



2

**KIRKSTALL
FORGE**

**NEW HEADQUARTER OFFICES
5,000 SQ FT - 190,000 SQ FT**

2

KIRKSTALL
FORGE

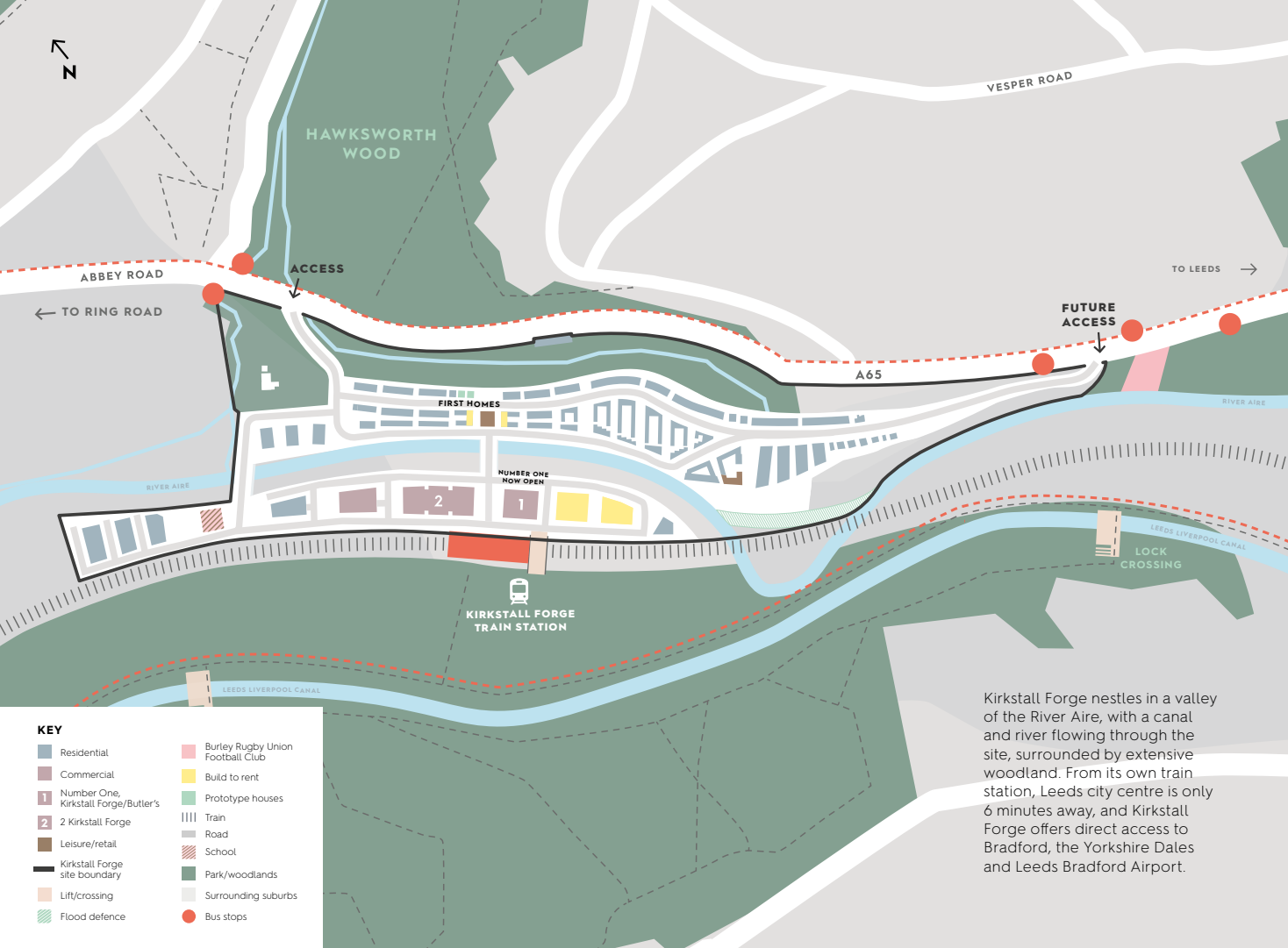


WELCOME TO KIRKSTALL FORGE

Kirkstall Forge is the biggest regeneration project in Leeds, which will see 57 acres transformed into an entirely new neighbourhood over the next 10 years. Once complete the development will include 300,000 sq ft of Grade A offices, 1,000 new high quality homes, a new school and train station, and lots of bars, restaurants and shops to cater to the people who live and work here.

The vision for the development is to create a place that is different to others in Leeds. A place that offers an outstanding working environment that will help retain the best employees. A place to live that combines the best of the country, yet only 6 minutes by train to the cultural offer of central Leeds. And a place where visitors will want to linger, on the banks of the River Aire and Leeds and Liverpool Canal.



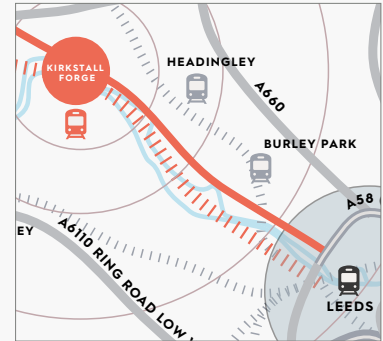


Kirkstall Forge nestles in a valley of the River Aire, with a canal and river flowing through the site, surrounded by extensive woodland. From its own train station, Leeds city centre is only 6 minutes away, and Kirkstall Forge offers direct access to Bradford, the Yorkshire Dales and Leeds Bradford Airport.

**6 MINUTES
BY TRAIN TO LEEDS**

**18 MINUTES BY TRAIN
TO BRADFORD**

**TRAINS EVERY 30
MINUTES**



Kirkstall Forge is just 3.5 miles from Leeds City Centre

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two-dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.

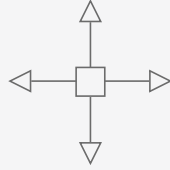
A VIBRANT NEW PUBLIC EVENT SQUARE



IN IT FOR THE LONG TERM

CEG is a long term investor, building Kirkstall Forge to hold for many years. This ownership commitment enables CEG to do things very differently to other developers, to the distinct advantage of its customers.

With no short term requirement to load headline rents, the CEG way is to build value over a much longer timescale.



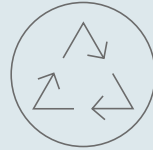
Occupy on your own terms



Life on site

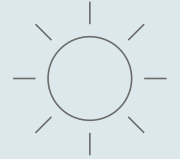


Future-proof technology



Sustainability

**LONG TERM
PARTNERSHIP
ENABLES CEG
TO OFFER:**



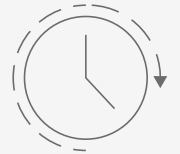
Proven approach to wellbeing



On-site amenities



Connectivity



Designed to perform

WE UNDERSTAND THE VALUE OF FLEXIBILITY

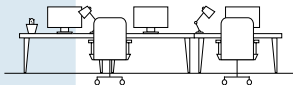
WORKING TOGETHER

CEG has a strong track record of delivering Core, Flex and Superflex spaces throughout the UK. With all parts of the buildings operated and managed by CEG as the landlord, we have the ability to offer occupiers the following three types of space in 2 Kirkstall Forge.



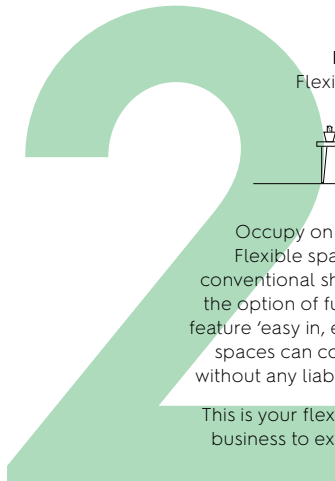
CORE

Conventional space



Large open, efficient floor plates of up to 17,000 sq ft, carefully designed to allow inter-connectivity between floors. The floor plates are designed to maximise natural light and create the perfect working conditions for people to thrive.

This is your core office space at the heart of your business.



FLEX

Flexible space



Occupy on your own terms. Flexible spaces available on conventional short-term leases with the option of full fit-out. The leases feature 'easy in, easy out' terms. These spaces can come 'comms ready' without any liability for dilapidations.

This is your flex space to allow your business to expand and contract.



SUPERFLEX

Coworking

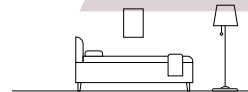


Our most flexible offer. Book desks in coworking spaces and make use of our bookable, full equipped meeting rooms for larger meetings.

This is perfect for projects, collaborations and events.



RESIDENTIAL



1,050 houses and apartments will be available for businesses, to provide corporate lets and serviced residential space for employee use.

NEXT GENERATION WORK SPACE

THE BEST JUST GOT BETTER

The design of the next office building is currently at an advanced stage. With outline planning permission for up to 200,000 sq ft, CEG has a flexible approach to the final design and phasing of this building.

And it's the same team that brought the award-winning Number One office building to life that are behind the design for this next phase.

As a long term property investor, developer and partner, CEG is well placed to provide our customers with the most sustainable places to work, collaborate and thrive.

Designed to reduce running costs, the building will provide occupiers with more cost-effective workspace over the mid to long term. 2 Kirkstall Forge is also offered with the benefit of flexible leasing, high quality amenities, the highest technical specification, and wellbeing opportunities that will inspire your colleagues.



AN INSPIRING PLACE TO WORK

2 KIRKSTALL FORGE SITS AT THE HEART OF OUR VISION FOR AN ENTIRELY NEW NEIGHBOURHOOD AND BUSINESS COMMUNITY.

Located within a riverside setting amongst mature, protected woodlands, there are places to meet and exchange ideas or take relaxing lunchtime woodland walks and cycle rides.

Bringing together Grade A office buildings, contemporary housing, green spaces, cafés, bars and restaurants, Kirkstall Forge will define a new benchmark in 21st century placemaking for Leeds and the UK.

The quality and location of the Kirkstall Forge workplace will benefit all of our occupiers, enabling visitors, residents and office workers to enjoy an excellent work/life balance.



EXEMPLARS FOR HEALTH & WELLBEING

The experience of working at Kirkstall Forge is like no other. As well as being located in a stunning valley, surrounded by nature, the health and wellbeing of all employees is of paramount importance. So much so, that Number One Kirkstall Forge was awarded **Property Week's National Property Wellbeing Award 2018**

2 Kirkstall Forge will continue to raise the bar for health & wellbeing, offering a Grade A, BREEAM Excellent, WiredScore Platinum, EPC A rated building, set in a tranquil canal and riverside location.

2018
**Property
Awards**
Winner

**Property Wellbeing
Award**
2018



FUTURE PROOFED TECHNOLOGY

As with Number One, Kirkstall Forge, we are aiming for 2 Kirkstall Forge to also achieve WiredScore 'Platinum' certification by the digital connectivity rating company WiredScore.

The accreditation acts as a trusted benchmark for technological capacity, future proofing infrastructure resilience and connectivity.



CONNECTIVITY

Wireless and mobile phone signal planning ensures you're always connected anywhere in the building, at speed.



SPEED

Ease of installation, fast speeds and high capacity so tenant can be quickly 'live' and connected.



RELIABILITY

Tenant access to a variety of dependable connections and high quality wired infrastructure.



FUTURE-PROOF

Designed with additional capacity to take advantage of future technological advancements.



SECURITY

Telecom equipment located in secure, dedicated rooms to protect against service interruption.



RESILIENCE

Secure telecom and power infrastructure to allow high levels of resilience.



FULLY DISTRIBUTED FIBRE

Protected cabling within the building with multiple distribution routes and intakes.



TENANT FLEXIBILITY

Fully considered current and new tenant technology requirements.



MORE COMPETITIVE

Enables tenant choice of multiple high speed ISPs.



SUSTAINABLE TRAVEL

TRAVEL CONNECTIONS

Our on-site railway station and regular bus services connect directly to Leeds city centre in 6 minutes and Bradford in 18 minutes.

We're located close to the major motorways M1, M62 and M621. Leeds Bradford Airport is just under 5 miles away.

The Leeds and Liverpool Canal runs past Kirkstall Forge and is a well-used commute for cyclists, walkers and runners, to connect to the City Centre.

TRAVEL EVENTS

The Kirkstall Forge Life team host a range of travel-focused events throughout the year, to help ensure that sustainable and active travel are part and parcel of everyday life.

Bring your bike to the Bike SPA for a check-up or play Car Share Bingo with your colleges for a chance to win some prizes.

On site travel options:

- Train station
- EV Car charging
- Car share
- Car club
- Bike hire

Other events include:

- Catch the bus week
- Clean Air Day
- Bike Week Celebration
- Ride to work week
- Bike Right
- Bike Libraries Donation Station
- Sustainable Travel Day



KIRKSTALL FORGE LIFE

ENHANCED MANAGEMENT SERVICES

2 Kirkstall Forge will offer concierge services and lifestyles activities. Co-ordinated by the Estates Manager and her Kirkstall Forge Life team who are on hand to assist with access to the amenities on offer, five days a week from Monday to Friday between the core office working hours of 8am – 6pm.

This unique environment offers a fresh perspective on work-life balance; a place to make your own and feel part of.

The Life team will ensure the new neighbourhood is kept clean and safe at all times, so our residents, occupiers and visitors can enjoy their time here.





KIRKSTALL FORGE LIFE AMENITIES

The dedicated on-site management team provide amenities for tenants all year round. Such as:

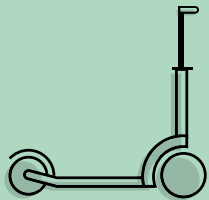
- On-site car club
- Valet service
- Running club
- Dry cleaning
- Cycle and scooter hire schemes
- Priority car share spaces
- Electric vehicle charging points
- Bookable meeting rooms
- Deckchairs, beanbags and garden games
- Beauty treatments
- Craft workshops
- Language classes

Everyone who lives and works at Kirkstall Forge will have access to the online portal KF Life Portal. Ask the Life team or take a look at the portal for information on all events and to book amenities.

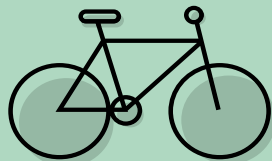




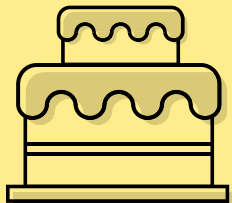
SEASONAL RAMBLES



SCOOTER HIRE



BIKE SPA



MACMILLAN
COFFEE MORNING

KIRKSTALL FORGE LIFE EVENTS

In addition to the all year round amenities, our Kirkstall Forge Life team organise events and activities throughout the year. From wellbeing and fitness to language classes and Christmas celebrations there's something for everyone!



CHRISTMAS CAROLS AT KIRKSTALL FORGE



PETS AS THERAPY



MONTHLY MESSAGES



CRAFT CLASSES

BEAUTIFUL
VIEWS OVER
THE RIVER
VALLEY





WORK AND LIVE

We know that recruiting and retaining the best staff is one of the most important factors for business success. At Kirkstall Forge our award-winning offices will be joined by a high quality, ready-made residential product that will be an attractive proposition for future and current employees.

Opportunities will exist for businesses to utilise residential accommodation / serviced residential space for employee use.

An architectural rendering of a modern, multi-story building at night. The building features a prominent facade of vertical wooden slats and large glass panels, which are illuminated from within, creating a warm glow. The sky is dark blue with visible stars. In the foreground, there is a paved plaza with a few people walking, a person riding a bicycle, and some small trees and shrubs. The overall atmosphere is sophisticated and contemporary.

—
**AMENITY
RICH
BUILDINGS**
—

ACCOMMODATION SCHEDULE

2.1 KIRKSTALL FORGE

NIA	SQ M	SQ FT
Ground	821	8,837
First	921	9,914
Second	1,028	11,065
Third	1,028	11,065
Fourth	1,028	11,065
Fifth	1,028	11,065
Sixth	1,028	11,065
Seventh	782	8,417
TOTAL	7,664	82,495

2.2 KIRKSTALL FORGE

NIA	SQ M	SQ FT
Ground	954	10,269
First	1,350	14,047
Second	1,425	15,339
Third	1,425	15,339
Fourth	1,425	15,339
Fifth	1,425	15,339
Sixth	1,425	15,339
Seventh	1,022	11,001
TOTAL	10,406	112,009

It is intended that the car parking for 2 Kirkstall Forge will be provided within a multi-storey car park which has been very carefully integrated into the design of the building.

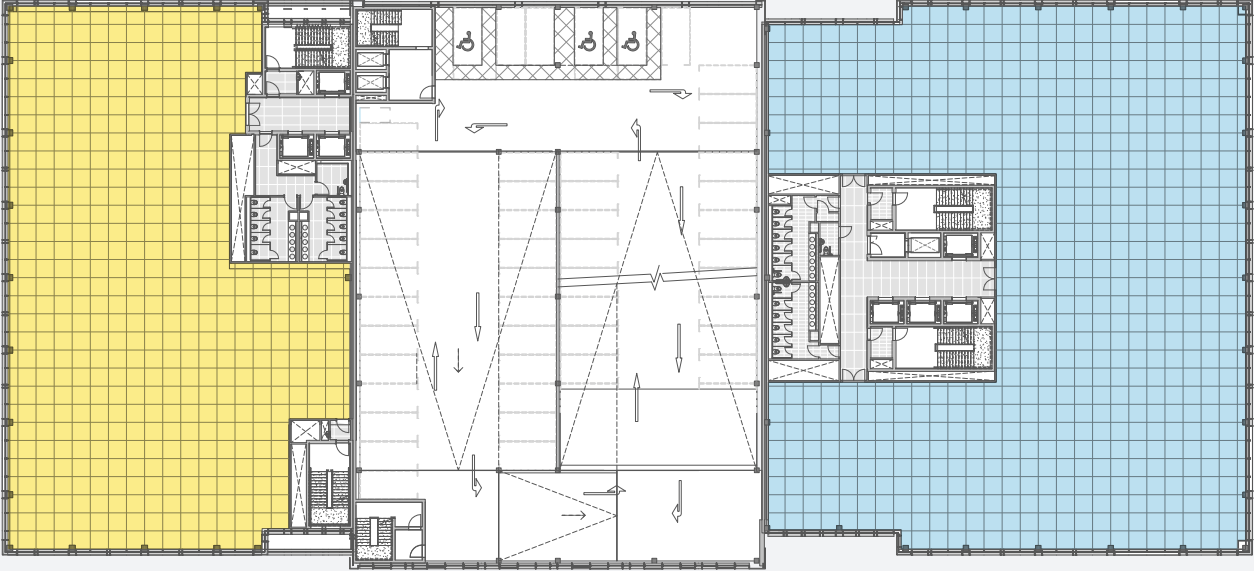


TYPICAL FLOOR PLAN

(2ND TO 6TH FLOORS)

2.1 KIRKSTALL FORGE

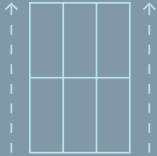
2.2 KIRKSTALL FORGE



BUILDING HIGHLIGHTS



Grade A office premises fronting onto masterplanned public realm landscaped to the highest standards and catering for a number of amenity uses.



Coated aluminium framed curtain walling system with full height glazing.
—
Metal tile suspended ceiling.



Office building will achieve WiredScore Platinum rating.
—
Common area Wi-Fi.



3/4 BCO compliant high speed passenger lifts (x2 21 person and x2 17 person).



VRF heating / cooling system.



Dedicated railway station linking directly to Leeds city centre.



Shower, locker room and drying room facilities.



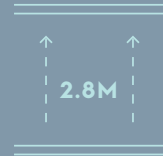
DDA compliant.



Large open plan flexible floor plates up to 15,500 sq ft.



Designed to an occupancy of 1.8 sq m with provision to increase to 1.6 sq m.



Finished floor level to the underside of the ceiling is 2.8m.
—
Full access raised floor system.



Excellent natural light.



24 hour site security.



Cycle storage.
—
On-site secure car parking.



EPC A and BREEAM Excellent rating.



PIR controlled LG7 compliant LED lighting.

FUTURE- PROOFED TECHNOLOGY



NUMBER ONE, KIRKSTALL FORGE

“Kirkstall Forge is pivotal to Zenith’s future growth and improving our team’s work-life balance. The railway station enables us to increase our connectivity, whilst enjoying the tranquillity of a heavily wooded setting, and we are particularly looking forward to becoming a real part of the Kirkstall Forge community.”

Tim Buchan
Chief Executive Officer
Zenith Vehicle Contracts Limited



ALREADY TAKING SHAPE

Kirkstall Forge is already home to the ‘Best commercial workplace in the UK’ and has over 850 people working in Number One. This building was 95% let within 12 months of its opening.

Number One, Kirkstall Forge was completed in November 2017 and is home to the global headquarters of Zenith, the leading independent leasing, fleet management and vehicle outsourcing business.

The building also houses the Northern office of CEG and is home to Mercedes-Benz Vans and Bupa.

On the ground floor, café bar Butler’s provides food and drink throughout the day to workers and visitors. The dedicated Kirkstall Forge train station has been operational since 2016, offering half hourly service to Leeds (6 minutes) and Bradford (18 minutes).



CURRENT KIRKSTALL FORGE OCCUPIERS:



Mercedes-Benz



trufe.

BUTLER'S



ceg:

**COLLABORATE WITH
AN AWARD WINNING TEAM**



**Commercial Workplace
Award**
2018



**Property Wellbeing
Award**
2018



**Regional Commercial
Workplace Award**
2018



**WiredScore Platinum
Certified**
2017



**Regional Commercial
Award**
2018



**Top Tech Yorkshire
Report**
2018



**Best New Build
Outside of London**
2018



Game Changer Award
2019



Plants at Work
2018



**Leeds Architecture
Awards**
2019



**Best Innovation Project
Awards**
2019



NUMBER ONE, KIRSTALL FORGE, LEEDS

CEG doesn't just build houses, shops, schools and offices; it builds communities. It makes space for lives to flourish, for neighbourhoods to grow and for businesses to develop. CEG builds the amenities that turn an area into a vibrant neighbourhood.

Providing people with a place to create their stories, CEG is not just a property developer.

It is a place maker.



DIFFERENT BY DESIGN[®]

**FOX
LLOYD
JONES**

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*Computer generated images. External finishes, levels and landscaping may vary.