

West Village Leeds



W W

bruntwood
Works



A Bruntwood Works Pioneer
Space to innovate the everyday



West Village Leads

Where innovation flourishes
with community at its heart



A Bruntwood Works Pioneer
Space to innovate the everyday



WV

West Village Leeds: A Bruntwood Works Pioneer

Bruntwood Works Pioneer buildings are the future of workspace design and innovation – the buildings of tomorrow, today.

Each site's forward-thinking spaces offer individuality and flexibility, along with unique events and retail offerings. They create the perfect place for our communities of vibrant businesses to connect.

You'll find bespoke designs at each location, all based on six key themes - amenity, art, biophilia, sustainability, wellness and technology.

Six key pillars of Pioneer



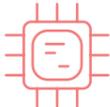
Amenity



Sustainability



Wellbeing



Technology



Biophilia



Art & Culture



A Bruntwood Works Pioneer
Space to innovate the everyday



COFFEE ROOM

COFFEE
freshly BREWED
MAKES
everything
POSSIBLE







**A destination that's
creative, collaborative
and with wellness and
at it heart.**





Work. Chill. Hangout.

What is at West Village Leeds

West Village Leeds is a creative, compassionate workspace of the future with wellbeing at its heart. Creative design paves the way for feel-good spaces complete with innovative lighting concepts and carefully curated art installations that nurture positive wellbeing.

The internal landscape of the workspace is full of intent: to bring wellness to the core of your work life.



Leased Space



Serviced Space



Coworking



Meeting Rooms



Event Space



Communal



Meeting Rooms



Courtyard



Rooftop Terraces



West Village Leeds encourages collaboration and community and it works by creating an environment built for people to thrive within.

A hub of activity is underpinned by dynamic spaces where start-ups can mix with big businesses and creativity can flourish within positive environments designed to stimulate ideas. Alongside this, inclusive and informal spaces for quiet reflection help to calm and focus busy minds.

Reflect



Wellness is prioritised at West Village Leeds where lush biophilia cocoons the buildings, and both natural materials and light within mirror the enchanting courtyard and garden terraces outside.

The West Village courtyard will be dual purpose, serving as a social hub for the city complete with local independent food and drink pop-ups, as well as providing restorative green spaces bringing nature to the city centre. The workspace is elevated by a wellbeing studio and the largest cycle storage in Leeds.

Wellness



Showers



2 On-site gyms



Largest cycle hub in Leeds

The world we live in is becoming increasingly urban, with digital technologies and industrial architecture now a part of everyday life.

In the UK alone, over 80% of us live in urban areas, automatically reducing our connection to nature.

But, as humans, we are intrinsically connected to nature, we all have 'biophilia', literally translated as 'love of nature'. It is with this in mind that more designers are bringing biophilia, through biophilic design, into the workplace.

Biophilia



Coffee operator within our entrance, pop-up courtyard hospitality operators who will offer seasonal variety from pizza vans to ice creams in the summer and prosecco/ beer pop ups when we are hosting events.

Pop ups

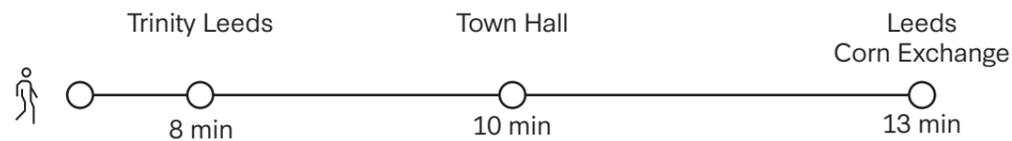


Working in Leeds

West Village is located on Wellington Street, right next to Leeds' inner ring road giving you easy access by car in and out of the city centre.

The building also benefits from on-site parking provision with a multi-storey car park. Leeds train station is 7 minutes walk away and Trinity Leeds, the heart of the city's vibrant retail district, is within easy reach.

Walk times



Train times



Shopping & Leisure

- 1 Crowne Plaza Leeds
- 2 The Queens
- 3 Sainsbury's Local
- 4 Co-op Food
- 5 Tesco Express
- 6 Leeds City Museum
- 7 Hotel ibis
- 8 Grand Pacific

Eating & Drinking

- 1 My Thai
- 2 Caracas Grill
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Editor's Draught
- 6 TGI Fridays
- 7 Cafe Nero
- 8 Wetherspoons
- 9 Moose Coffee
- 10 Starbucks
- 11 La Bottega

Bruntwood Buildings

- 1 West Gate
- 2 14 King Street
- 3 Platform



Coworking

Coworking space gives you the ultimate in high-quality, flexible workspace.

Simply choose from Memberships, Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.

Memberships

Our memberships bring you to the ultimate premium workspace, designed with flexibility in mind. Just pick a seat in any Bruntwood Works lounge and enjoy our refreshments and superfast WiFi.

You'll also be able to access the lounges in any of our buildings that offer membership across Manchester, Liverpool, Birmingham and Leeds.

Shared Desk

Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move but thrive within an ergonomic work setting.

Access your building outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what's best for your schedule.

Dedicated Desk

Your own base in a premium space - that's the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.

As a dedicated desk customer you'll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.



Add-ons:

-  Mail redirection
-  Registered business address
-  Discounted Call handling

Compare coworking options

	Memberships From £95 per month	Shared desks From £195 per month	Dedicated desks From £295 per month
Access to lounges in other Bruntwood Works buildings as well as your 'home' location, 3 days per week	●		
Shared desks in a Bruntwood Works coworking studio, 3 days per week		●	
Unlimited access to a dedicated desk in a Bruntwood Works coworking studio			●
Flexible contracts	●	●	●
24 hour access		●	●
Superfast WiFi	●	●	●
25% off meeting room bookings for any Bruntwood Works venue	●	●	●
Membership of The Collective	●	●	●
Free events programme	●	●	●
On-site customer service team	●	●	●
Premium coffee, tea and filtered water	●	●	●
Use of communal business lounge	●	●	●
Use of a communal kitchen	●	●	●
Locker storage			●
Bike store	●	●	●
Showers & changing rooms	●	●	●
Private phone booths	●	●	●



Serviced Offices

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

FREE
access to
business
support
programme
Spark

Serviced is ideal for:

Freelancers, start-ups and small businesses

Included as standard with Serviced:

A private office

24/7 building access

Use of communal business lounge

Showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet

A communal kitchen

Rent periods beginning at six months

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features

 Furnished offices

 Communal Kitchen

 Superfast WiFi

 Dog-friendly spaces



Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood Works team.

FREE
access to
business
support
programme
Spark

Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features

 Flexible contract

 Design your own space

 Your own, private office



Made & Managed

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

Included as standard:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- 25% off** meeting room bookings for any Bruntwood Works venue
- The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)
- One bill for rent and services
- Personalised fit-out at no extra cost
- Free** access to business support programme **Spark by Bruntwood Works**
- The Collective membership

FREE
access to
business
support
programme
Spark

Key features

-  Customisable contract
-  Choose fit-out
-  In-house design team

Sparking great ideas

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.

Business Support

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation. Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



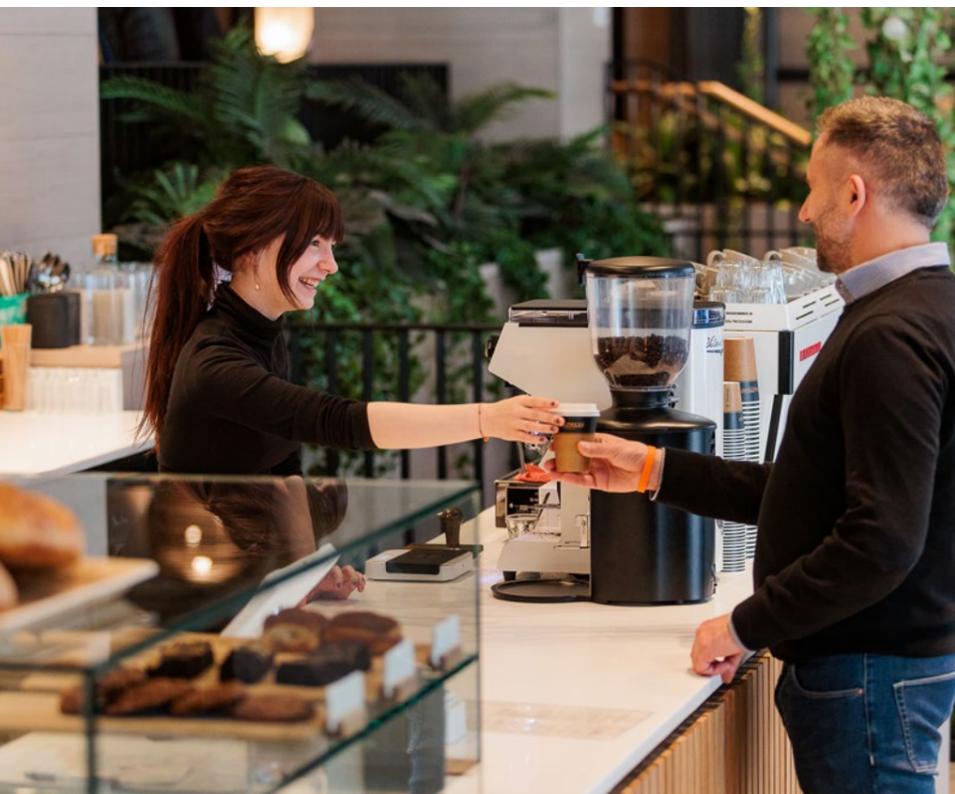
Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.

Spark
by **bruntwood**
Works

Where work & lifestyle thrive

Bruntwood Works balances work and life, blending spaces that encourage interaction and create community.



Our focus is around two key areas, creating unique workspaces and providing thriving retail and leisure spaces. Both are design led, people driven and socially responsible. We continue to be firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

As well as a unique opportunity to broaden the influence of Bruntwood Works, we know the more diverse, culturally rich, healthy, educated, connected, sustainable and fulfilled our communities are, the greater our towns and cities will become.

Net Zero Carbon

Committed to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting our targets in place, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

Smart buildings strategy

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.

The ultimate goal is to leave our towns and cities in a better place than we found them.

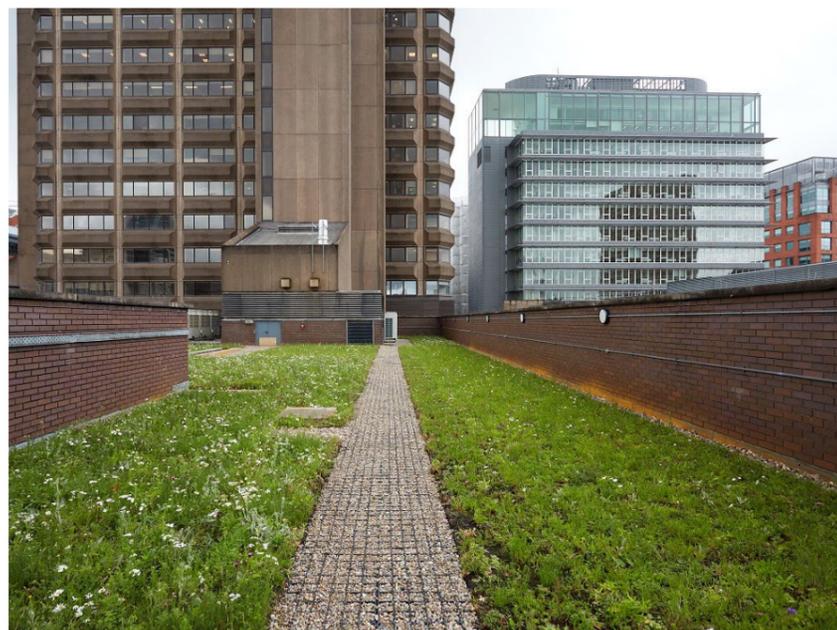


Helping the city's ecosystem thrive

Work has started on the installation of a ground-breaking climate and water resilience research roof at West Village Leeds.

Funded by United Utilities, the 'blue-green' roof has been designed to develop greater understanding of how new construction and data technologies will help cities and urban developments mitigate the impact of climate change and population growth while enhancing biodiversity, health and wellbeing.

The 'smart' blue-green roof will allow United Utilities to assess how, by storing and re-using rainwater at roof level, it can reduce the volume of surface run-off entering its sewer network and, as a result, lower the flood risk associated with the prolonged high-intensity storm events that are becoming increasingly frequent as the climate changes.



CBRE

+44 (0)113 394 8800

**Knight
Frank**

0113 246 1533

KnightFrank.co.uk

West Village Leeds

**Wellington Street
Leeds
West Yorkshire
LS1 4LT**

For more information please call us
or visit the website:

0113 388 4884

westvillageleeds.co.uk

In line with the Misrepresentation Act 1967,
Unfair Contract Terms Act 1977 and The Property
Misdescriptions Act 1991, Bruntwood Works
Limited gives notice that:

1. These particulars are a general outline only,
for the guidance of prospective purchasers or
customers, and do not constitute the whole or
any part of an offer or contract.
2. Bruntwood Works Limited cannot guarantee
and accepts no liability whatsoever for the
accuracy of any description, dimensions,
references to condition, necessary permissions
for use and occupation and other details
contained herein and prospective purchasers or
tenants must therefore not rely on them as agent
advisor or other representative statement of fact
or representations and must satisfy themselves
as to their accuracy.
3. No employee of Bruntwood Works Limited has
any authority to make or give any representations
or warranty or enter into any contract whatever in
relation to the property.
4. Bruntwood Works Limited will not be liable, in
negligence or otherwise, for any loss arising from
the use of these particulars.
5. Space planning contained in this brochure is
indicative only and may require modifications to
the building design.
6. All floor plans are not to scale and are for
identification purpose only.



A Bruntwood Works Pioneer
Space to innovate the everyday