

# West Gate



bruntwood

# A hidden gem in the heart of Leeds

**West Gate is in a perfect location next to the Civic and Financial Districts whilst being only an eight-minute stroll to the train station.**

It's not far from the city's retail offering and rare city centre green space at Park Square is only a stone's throw away. There's secure parking and cycle storage. Not forgetting the impressive office space and on-site fitness studios accompanied by showers and changing rooms.

But wait, it gets better. You'll join a thriving Bruntwood community in Leeds, with a packed programme of social, networking and wellbeing

events at West Gate and nearby West Village, 100 Wellington Street and 14 King Street. You'll also be linked to our wider portfolio of properties in Manchester, Liverpool and Birmingham too, giving you even more opportunities for networking, collaboration and even expansion as your business grows.

Create a place for your business to call home. A space that reflects and inspires you.



# Where flexibility meets opportunity

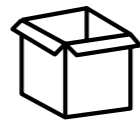
An opportunity to put your mark on an open-plan suite of 11,783sq ft on the 5th and 4,998 sq ft at West Gate.



New VRF air conditioning at 1:6 sq m ratio



Secure parking on site and at nearby West One



On-site Storage facilities



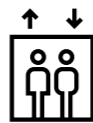
DDA-compliant



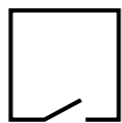
New showers, lockers and changing rooms



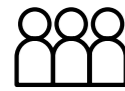
24-hour access



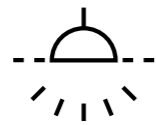
Lift access with upgraded lobbies and wcs



Open-plan floorplate flooded with natural light



On-site property management team



New LED suspended lighting



New integrated kitchen



Gym



On-site Cycle storage



On-site Cycle storage



LED lighting



# Where work & lifestyle thrive

West Gate's central location puts the best of what Leeds has to offer on your doorstep. For lunchtime essentials nearby you can find Pret-A-Manger and Philpotts along with local independent sandwich shops.

When you want to get out of the office on a sunny lunchtime, Park Square is a short walk away. Leeds has a compact city centre and West Gate is well located for easy access.

The building benefits from on-site car parking, and its location on the city centre loop road gives easy access to the M62/M1 and the wider motorway network. Leeds train station is two minutes' walk away.

## Train times

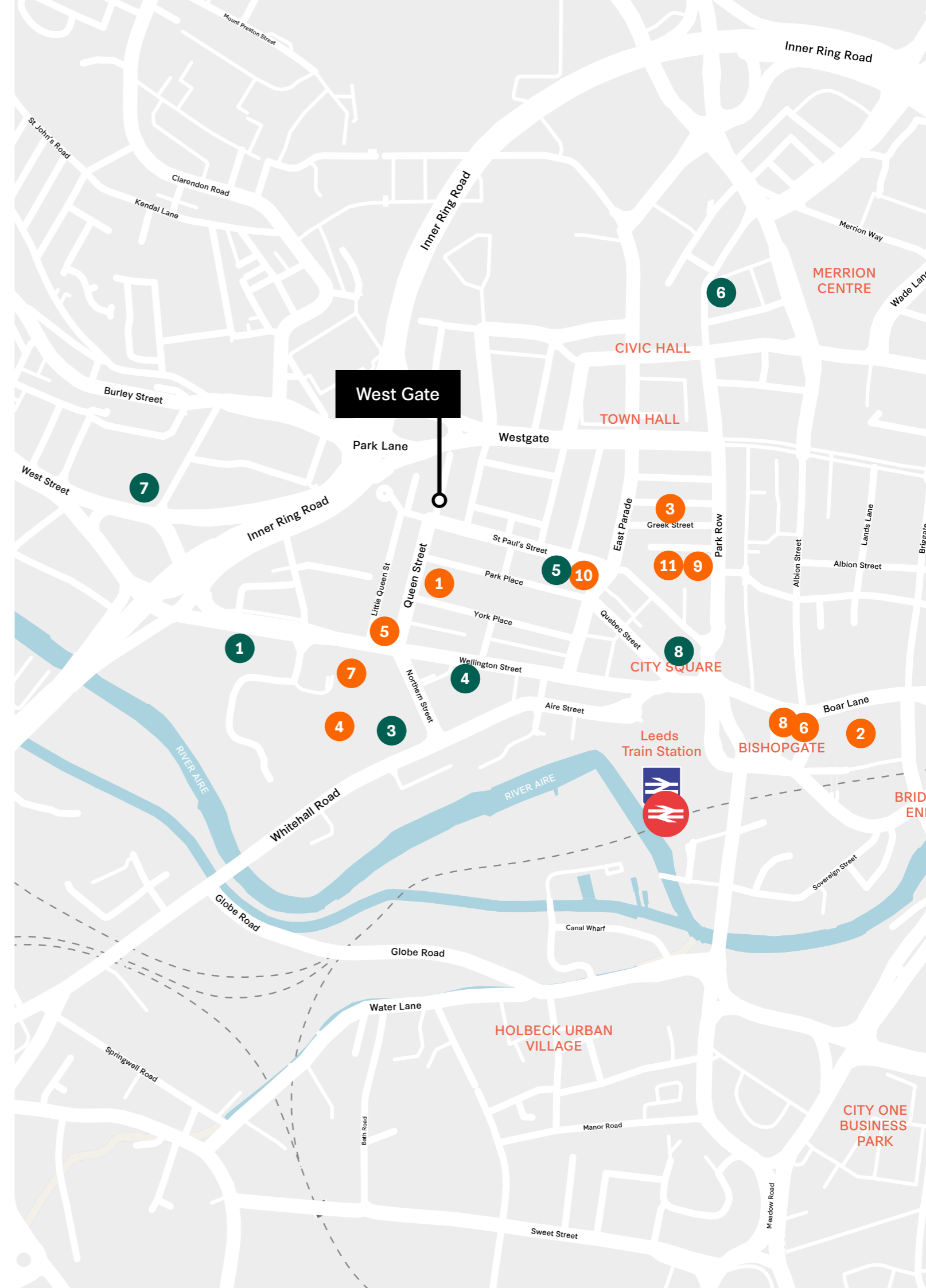


## Shopping & Leisure

- 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

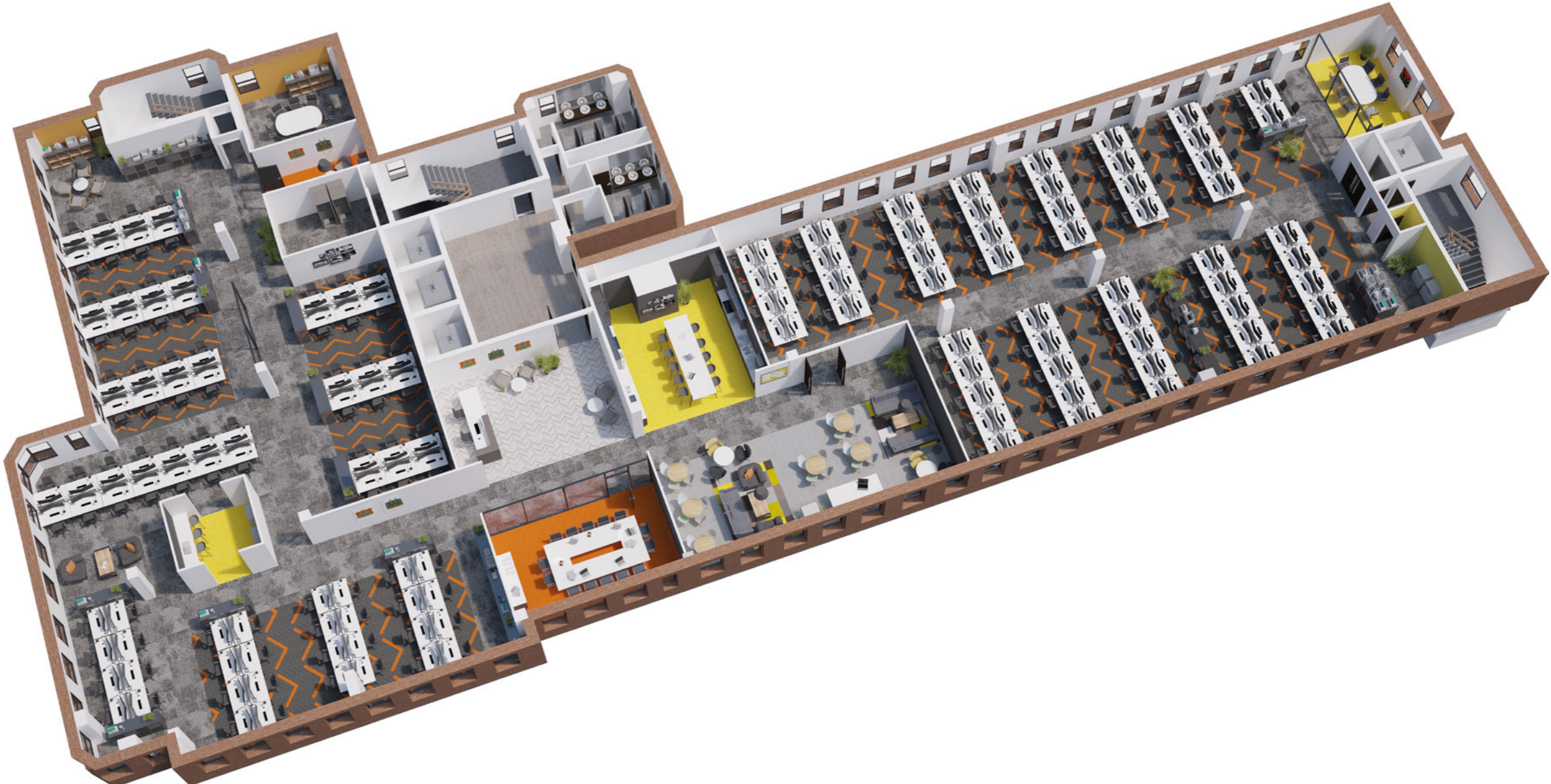
## Eating & Drinking


- 1 My Thai
- 2 Rudy's Pizza
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Editor's Draught
- 6 Laynes Coffee
- 7 Cafe Nero
- 8 Friends of Ham
- 9 Moose Coffee
- 10 Starbucks
- 11 La Bottega




# Indicative floor plan - for the 5th floor

A unique opportunity exists  
to create space that reflects  
your business.



 **11,783**  
sq ft

 **198**  
Workstations

 **6**  
Informal meeting areas

 **3**  
Meeting rooms

 **3**  
Hot desk



# 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 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 team.

## 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 venue

Optional design and fit-out services

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' 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 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

The Collective membership

## Key features



Customisable contract



Choose fit-out



In-house design team



# Wellbeing at West Gate

**At Bruntwood, we know it's often the little things that matter so we have provided a few extras to really help you settle in.**

We know that work is not just about what you do at your desk. It's about the full experience and how you choose to spend your time here. Putting the wellbeing of staff first makes them happier and more productive. We provide a whole host of options to help you get active, relax and take time out.


It's easier than ever to get active at West Gate. We offer a state-of-the-art gym combined with new showers and changing facilities ensure that however you choose to work out, you'll have all the facilities you need right here.


We're also very lucky to be located right next to Park Square, one of Leeds' biggest city centre green spaces - perfect for a pre or post-work jog, lunchtime stroll or picnic spot.

Throughout the summer months Park Square also plays host to a variety of great events you can get involved in, whether it's calming yoga in the open air or watching Wimbledon on the big screen.

If you're taking advantage of our on-site cycle storage, you could even take in the fresh air and beautiful scenery on two wheels.



 Showers

 Fitness Studio

 Bike store



360



# We work to create thriving cities

**Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.**

We'll be operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

We're embedding sustainability across all of our operations - including three key areas that impact our customers:



**Upgrading existing buildings** - for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



**Creating new, net zero buildings** - our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



**Recommending sustainable interior design options** - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

For more information, or if you have any questions, our dedicated team is ready to assist at [sustainability@bruntwood.co.uk](mailto:sustainability@bruntwood.co.uk).



View our **Sustainability** Brochure

[Visit our Sustainability page](#) →

[Download Net Zero Pathway](#) ↓



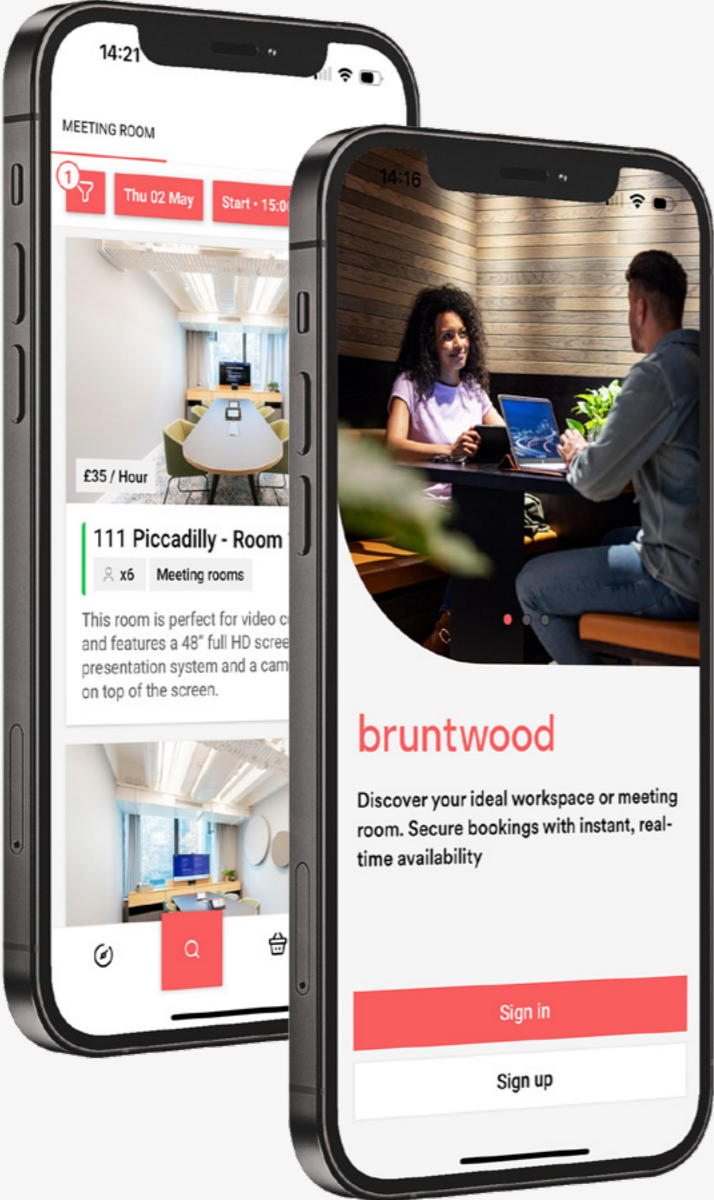
To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas\*, a significant milestone on our path to net zero.

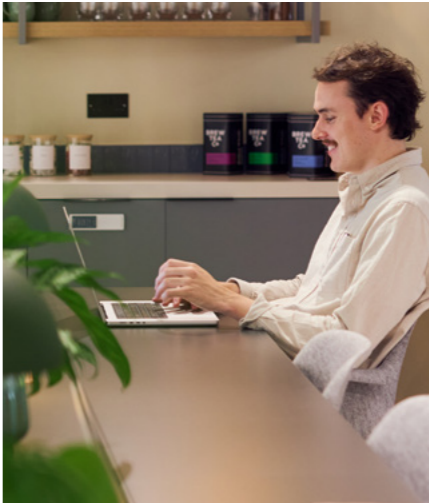
\*Where we get our electricity from the National Grid.

# Download the Bruntwood App

Book meeting rooms, RSVP to events, and receive exclusive discounts.



Available on:



# Interested in a workspace?

Contact us today: 0161 233 7877

Visit our website: [bruntwood](https://bruntwood.co.uk)

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# bruntwood



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