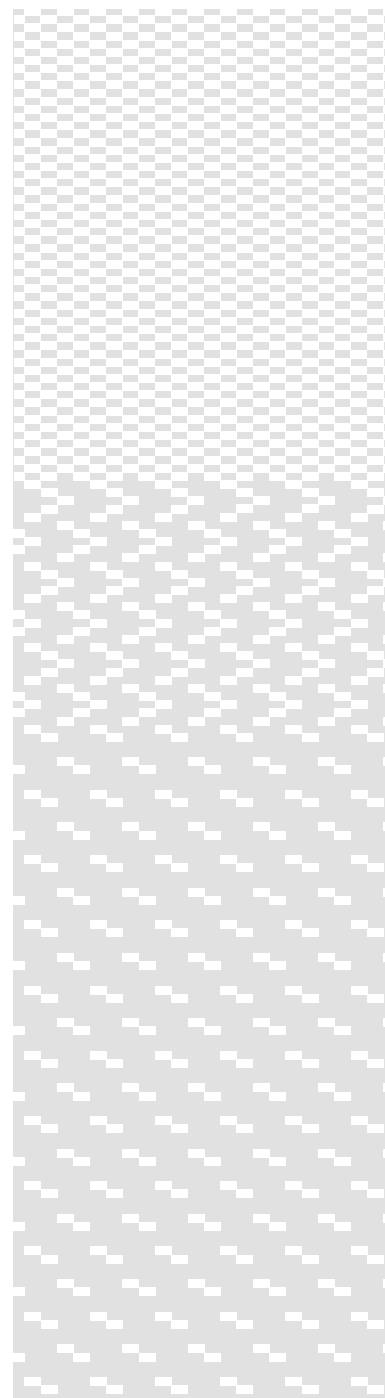


4,112 - 10,591 SQ FT OF  
INSPIRING WORKSPACE  
AVAILABLE

# Globe Point

TEMPLE



# A new Leeds icon

**BCO** REGIONAL WINNER  
COMMERCIAL WORKPLACE  
2024  
Awards

A wide-angle photograph of a modern office interior. The ceiling is a white grid with several cylindrical pendant lights. The floor is a light-colored, polished material. A large window with black frames spans the width of the room, offering a panoramic view of a city. The view includes various buildings, including modern high-rises and older brick structures, under a cloudy sky. The text "A better place to be" is overlaid in the center of the window view.

A better  
place to be

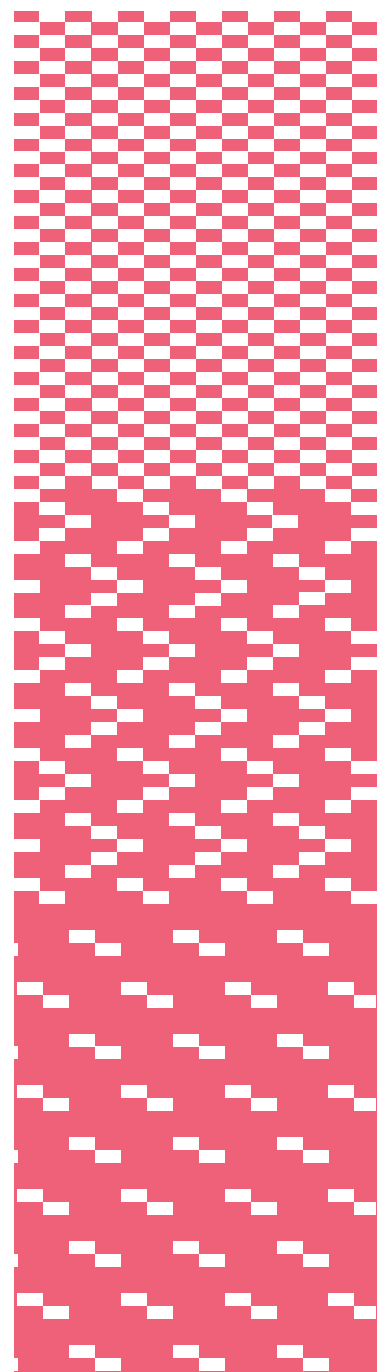
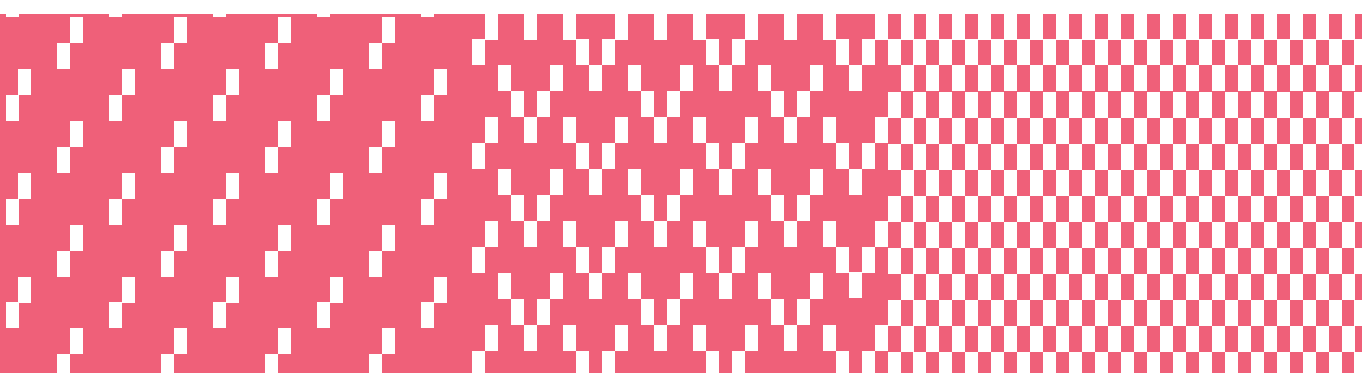
WELCOME TO  
**Globe Point**

# Work life balance

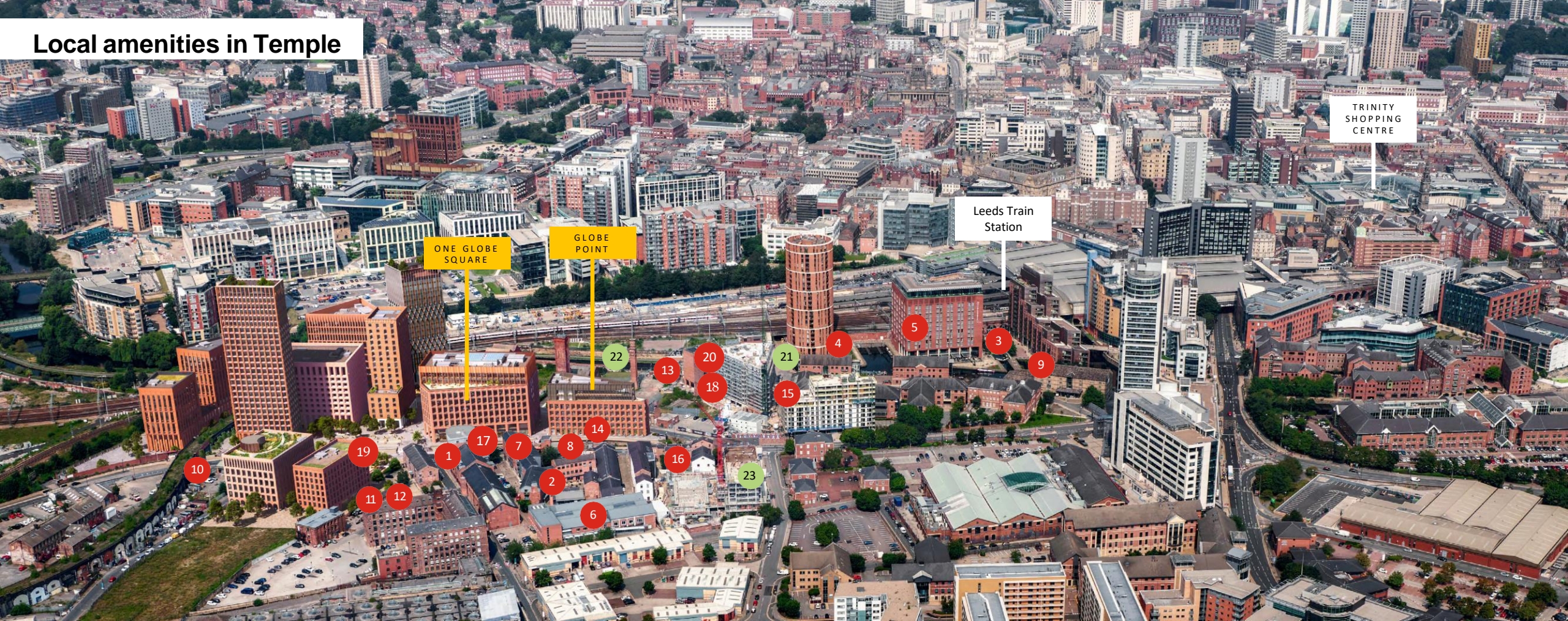
Globe Point is an inspiring office building and forms the gateway to the Temple neighbourhood. With multiple connections at street level, it provides easy access to the nearby city centre and railway station.

The welcoming reception offers high quality finishes across a café kitchen and plenty of collaborative breakout space for working.

- Building manager & dedicated team
- Café kitchen
- Breakout space & working lounge
- Events and presentation space available on the ground floor



# Local amenities in Temple



## F&B and local businesses

1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	

## New residential and F&B

21
22
23



# Meet me in Temple

Only 5 minutes walking distance from Leeds train station, Temple has a mixture of quiet, reflective landscaped areas, busy squares and stylish new buildings, providing an inspiring and safe environment for workers, visitors and residents alike. Here is the place to be.

Meet the neighbours

# The same innovative spirit. A new breed of pioneers.

The area is already well established as a business district with over 300 creative businesses, including a number of household names with operations in the immediate neighbourhood.

Temple is an inclusive community for entrepreneurs, innovators and businesses of all sizes.

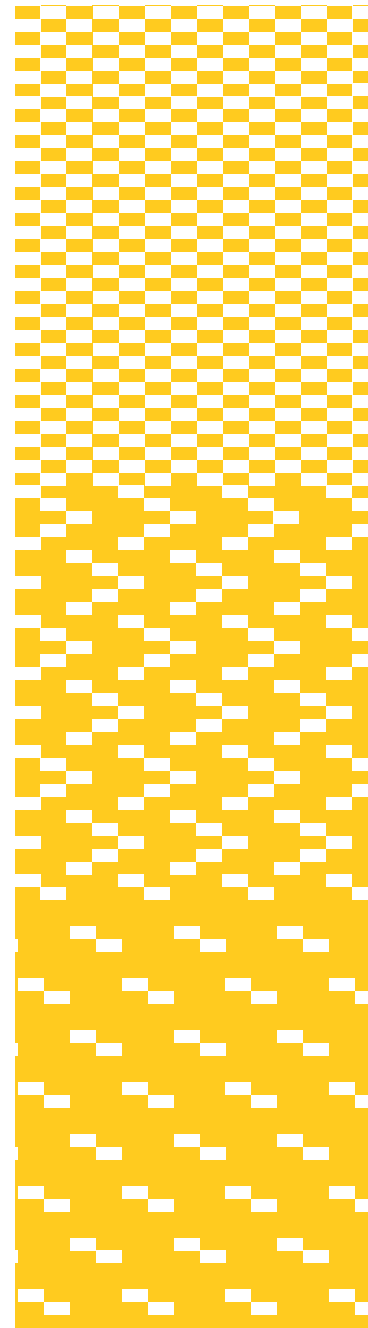


# The Detail

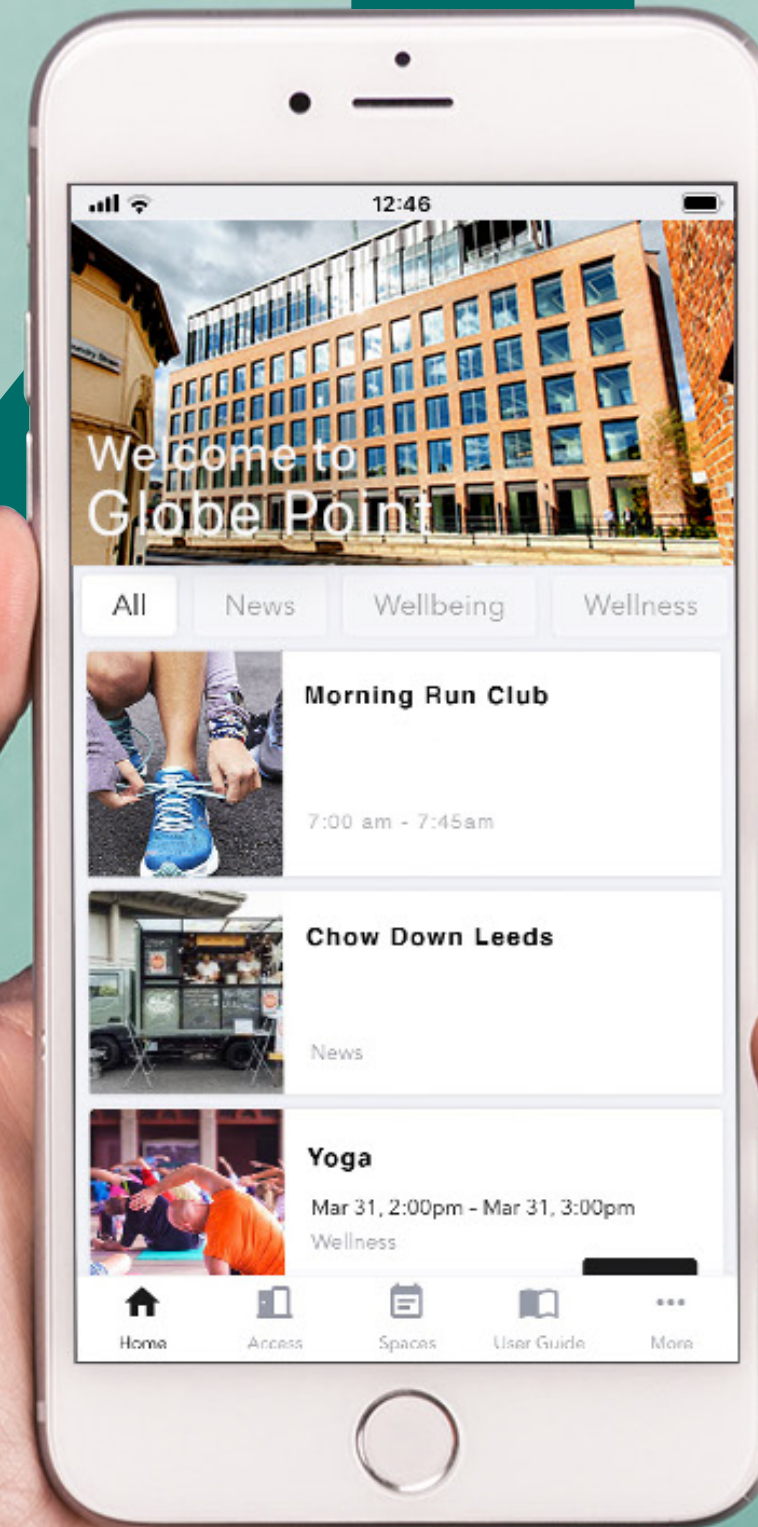
# Unlocking your building

To ensure exemplary levels of building service for all our occupiers and their visitors, we've created a programme of events and services called Temple Life.

- Ground Floor licensed Café
- Communal business lounge and breakout space
- Front of House Manager
- Customer events
- Site-wide car share scheme
- On-site car club
- Valet service
- Dry cleaning
- Priority car share spaces
- Electric vehicle charging
- Pop up retail
- On-site exercise classes



# Life



## Sustainability

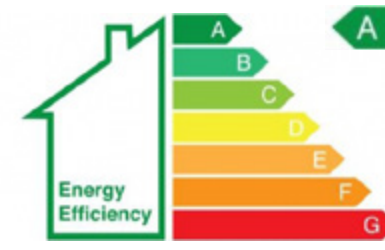
# Low carbon building.

Globe Point looks to people as well as technology to help create the next generation of truly sustainable office buildings. Changing people's behaviour, as well as achieving market accreditations, is the path to a more sustainable future.



**BREEAM®**  
OUTSTANDING

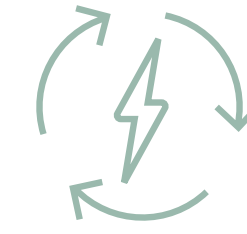
**BREEAM IN-USE OUTSTANDING**



**EPC A**



**WELL Ready**



**All electric using 100% green energy**



**Active Score Platinum**



**NABERS**



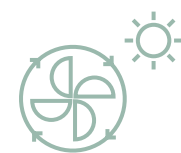
### TRANSPORT

- 5 min walk to Leeds station
- Cycle storage with showers
- Car Club
- EV charging for cars & bikes



### WATER CONSUMPTION

- The building utilises water efficient fittings
- Water consumption is reduced by 39%
- The annual water saving equates to ½ an Olympic swimming pool



### HEALTH & WELLBEING

- Carbon dioxide sensors help us to monitor the air quality and adjust the air flow as required, to maximize air quality while optimising energy efficiency



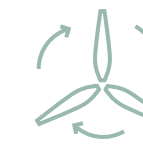
### WASTE MANAGEMENT

- 100% operational waste diverted from landfill



### MANAGEMENT

- BREEAM IN-USE OUTSTANDING
- Life Team on site
- Post occupancy evaluation
- Continuous customer engagement



### ENERGY & CARBON

- 20% of energy from low carbon technologies
- No fossil fuels on site
- 27% lower energy consumption than an average building



### MATERIALS

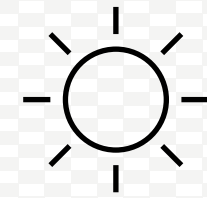
- Smart selection to reduce environmental impact
- Responsible sourcing
- All timber sourced from sustainably managed forests

# Smart ready & tech enabled



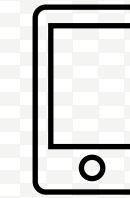
## Smart Enabled, Digital Ready and Secure

For future smart applications, and ready to work and interact with Tenant installations.



## Energy metering & Management

Real time energy data and enhanced controls allow you to focus on energy efficiency and sustainability.



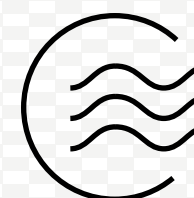
## Building App

Seamless interaction for intuitive user experience, enriching building services and life events.



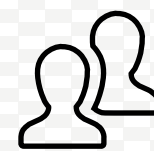
## Lighting Enabled Digital Services

Intelligent LED lighting enhances comfort and reduces energy usage.



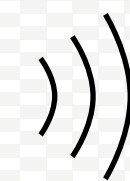
## Indoor Air Quality

Zoned heating and intelligent sensors support performance, wellbeing and energy usage.



## Visitor Management System

Streamlining the check-in process for visitors.



## Contactless Access Control

Contactless means for entering and navigating the building.



## EV charging

EV charging booked and managed through the Building App.





**Smart and  
sustainable**

# Accommodation schedule



## Area Schedule (NIA)

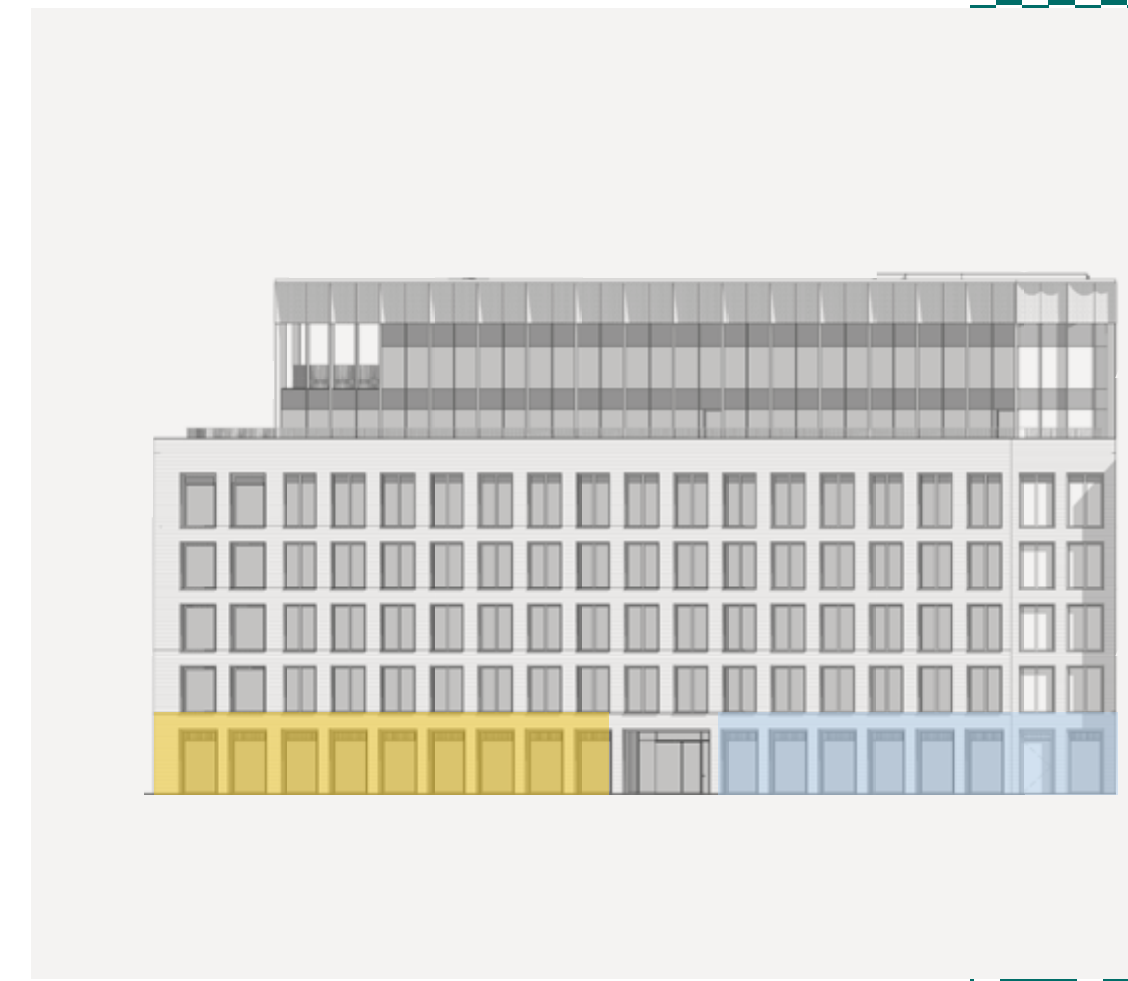
Level	Type	sq m	sq ft
6	Office and terrace LET to SCC		
5	Office and terrace LET to Gowling WLG		
4	LET to Reed Smith		
3	LET to Jaywing PLC		
2	AVAILABLE Office	602	6,479
1	Office		
	1.1: AVAILABLE	382	4,112
	LET TO JULIUS BAER		2,255
0	LET to Robot Food Ltd Eleven   Globe Point Café		

4,112 - 10,591 sq ft available.

# Ground floor

## KEY

Unit	sq ft
○ Common area	
● Robot Food	1,848
● Eleven - Café Kitchen Bar	1,738
<b>Total</b>	<b>3,586</b>

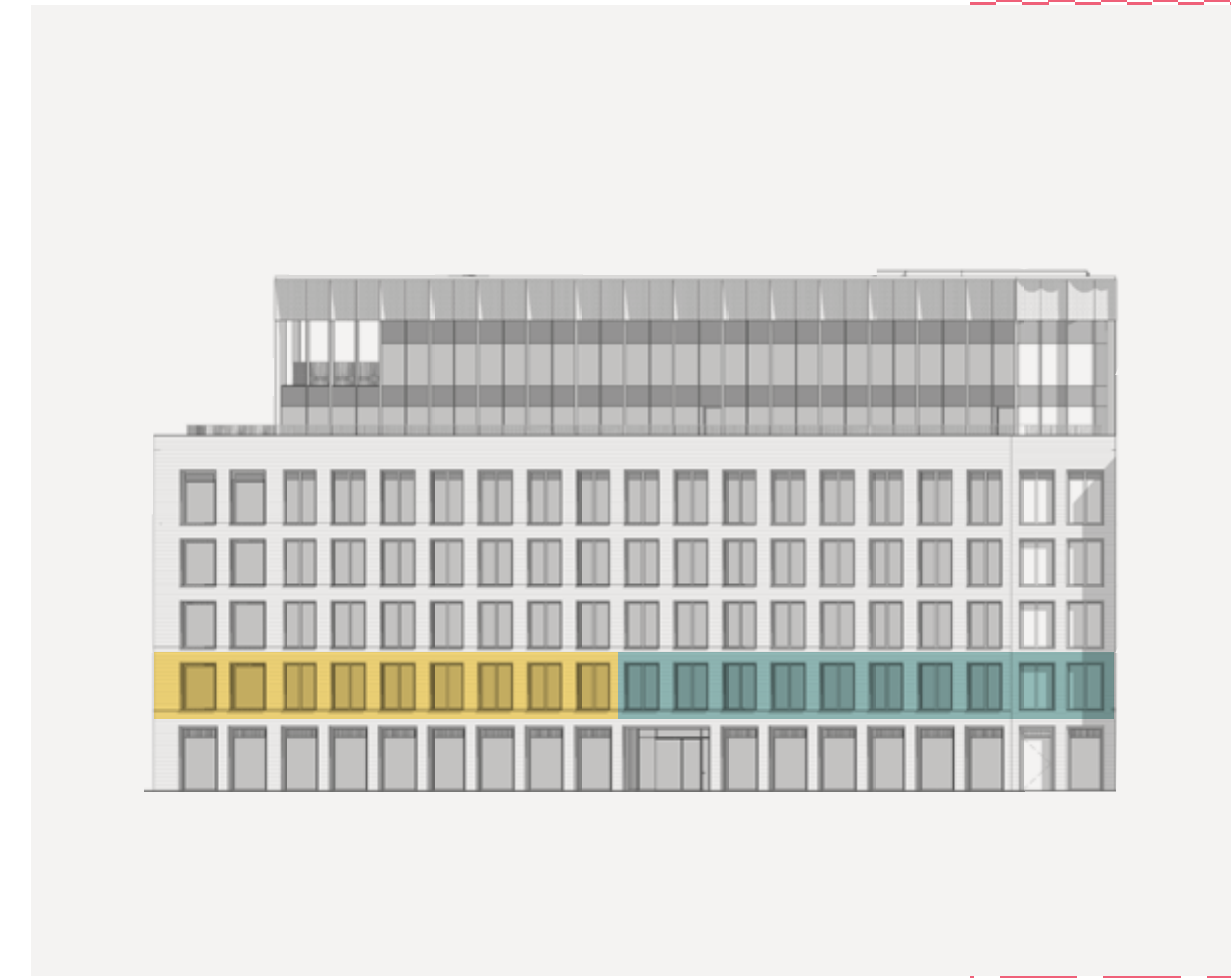


Floor plans are indicative only to give a general view of the proposed development and floor layout.

# First floor

## KEY

Unit	sq m	sq ft
○ Common area		
○ Offices		
● Office 1.1	382	4,112
● Office 1.2 LET TO JULIUS BAER		2,255
<b>Total</b>		<b>6,084</b>

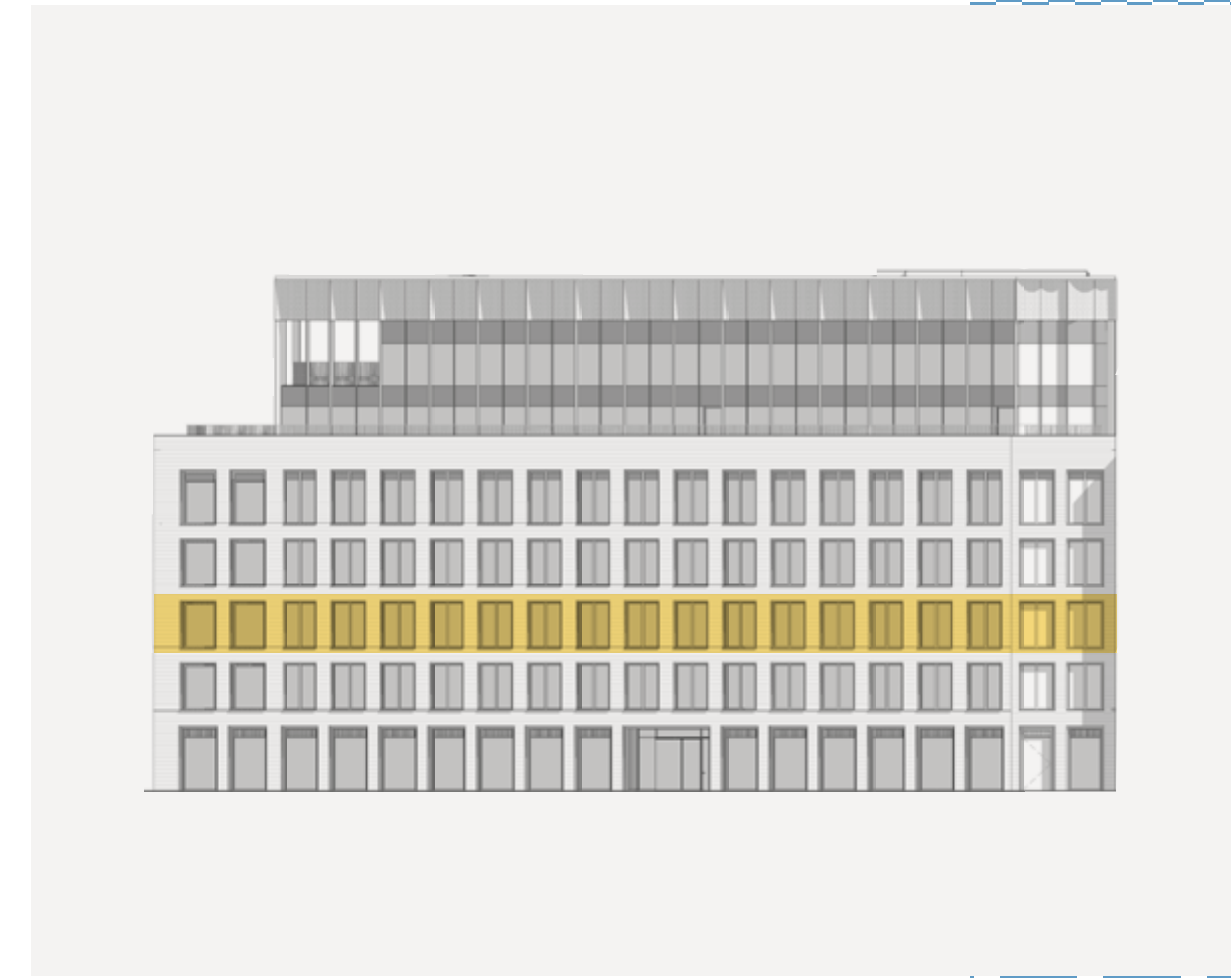


Floor plans are indicative only to give a general view of the proposed development and floor layout.

# Second floor – Indicative Layout

## KEY

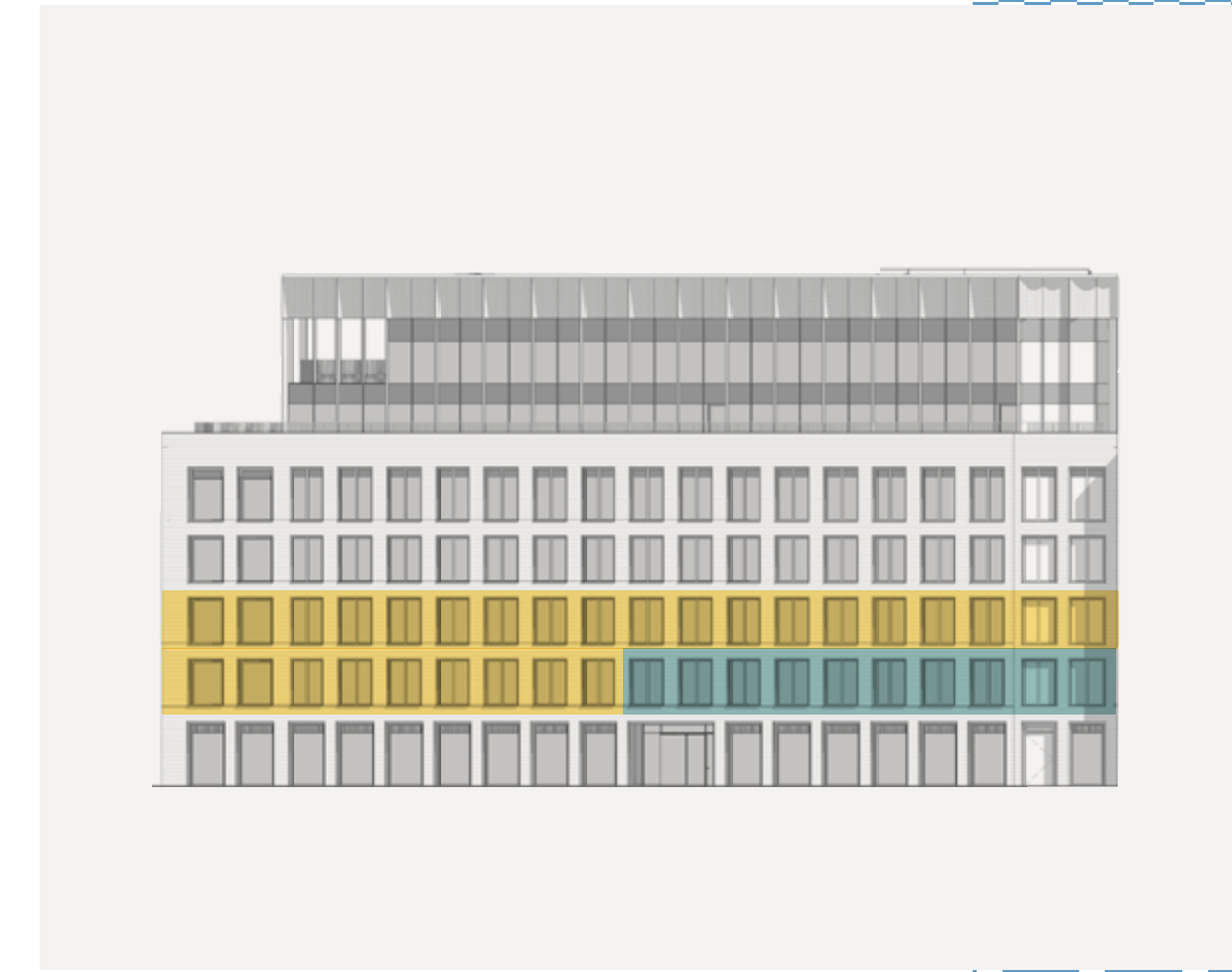
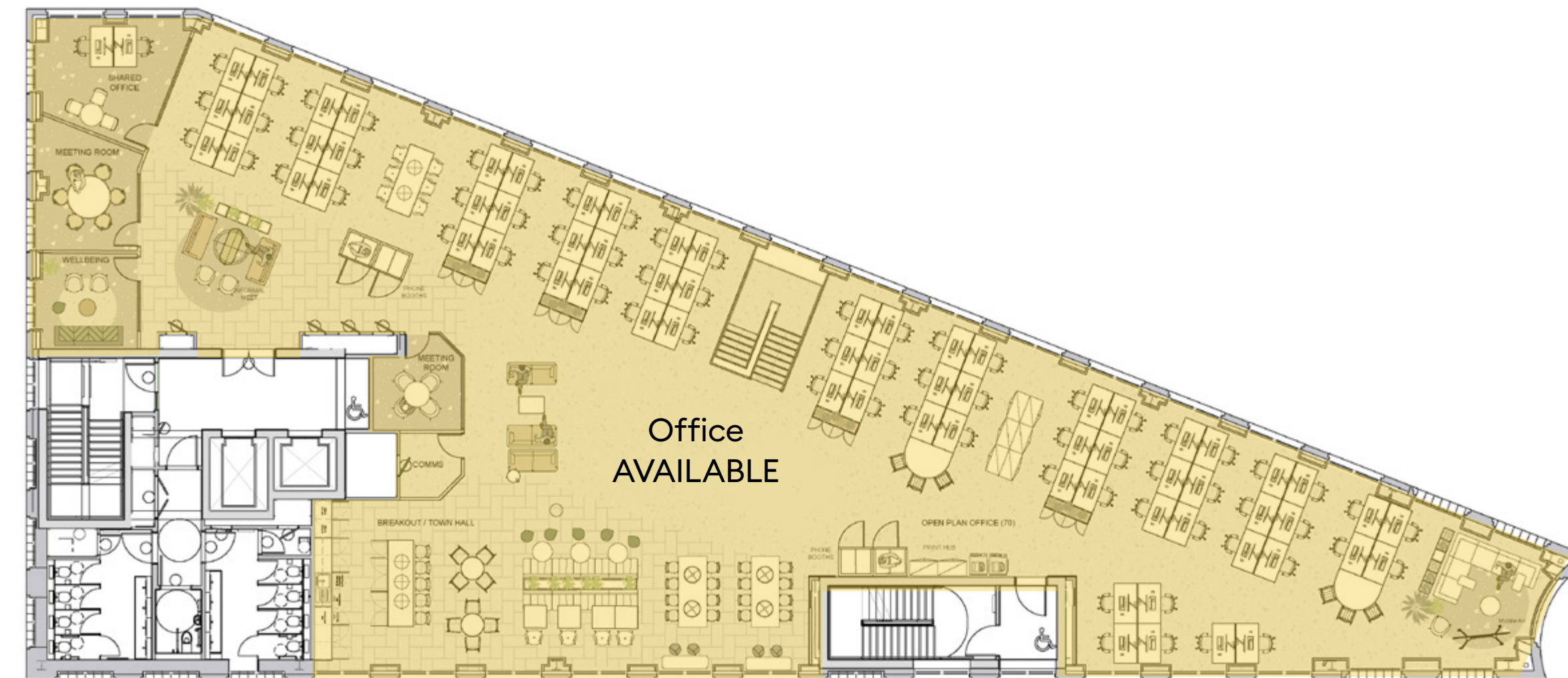
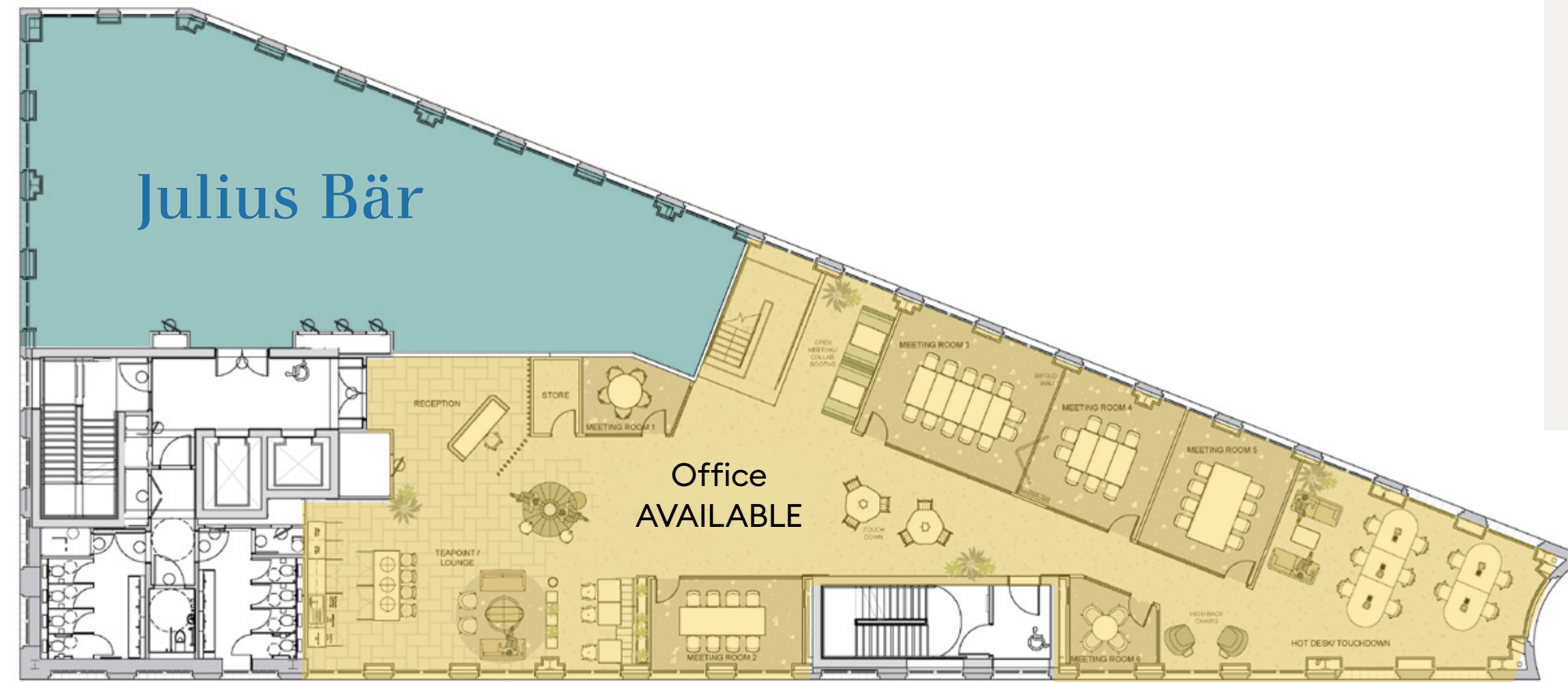
Unit	sq m	sq ft
○ Common area		
● Office	602	6,479
<b>Total</b>		<b>6,479</b>



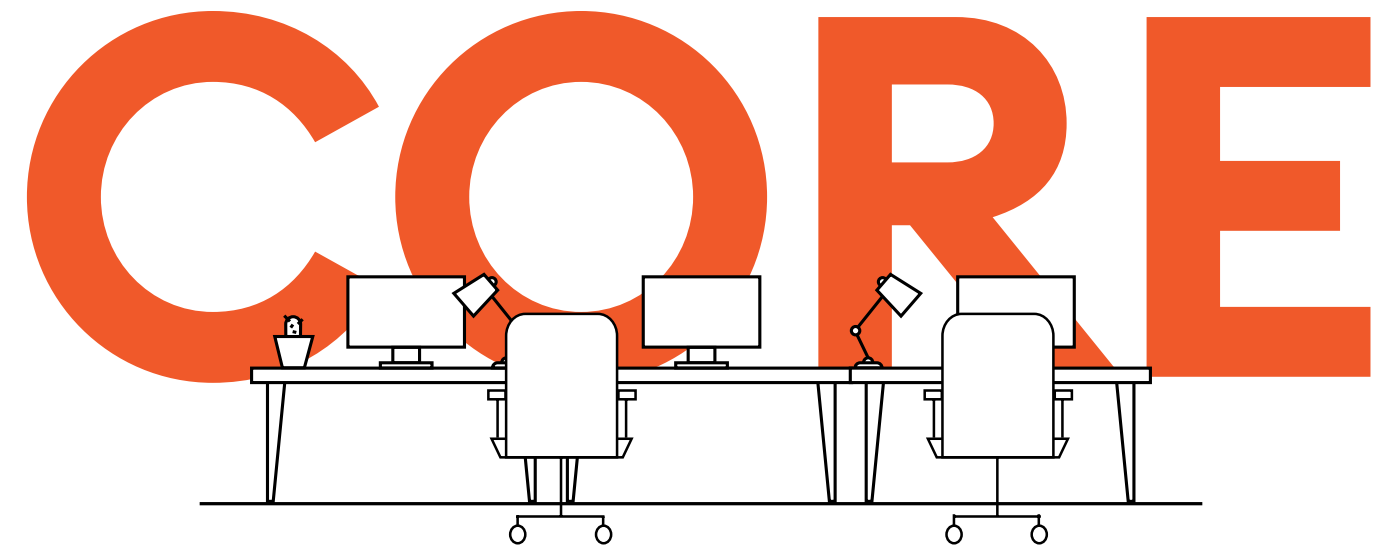
# First and Second Floors Combined

## KEY

Unit	sq m	sq ft
○ Common area		
● 1st Floor Office	382	4,112
● 2nd Floor Office	602	6,479
<b>Total</b>	<b>957</b>	<b>10,591</b>



## Flexible leasing



### Longer-term essential space.

Typical floor plates of 6,437 sq ft of prime work space with a consistent and coherent design aesthetic, flooded with natural daylight. Space to reflect your brand and to energise your colleagues.



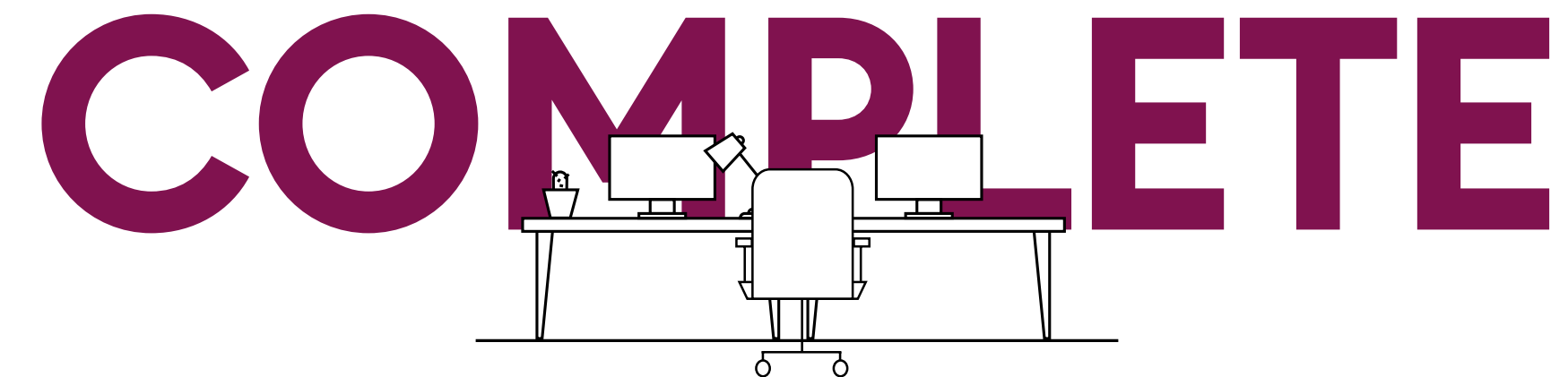
### Space to flex to your business needs.

Lease on your own terms.  
Space to grow or contract.



### We deliver your bespoke fitout.

Make your relocation capital cost neutral and keep the focus on what you do best, by leaving us to design, specify, source, project manage and fitout your space. We have the experience, people and buying power to deliver your perfect customised solution.



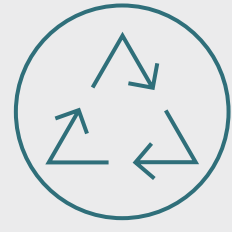
### Aspirational space. Everything covered.

Certainty of cost in an ever charging world. Bring your rent and all other occupational costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business.

## Building specification



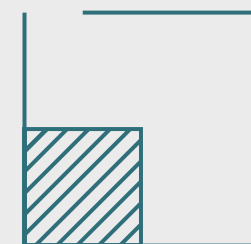
All electric low Carbon Building



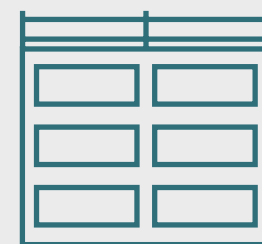
EPC A and BREEAM In-Use Outstanding



Ground Floor Café / Kitchen with flexible working areas



Workspace floor plates from 1,615 sq ft – 40,430 sq ft



Roof terraces on the 5th and 6th floors



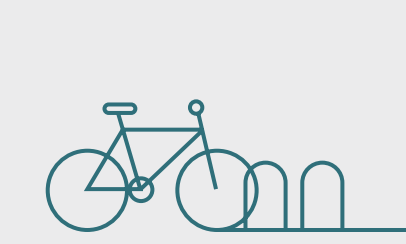
Smart Enabled and Tech Ready – WiredScore Platinum



5 minute walk from Leeds Station and local bus routes



Secure Car Parking with EV charging



Cycling Score Platinum



Showers, Lockers and Drying Room

### Tenant amenities:

- Eleven Cafe and Kitchen serving locally sourced food and drink.
- The Ground Floor space provides further breakout and business lounge working space alongside the café.
- WiFi throughout the landlord areas.
- 28 lockers, 12 mesh drying lockers and additional clothing and shoe drying racks.
- Cycle Spaces: 40 spaces (25% covered by electric bike charging provision).
- Showers: 4 Separate Ground Floor Showers.
- Drying Room: Dedicated Tenant Access on Ground Floor.
- Risers: Yes
- Cycle Amenities: Dedicated secure cycle storage in Globe Point.
- Cycle Score platinum.

### Offices & occupancy:

- Floor to Ceiling: Typical 2.6m
- 5th & 6th Floor 2.5m.
- Planning Grid: 1.5m.
- Column Grid: Typically 9m.
- Plan Efficiency: 80%.
- Lifts: 1 person per 8m<sup>2</sup> (diversified to 1 per 10m<sup>2</sup> as per BCO Guidance).
- M&E: 1 person per 8m<sup>2</sup> (NIA).
- WC's: 1 person per 10m<sup>2</sup> (NIA).
- Means of Escape: 1 person per 6m<sup>2</sup> (NIA).
- Workplace Density: 1 person per 8m<sup>2</sup> (NIA).

### Reception:

- High quality decorative finishes.
- Solid and durable floor finishes.
- Suspended ceilings and feature infill with areas of raised coffers.
- HVAC VRF and underfloor heating to Ground Floor amenity spaces.
- Spotlights in ceiling, supplemented by linear lighting in the lobby space.
- A multi-functional Reception and concierge point.
- Security barriers between the reception and the lift lobby is provided. Secure parking within Globe Square Basement once built.
- CCTV will cover common areas.
- 24/7 operation.

### Smart and sustainable:

- BREEAM In-Use Outstanding
- The building designed to exceed the energy performance requirements of Building Regulations Approved Document Part L.
- Energy Performance Certificate: A
- Designed with consideration to meet the criteria of 'WELL READY'.
- The Building will undergo extensive and regular energy modelling to ensure the energy consumption is minimized and aligns with the design intent.
- Wired Score: Platinum Certification.

### Accreditations:

- BREEAM In-Use Outstanding
- EPC A.
- WELL READY.
- Cycle Score Platinum.
- WiredScore Platinum.
- Design for Performance.
- NABERS - design for performance 4.5



We welcome

**25,000**

visitors to our buildings daily

**16** cafés / **9** fitness centres

operated nationally

**£800m**

capital value

**9 million**

square feet

**120+**

Current investment & development sites

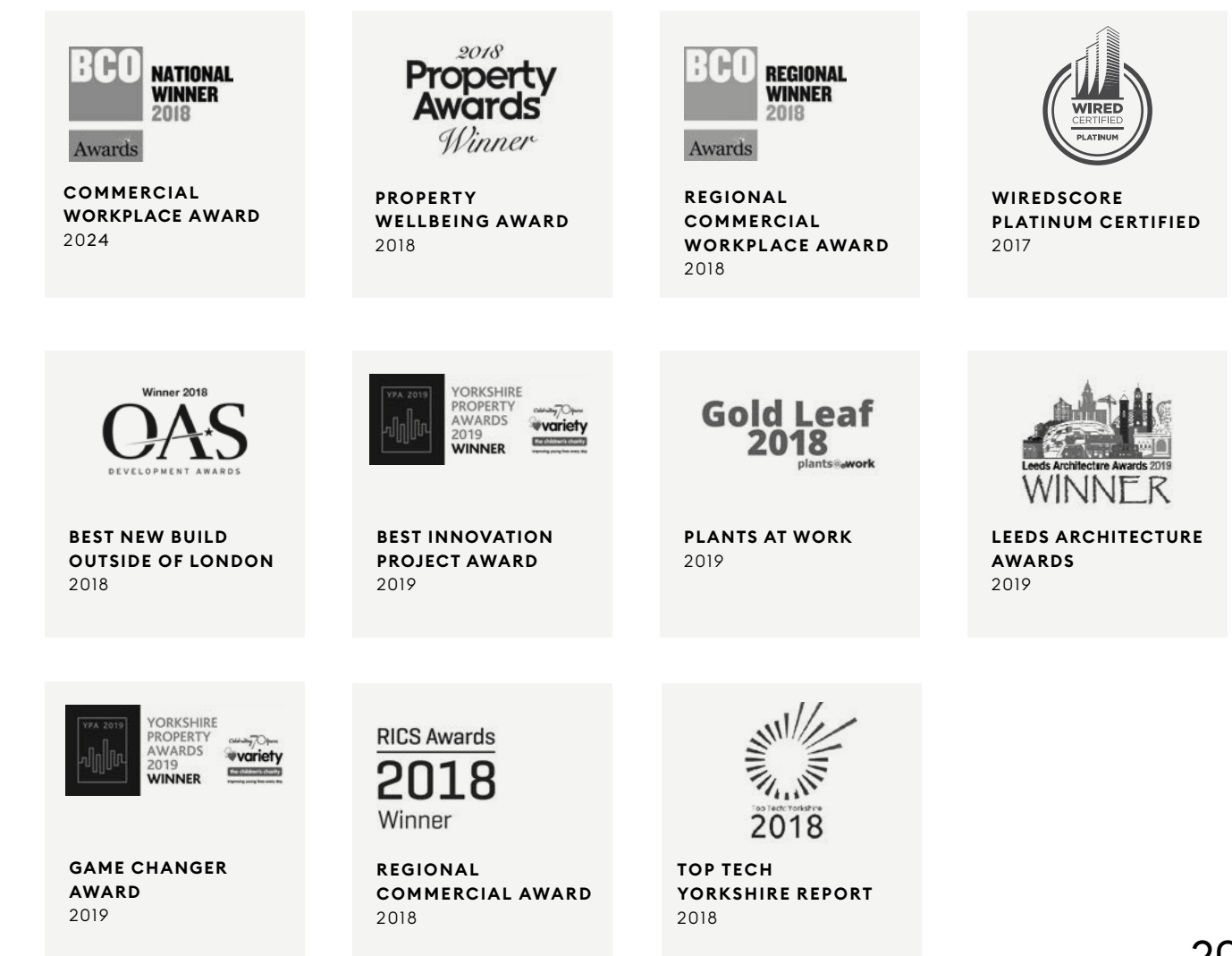
**We don't just invest.  
We are invested.**

With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them.

We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.



[ceg.co.uk](http://ceg.co.uk)



TEMPLE  
Globe Point



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