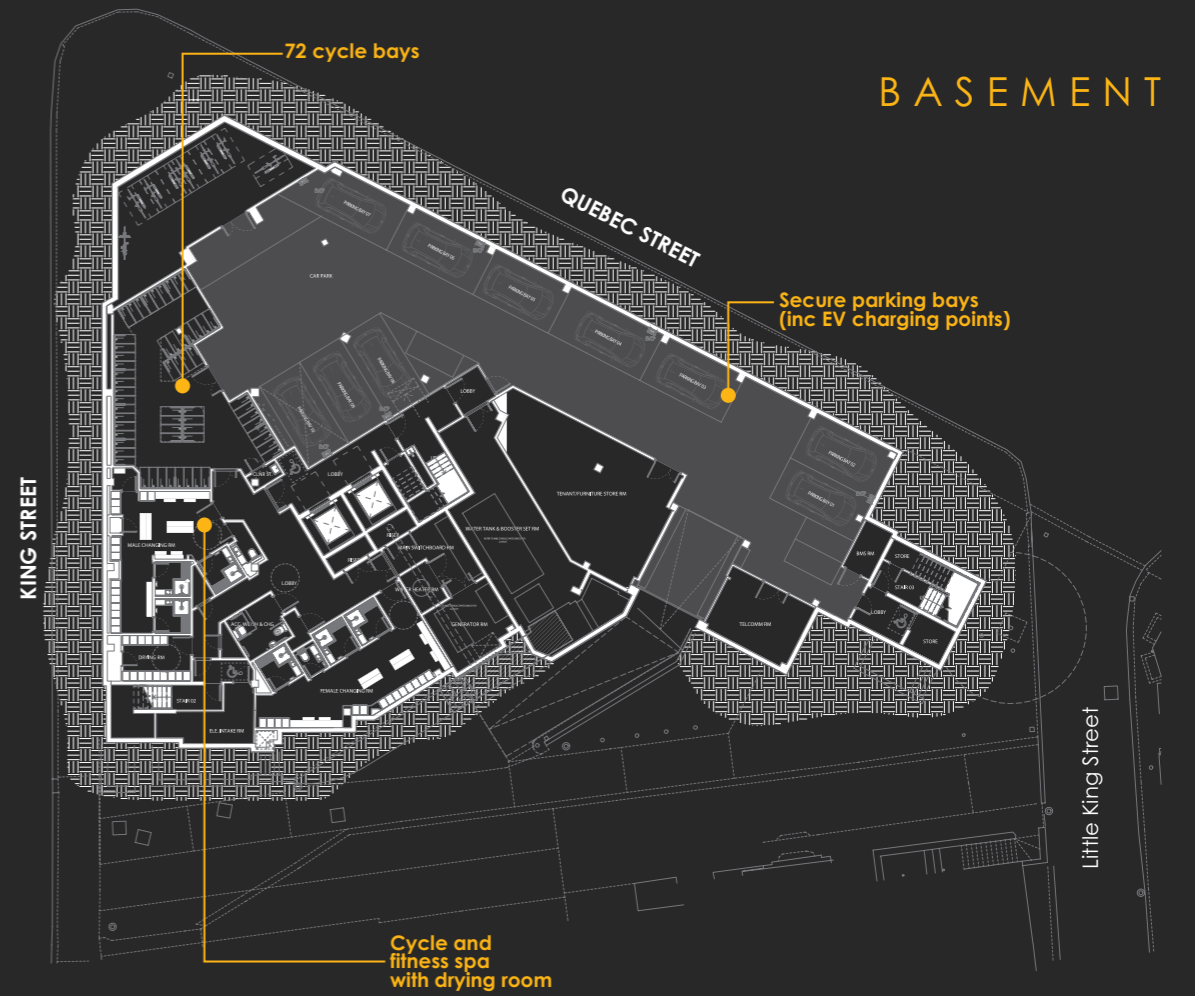
One of the most impressive features of 12 King Street is the 7th floor, with a 624 sq ft Communal Sky Lounge, an inspirational space which opens out on to a 3,875 sq ft, 360-degree roof garden. This space has potential capacity for 320 people and provides extensive panoramic views of the Leeds skyline.

The Sky Lounge and Roof Garden will be available to all the occupiers of 12 King Street and their visitors as a communal space to meet, relax and entertain.





CO-WORKING  
& COLLABORATE







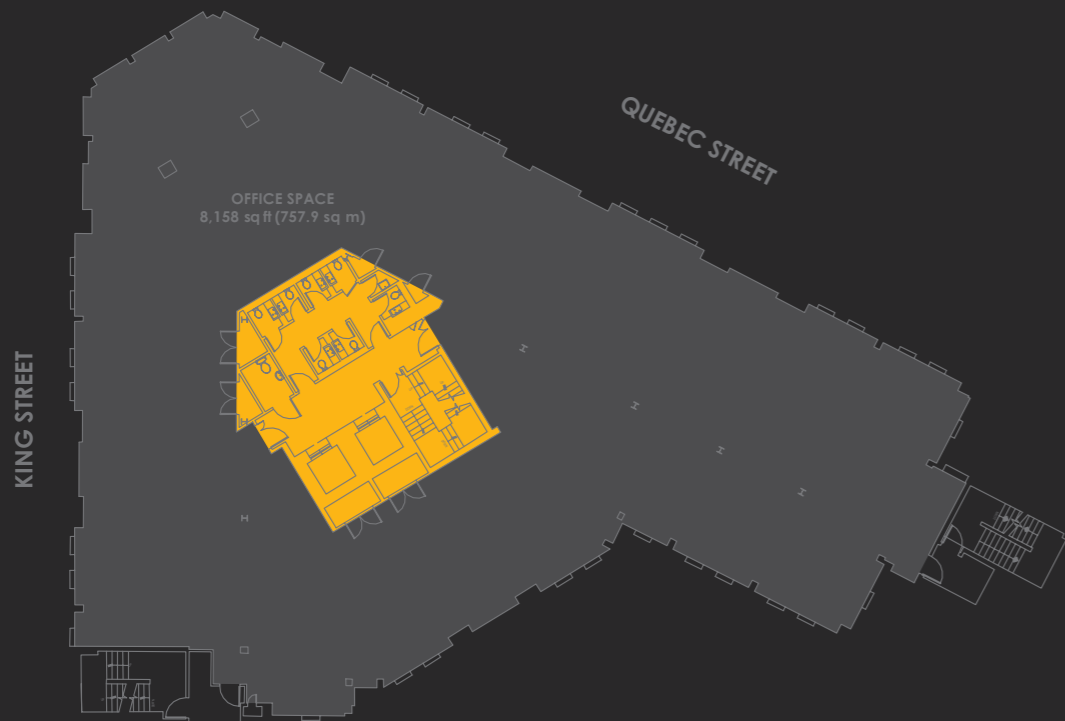
SECOND FLOOR  
7,944 SQ FT  
(738.0 SQ M)

Little King Street



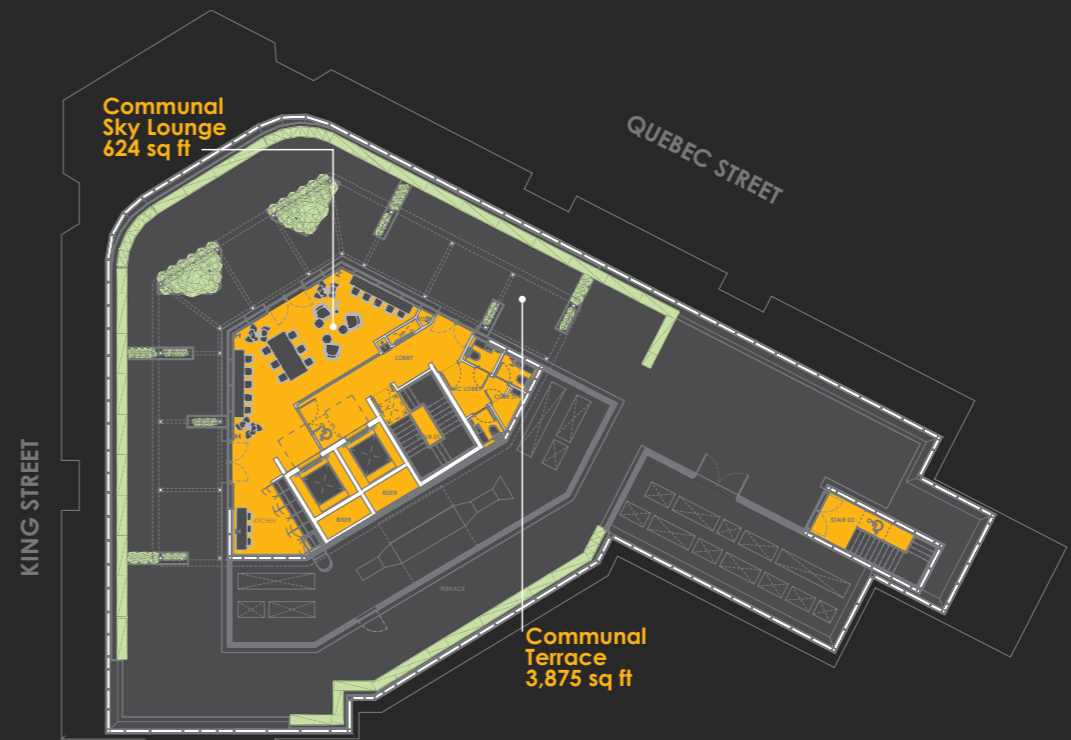
THIRD FLOOR  
8,074 SQ FT  
(750.1 SQ M)

Little King Street



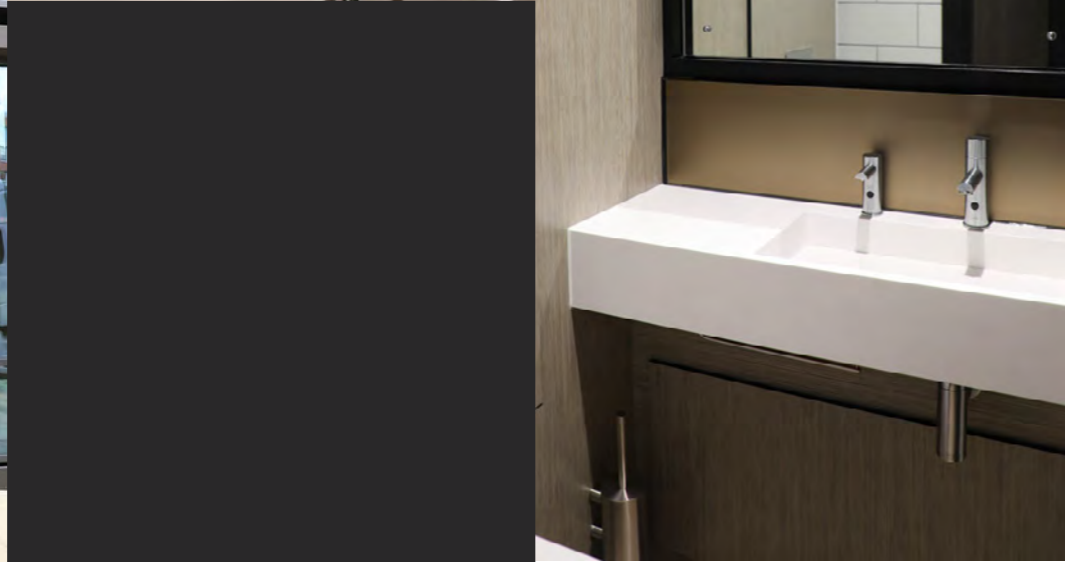
FOURTH FLOOR  
8,158 SQ FT  
(757.9 SQ M)

Little King Street



SEVENTH FLOOR  
624 SQ FT SKY LOUNGE &  
3,875 SQ FT ROOF GARDEN

Little King Street





# 12

**KING STREET**  
LEEDS LS1 2HL

A58 (M)

LEEDS HOSPITAL

LAW COURTS

PARK SQUARE

MILLENNIUM SQUARE

TOWN HALL

WELLINGTON STREET

DAKOTA HOTEL

THE HEADROW

THE LIGHT

BOND COURT

PARK ROW

CHANNEL 4 HQ

QUEENS HOTEL

CITY SQUARE

RIVER AIRE

  
LEEDS TRAIN STATION

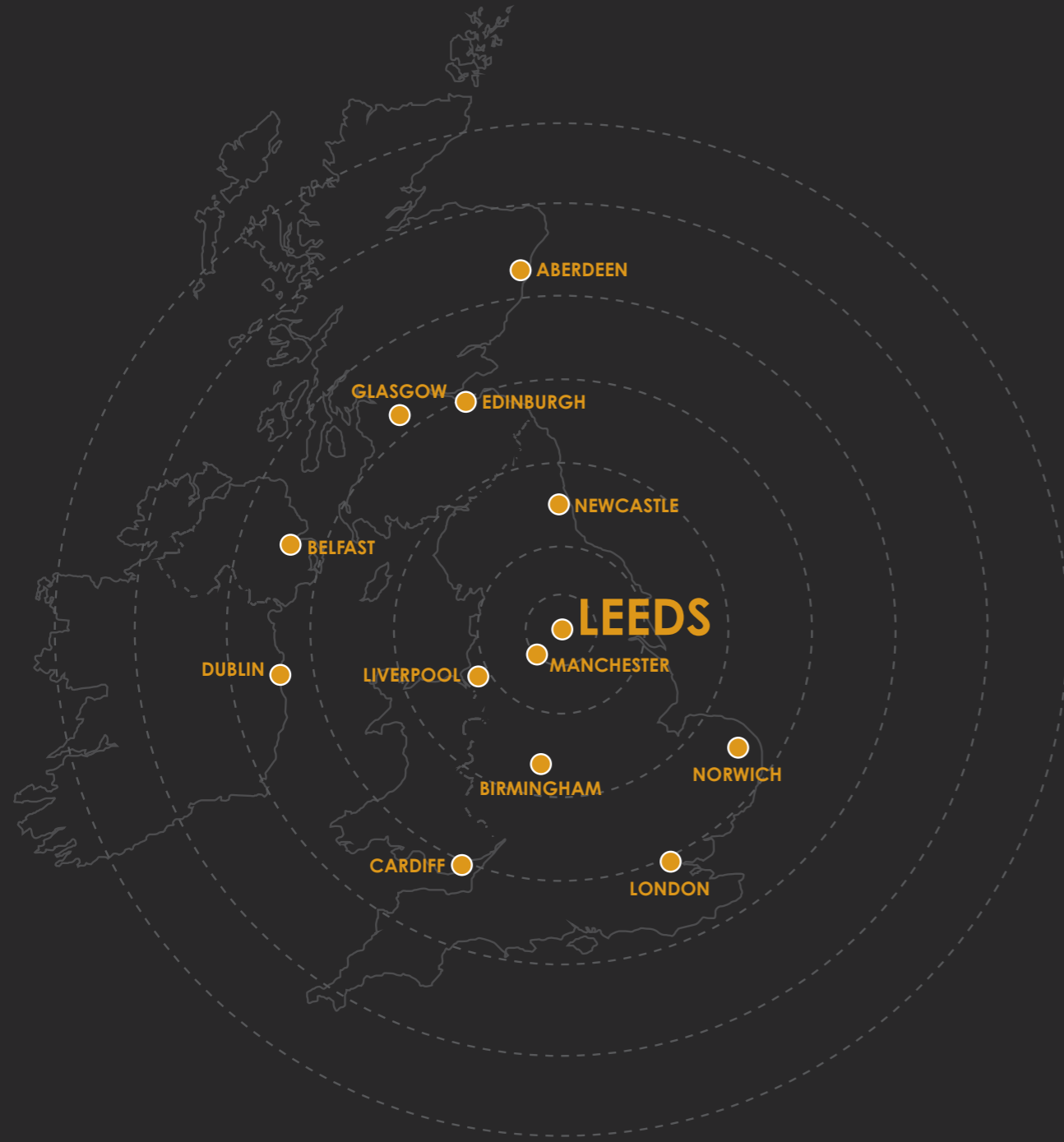
BOAR LANE

TRINITY LEEDS

CENTRAL &  
**CONNECTED**

# LOCATION

The UK's highest concentration of internet and telecoms providers are proud to call Leeds home. Leeds has a new state-of-the-art railway station within 150m of 12 King Street, affirming the desirable nature of this location.



150m from the office to the station



500m from the office to the A58M



2 Hrs 30 mins journey time to London



Leeds Bradford Airport 20 mins

# CENTRAL & CONNECTED





# LEEDS & LEADING

Leeds sits at the heart of a wider economy that encompasses the major cities of York, Wakefield and Bradford, diverse towns including Harrogate, Hebden Bridge and Halifax, and some of the most stunning countryside in the country.

Our economy is thriving, with one of the fastest rates of private sector jobs growth in the UK, driven by tech start-ups and the continued growth of large scale technology driven businesses. This means our region provides our residents with opportunities to pursue careers in a diverse growing economy.

The variety of housing and neighbourhoods means people have the freedom to pursue their chosen lifestyle. The elegant towns of Ilkley and Harrogate, the quirky and independent villages of Chapel Allerton and Saltaire or eco city living in the Leeds Climate Innovation District all offer distinctive and fulfilling lifestyles.

Our region is regularly voted among the happiest and best places to live in the UK. The combination of a vibrant cultural programme, award winning restaurants, three National Parks and a contemporary urban buzz makes it a great place to live.

The city of Leeds will burst into life during 2023, fuelled by creativity and the aim of opening more opportunities for more people. **LEEDS 2023** is an international cultural festival which will harness the energy, creativity and momentum of our bid to be European Capital of Culture 2023. It will celebrate the cultural life of Leeds and bring the best global arts to our city.

12 King Street is located in the traditional business quarter of Leeds, this area was previously a stronghold for the Establishment – banks, law firms and accountants, but more recently these businesses are being joined by technology and creative companies such as Channel 4.

The pulling power of 12 King Street is evidenced by the Channel 4 commitment to move 300 jobs from London to our doorstep, the next door office building in effect. Channel 4's arrival in Leeds undoubtedly marks a significant step in turning the tide of London-centrism, the stage is set for long-term success to spread northwards, with City Square and 12 King Street the first point of contact in Leeds after the rail station.

As we approach the new normal, this next generation of companies want to be central, rightly recognising the importance of the location and its heritage, forming a new Establishment of the future.



## DEMOGRAPHY

Leeds is a bustling, ever-expanding, and inclusive city, with an increasing number of people being able to call it home.

**210,000** students housed from some 150 countries



**22,000** employed in Leeds in banking only 2nd in the UK in comparison to London

**3rd largest**

retail destination in the UK



**3million** Due to its increasing modernity and timelessness, Leeds is home to the UK's fastest growing young population living in the City Region

**succeed**

Leeds is a diverse city, where international businesses come to thrive



**£4bn** Total development investment over the last ten years



**UNIQUE & UNRIVALLED**



# 12

**KING STREET**  
LEEDS LS1 2HL

Developed by:



Funded by:



ALL ENQUIRIES

**CBRE**

+44 (0)113 394 8800  
[www.cbre.co.uk](http://www.cbre.co.uk)

[clair.mcgowan@cbre.com](mailto:clair.mcgowan@cbre.com)  
[alex.hailey@cbre.com](mailto:alex.hailey@cbre.com)



[paul.fox@fjltd.co.uk](mailto:paul.fox@fjltd.co.uk)  
[nick.salkeld@fjltd.co.uk](mailto:nick.salkeld@fjltd.co.uk)  
[harry.finney@fjltd.co.uk](mailto:harry.finney@fjltd.co.uk)



[eamon.fox@knightfrank.com](mailto:eamon.fox@knightfrank.com)  
[victoria.harris@knightfrank.com](mailto:victoria.harris@knightfrank.com)

[12KINGSTREET.CO.UK](http://12KINGSTREET.CO.UK)

Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by Knight Frank, Fox Lloyd Jones nor the Vendor for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant / purchaser, March 2023. Design by [www.thedesignexchange.co.uk](http://www.thedesignexchange.co.uk)