

# Bridgewater Place

Water Lane, Leeds, LS11 5BZ

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# An Icon Transformed





# The Landmark of a Transforming Leeds

- ◆ The new owners of Bridgewater Place are investing £35 million in a full-scale refurbishment.
- ◆ Award-winning Yorkshire-based company, GMI Construction has been appointed to oversee the makeover.
- ◆ The project is key in revitalising the city's historic South Bank.
- ◆ Makeover complete Summer 2026

◆ This transformation will deliver a high-spec, energy-efficient, and sustainable mixed-use space, offering best-in-class facilities in central Leeds.





# Leeds: The Thriving Heart of the Northern Powerhouse

- Leeds is the fastest-growing city in the Northern Powerhouse, boasting the largest regional economy.
- It is the UK's top hub for financial, legal, and professional services and the leading contributor to GDP in the north.
- Home to world-class universities and a rich cultural scene, Leeds has a rapidly growing population, with over seven million people within a 60-minute drive.
- Its vibrant retail and leisure offering includes the upscale Victoria Quarter and the First Direct Arena, which hosts global music superstars.
- Major businesses with a strong presence include Channel 4, Bank of England, Eversheds LLP, Deloitte, Burberry, and PWC.



Bank of England

**Deloitte.**



# South Bank: Leeds' Next Landmark Destination

**Bridgewater Place stands at the heart of Leeds' rapidly evolving South Bank, a transformative development set to double the size of the city centre. Leeds City Council envisions South Bank as a "distinctive European destination for investment, living, creativity, and leisure".**

Once a powerhouse of the Industrial Revolution, South Bank is reclaiming its prominence through one of the UK's largest regeneration projects, spanning an area the size of 350 football pitches. With £500 million in public investment and billions in private funding, the district is being reshaped for the future.

Key office and residential developments include The Round Foundry, CEG's Temple, Aire Park, South Village, and Sweetfields.



CEG Temple



South Park



Sweetfields



Aire Park

# Unrivalled Connectivity in a Prime City Location

**Bridgewater Place commands a premier position in Leeds, offering seamless access by road, rail, and air.**

## Effortless Commuting

Just a three-minute walk from Leeds Station, which is undergoing a £50 million transformation.

## Future-Ready Transport

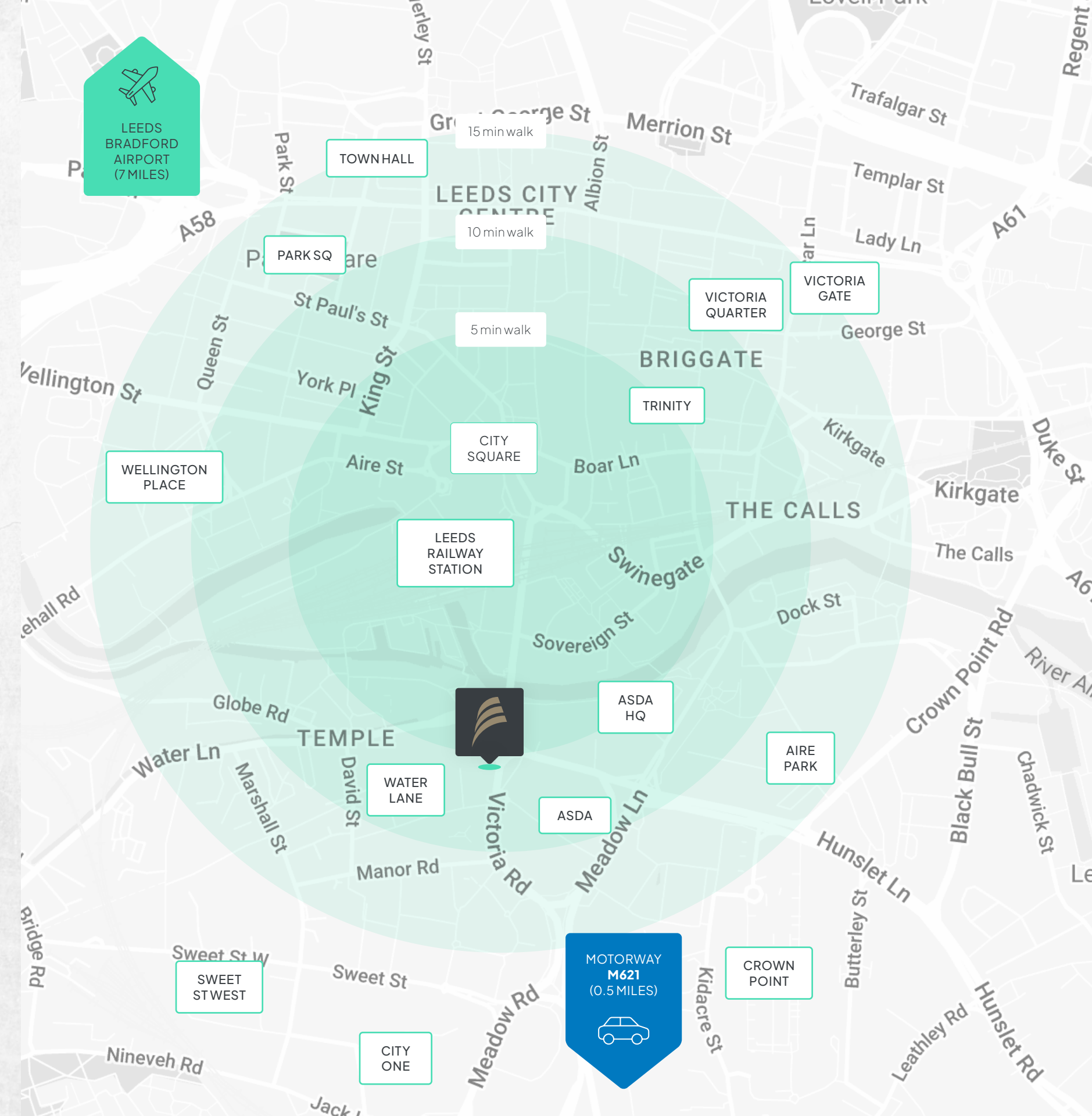
The planned Leeds Tram Network will pass right by the building, linking directly to the station.

## Global Access

Leeds Bradford Airport is only seven miles away, connecting to key business and leisure destinations worldwide.



A three-minute walk from **Leeds Station**



UNIVERSITY OF LEEDS

LEEDS BRADFORD AIRPORT (7 MILES)

FIRST DIRECT ARENA

LEEDS TOWN HALL

WELLINGTON PLACE

TRINITY SHOPPING CENTRE

LEEDS RAILWAY STATION

MUSTARD WHARF

GRANARY WHARF

SOVEREIGN SQUARE

TEMPLE DISTRICT

ASDA HQ

MOTORWAY M621 (0.5 MILES)



# Leeds: A City of Culture, Cuisine, & World-Class Experiences

**From fine dining to high fashion and unforgettable entertainment, Leeds offers an unmatched blend of leisure, culture, and hospitality.**

## **Unrivalled Entertainment**

The First Direct Arena hosts world-class concerts and events, drawing global superstars.

## **Exceptional Dining**

Indulge in award-winning French cuisine at Sous le Nez or savor celebrity-favourite Italian dishes at San Carlo.

## **Luxury Shopping**

The elegant Victoria Quarter boasts high-end boutiques like Harvey Nichols and Louis Vuitton, all set within breathtaking Victorian architecture.

## **Rich Culture & Community**

Experience the lively atmosphere of the Irish Centre, a hub for music, dance, and social events celebrating Irish heritage.





# Bridgewater Place: The Ultimate Business Destination

**Bridgewater Place offers premium office space in Leeds, blending high-end amenities with a prime city-centre location.** Designed for modern businesses, it delivers flexible workspaces, premium facilities, and seamless connectivity.

## High-Performance Workspaces

Private enterprise suites, co-working areas, and cutting-edge meeting rooms.

## Impressive Arrival

A revitalised atrium and stylish event spaces.

## Exclusive Roof Terrace

Unrivalled city views are open to all tenants.

## Top-Tier Amenities

On-site dining, premium coffee bars, and extensive parking.

## Unmatched Location

At the gateway to the South Bank, with superb transport links and top retail, leisure, and entertainment options nearby.



Leading UK quality workspace provider **x+why** has taken **33,990 sq ft of space**, occupying Level 1, 2 and 9, together with a new roof-top terrace.

# Coming Summer 2026



**Atrium**

The stunning new first-floor atrium creates a vibrant and elegant entrance, offering a warm welcome to Bridgewater Place.



**Club Space**

The roof terrace offers panoramic and unrivalled views across the city of Leeds.



**Club Space**

The unique club space is the perfect place to work, network, and unwind in style.



## Club Space

The state-of-the-art bar area doubles up as a sophisticated event space.



# Elevated End-of-Journey Facilities

**Bridgewater Place is upgrading its end-of-journey amenities to match Leeds' best-in-class office developments.**

A reconfigured car park ensures a seamless arrival experience, while enhanced facilities include secure cycle storage, maintenance stations, individual lockers, sleek shower rooms, and premium vanities with mirrors, task lighting, hair dryers, and a towel service, delivering a high-end, effortless experience.



# Cycle Storage

Bright and secure cycle storage and maintenance facilities, adjacent lockers and showers.





# Cat B Fit Out Designed for Productivity & Collaboration

- ◆ **Open-Plan Offices**  
Bright, modern workspaces with seamless flow and flexibility.
- ◆ **Breakout Areas**  
Warm, inviting spaces with comfortable seating and integrated kitchen facilities.
- ◆ **High-Tech Meeting Rooms**  
Equipped with soft diffused lighting and advanced technology for a seamless experience.

Bridgewater Place delivers a sophisticated, dynamic workspace that inspires productivity and collaboration.



# Availability

Choose from premium office space starting at 5,000 sq ft of high-performance, flexible workspace tailored for teams of 2 to 100 people.

## LEASED OFFICES



High-spec, energy efficient office and retail space available.

- ◆ 5,000 – 32,000 Sq ft

## COWORKING



Premium flexible workspace also available.

- ◆ Offices from 2-100
- ◆ Event space up to 200
- ◆ Members clubspace



# Availability

Office										
Floor	West Wing					East Wing				
9	18,098 Sq ft <b>x+why</b>					Roof Terrace (Part)				
8	19,252 Sq ft <b>Eversheds Sutherland</b>					9,777 Sq ft <b>Eversheds Sutherland</b>				
7	19,278 Sq ft <b>Eversheds Sutherland</b>					11,027 Sq ft <b>Eversheds Sutherland</b>				
6	19,290 Sq ft <b>Eversheds Sutherland</b>					11,032 Sq ft <b>Eversheds Sutherland</b>				
5	19,020 Sq ft <b>Eversheds Sutherland</b>					13,202 Sq ft <b>Eversheds Sutherland</b>				
4	31,974 Sq ft									
3	18,890 Sq ft <b>DFW Law</b>				4,327 Sq ft		6,000 Sq ft <b>2 Plan Wealth Management</b>		5,000 Sq ft	
2	17,534 Sq ft <b>DFW Law</b>					9,242 Sq ft <b>x+why</b>				
1 (Office & Retail)	4,336 Sq ft (Unit A) <b>Tesco</b>	908 Sq ft (Unit A) <b>Retail</b>	2,181 Sq ft (Unit B) <b>Starbucks</b>	883 Sq ft (Unit B) <b>Tabeyo</b>	875 Sq ft (Unit C) <b>Retail</b>	3,321 Sq ft (Unit D) <b>Gym Factory</b>	1,793 Sq ft (Unit A) <b>Philpotts</b>	334 Sq ft (Unit B) <b>Retail</b>	6,402 Sq ft <b>x+why</b>	
Ground (Retail)						906 Sq ft (Unit C) <b>Gym Factory</b>				

**Key**

- Vacant
- x+why
- Occupied



# Specification



**BCO Grade A /  
Best in class offices**



**Typical office  
minimum height  
2.8m**



**Day one data  
connectivity, fibre  
to building**



**Extensive roof  
terrace and roof top  
business lounge**



**Intelligent and  
secure vehicle  
parking / access**



**110 secure cycle parking  
spaces and cycle repair  
and charging facilities**



**High quality shower  
and changing facilities  
including lockers,  
showers, drying rooms  
serviced towels and  
laundry available**



**New pavilion building  
with amenities including  
gym, café, bar,  
meeting/work spaces**



**8 x 13 person lifts with  
intelligent destination  
control technology**



**Heating and cooling  
provided by highly  
efficient air source heat  
pumps**



# Typical Floor Layout Level 4

- 1 Reception and Waiting Area
- 2 Industrial Kitchen and Demo Space
- 3 Desks with additional hot desking available in collaboration spaces
- 4 Kitchen / Break Areas
- 5 Office / Huddle Rooms (4 seats)
- 6 Small Meeting Rooms (4-8 seats)
- 7 Medium Meeting Rooms (8-12 seats)
- 8 Large Meeting Rooms (12-20 seats)
- 9 Large Storage Room
- 10 Comms Room
- 11 IT Build Room
- 12 Open Collab Spaces
- 13 First Aid / Prayer Room
- 14 Conference Room

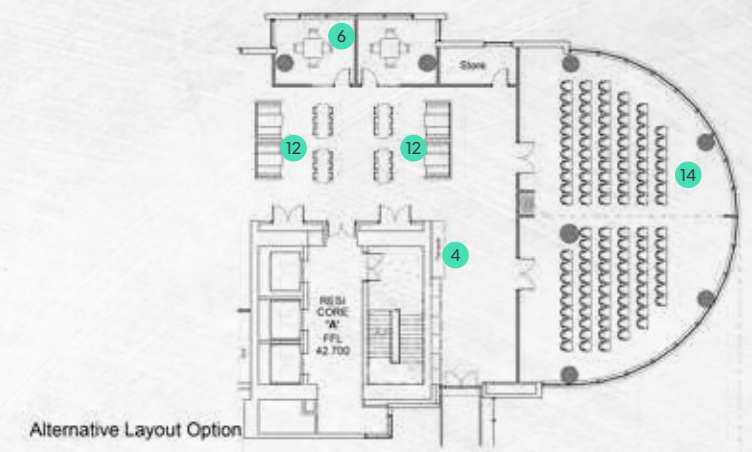


Further Social / Meeting Space At Level 9X+Why Event Space

Car Parking and End of Journey at Basement Level

Based on a 245 occupancy ◆ Office Layout based on 1 per 8m<sup>2</sup> ◆ Approx. area: 1,960 sq m / 21,097 sq ft

# Typical Floor Layout, Single Occupier - Level 4



- 1 Reception and Waiting Area
- 2 Industrial Kitchen and Demo Space
- 3 Desks with additional hot desking available in collaboration spaces
- 4 Kitchen / Break Areas
- 5 Office / Huddle Rooms (4 seats)
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Further Social / Meeting Space At Level 9X+Why Event Space

Car Parking and End of Journey at Basement Level

Based on a 376 occupancy ◆ Office Layout based on 1 per 8m<sup>2</sup> ◆ Approx. area: 2,970 sq m / 31,974 sq ft



# Sustainability

**SMART** ENABLED  
**BMS** WITH ENERGY AND AIR  
QUALITY MONITORING  
AND MANAGEMENT

Landsaped green spaces with  
**BIODIVERSE**  
LANDSCAPING

Transitioning to net  
**ZERO**

**LED LIGHTING**  
with PIR controlled automatic  
daylight compensation

**100%**

**EPC A** Rating

**BREEAM**  
**EXCELLENT**

SUSTAINABLE  
**ENERGY**  
**PROVIDERS**





# Sustainable Transport

Sustainability plays a central role in Bridgewater Place's ongoing transformation, shaping its future as a more environmentally responsible and accessible destination. A crucial aspect of this shift is integrating sustainable transport solutions, which aim to reduce carbon emissions, ease congestion, and promote greener travel choices.



**110 secure cycling spaces** with repair facilities



Numerous **EV charging points**



On the route of the planned **Leeds tram system**



A three-minute walk from **Leeds Station**



Leeds will benefit from a multi-million-pound investment to **improve walking, wheeling and cycling routes** in the region



# Sustainability & Technology

Bridgewater Place is evolving to help occupiers meet sustainability goals while providing a modern, flexible workspace in one of Leeds' most iconic buildings.

Our plans prioritise **amenity space, sustainability, and smart technology**, creating a refined and future-ready environment. As businesses embrace post-pandemic change, the demand for innovative, people-centric office spaces has never been greater, Bridgewater Place is leading that transformation.



# For details or to arrange a viewing, contact:



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# Our Approach To Achieving Net Zero

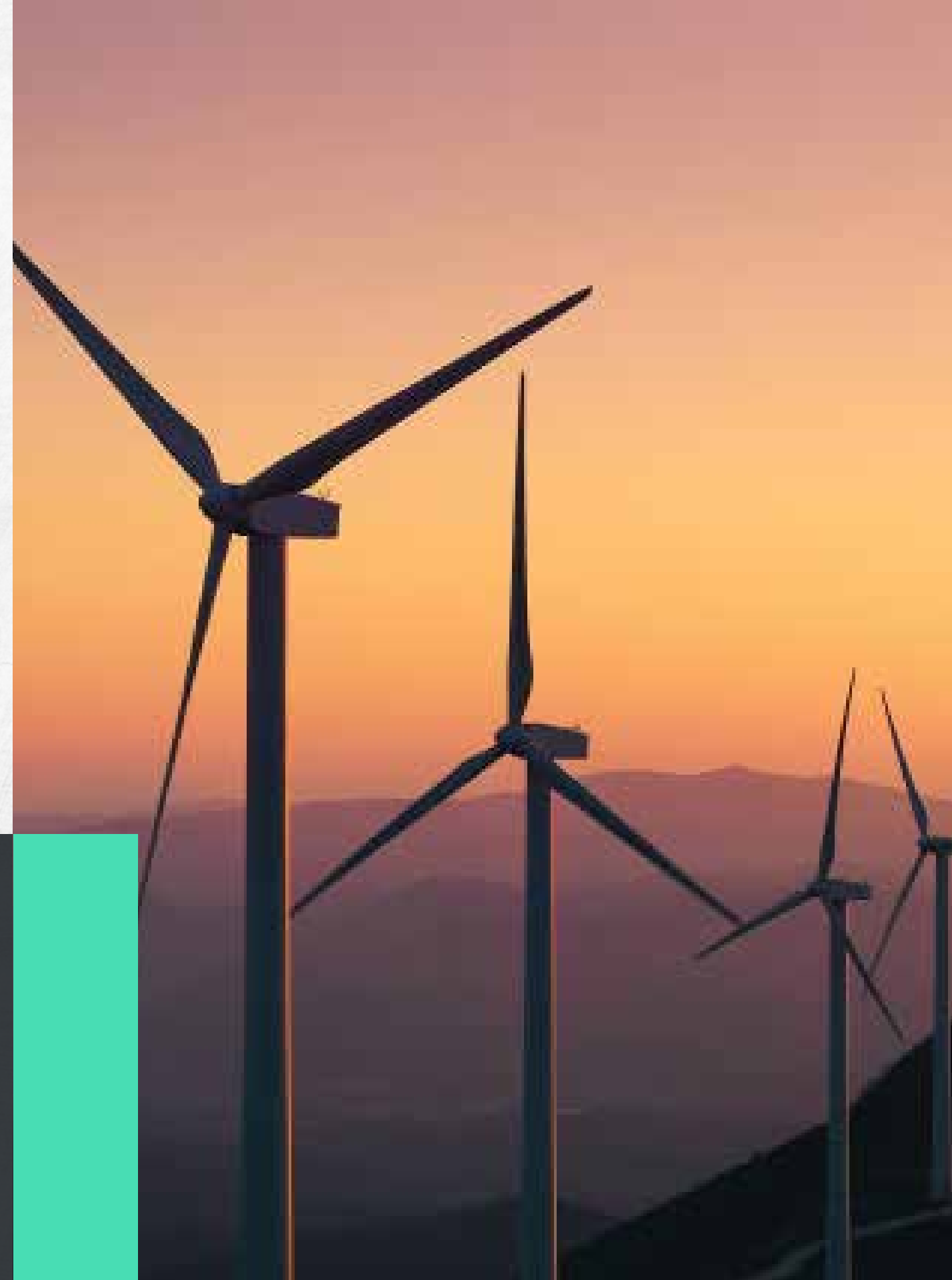
**The UK Government has set legislation to be a Net Zero economy by 2050 with an emissions reduction target of 78% by 2035.**

Bridgewater Place understand the importance of these national targets and recognise the significant contribution existing built assets have towards these targets. BWP will be developing a pathway to Net Zero which targets net zero in operation by 2030 in the Landlord controlled areas.

To achieve the targets significant decarbonisation will be required in both tenant and Landlord controlled areas as regulatory drivers and public expectations intensify and BWP is committed to implementing these to ensure Bridgewater Place continues to be one of the most appealing locations in Leeds city centre for our occupiers.

## For Bridgewater Place, these targets mean:

- ◆ Careful planning and actioning of measures needed to reduce operational energy consumption.
- ◆ Minimising the impact of embodied carbon in materials used in refurbishments, maintenance and fitout activities, and offsetting any remaining carbon balance.
- ◆ Moving away from fossil fuels and powering the building with renewable sources.



# Our Approach To Achieving Net Zero

**In order to strengthen Bridgewater Place net zero pathway and move towards whole life and whole building net zero, BWP will engage with both their supply chain and tenants to create baseline embodied carbon emissions for current building refurbishment, maintenance, and tenant fitout practices.**

BWP also propose that whole life carbon assessments be introduced for future refurbishments on tenant fitted projects from 2025 (once the industry approach to such assessments are better defined) and become a requirement for all refurbishment, maintenance, and fitout activities from 2030. BWP will also consider additional scope 3 emissions such as purchased goods and services and employee travel that could be added to the BWP Net Zero pathway in the future.

## Scope 1 Emissions

GHG emissions directly from operations that are owned or controlled by the reporting company.

## Scope 2 Emissions

Indirect GHG emissions from the generation of purchased or acquired electricity steam heating or cooling consumed by the reporting company.

## Scope 3 Emissions

All indirect emissions (not included in scope 2) that occur in the value chain of the reporting company, including both upstream and downstream permissions. This includes energy consumed by the tenants as well as carbon impact of embodied carbon in refurbishment and fitouts.



# Towards Net Zero

Support your net zero goals

BREEAM Accreditation

EPC A Rating

**Bridgewater Place has a great opportunity to improve its environmental credentials as part of the refurbishment proposals.**

BWP will be seeking BREEAM accreditation as part of these works and pre-assessment discussions have shown that an 'Excellent' rating is achievable. Significant EPC improvements will also be made, with a large reduction in Co2 emissions.

The buildings we inhabit are responsible for 40% of global carbon emissions; redeveloping offices to be green and sustainable is a much-needed first step.

**Knight Frank**

**BREEAM<sup>®</sup>  
EXCELLENT** +

## **BREEAM Excellent**

The briefing paper 'Assessing carbon emissions in BREEAM' published in 2016 demonstrated that the average CO2 saving for a BREEAM assessed building is 22%, whilst a BREEAM Excellent building is expected to reduce carbon emissions by 33%.



## **EPC A Rating**

Improvements to Bridgewater Place will grant it with an EPC 'A' rating 13. An A result has a rating of 0-25. A zero-rating is defined as the performance of the building that has zero net annual CO2 emissions.



## **Sustainable Energy Providers**

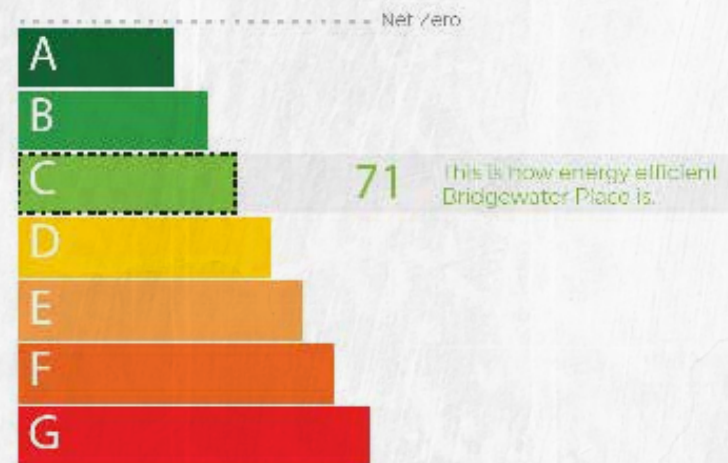
Utilising sustainable energy suppliers which produce 100% of their electricity from zero-carbon sources.

# EPC Improvements & Carbon Reduction

## What is EPC?

An Energy Performance Certificate is a report which measures a building's energy efficiency through how much energy a building uses per square metre and how much energy is lost through heating and cooling systems, the building's fabric, appliances, lighting and hot water systems. The Environmental Protection Agency have reported that 30% of energy used in a commercial building is lost due to inefficiencies.

Current EPC  
EPC 'C'

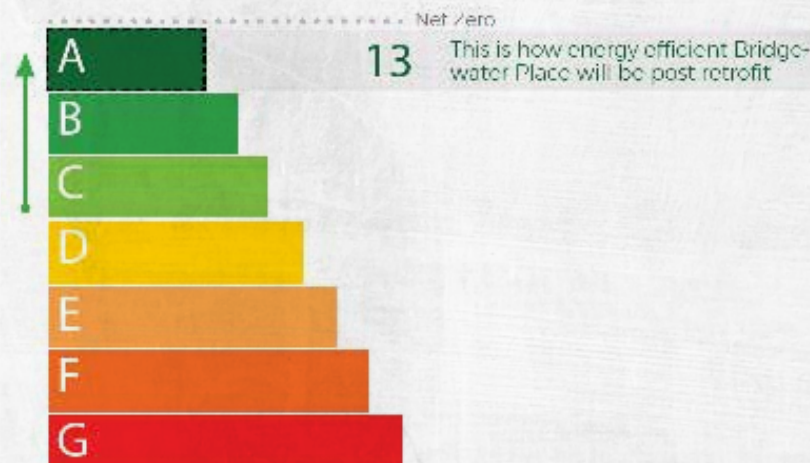


Energy Performance Asset Rating  
Source: CGP

## Improvements

To improve the current EPC, CGP MEP have suggested that all lighting is improved to energy efficient LED's. This is key as reports have shown that lighting accounts for 20% of energy consumption in the UK. All fluorescent lights will be changed to LED lights throughout the building. LED lights are up to 80% more efficient and convert 95% of their energy into light with only 5% heat loss inefficiency.

Achievable EPC  
EPC 'A'



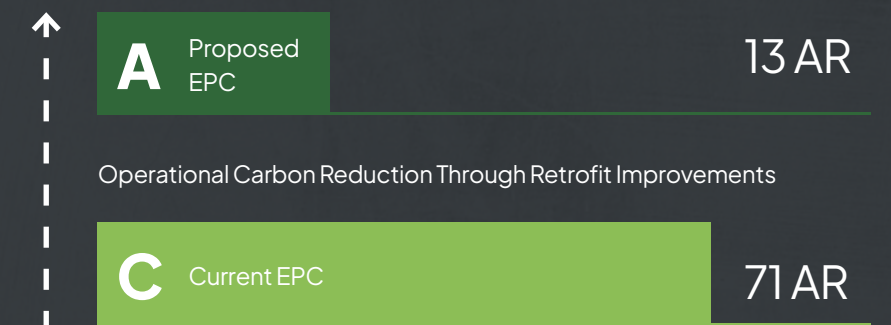
Energy Performance Asset Rating  
Source: CGP

# 62% Operational Carbon Reduction

## Further improvements

To reach EPC A, the building needs to upgrade/install the following:






- Lighting
- Heating and cooling systems
- Hot water systems
- Green energy provisions





# Retrofit Improvements

## Required retrofit improvements to achieve EPC 'A':

-  LED Lighting Replacement; to replace the existing high energy consuming Fluorescent lighting.
-  Fan Coil Unit Replacements; Replacing the existing units with a more energy efficient model.
-  AHU (Air Handling Unit) Replacements; Replacing the existing units with a more energy efficient model.
-  VRF (Variable Refrigerant Flow) to provide heating and cooling; replacing the existing wet system consisting of Gas Fired Boilers and Central Chillers with air to air heat pumps that are able to recover heat energy that would ordinarily be rejected to atmosphere.
-  Photovoltaic Cells (10kWp / Tenant Area); a new addition to provide a source of renewable energy.

When Bridgewater Place was constructed in 2005-2007, it was the pinnacle of modern, energy efficient technology for the time, our ambition is to return Bridgewater Place to peak credentials in 2024.





# Upfront Embodied Carbon Comparison

**All materials used in construction projects, either for new construction or for refurbishment works, have embodied carbon associated with them during their manufacture, transport and installation.**

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## REDUCTION OF EMBODIED CARBON

is vitally important to reduce the overall carbon footprint of any development project and it is a key part of any strategy to achieve net zero carbon credentials.

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# Whole Life Carbon

New-build vs refurbishment

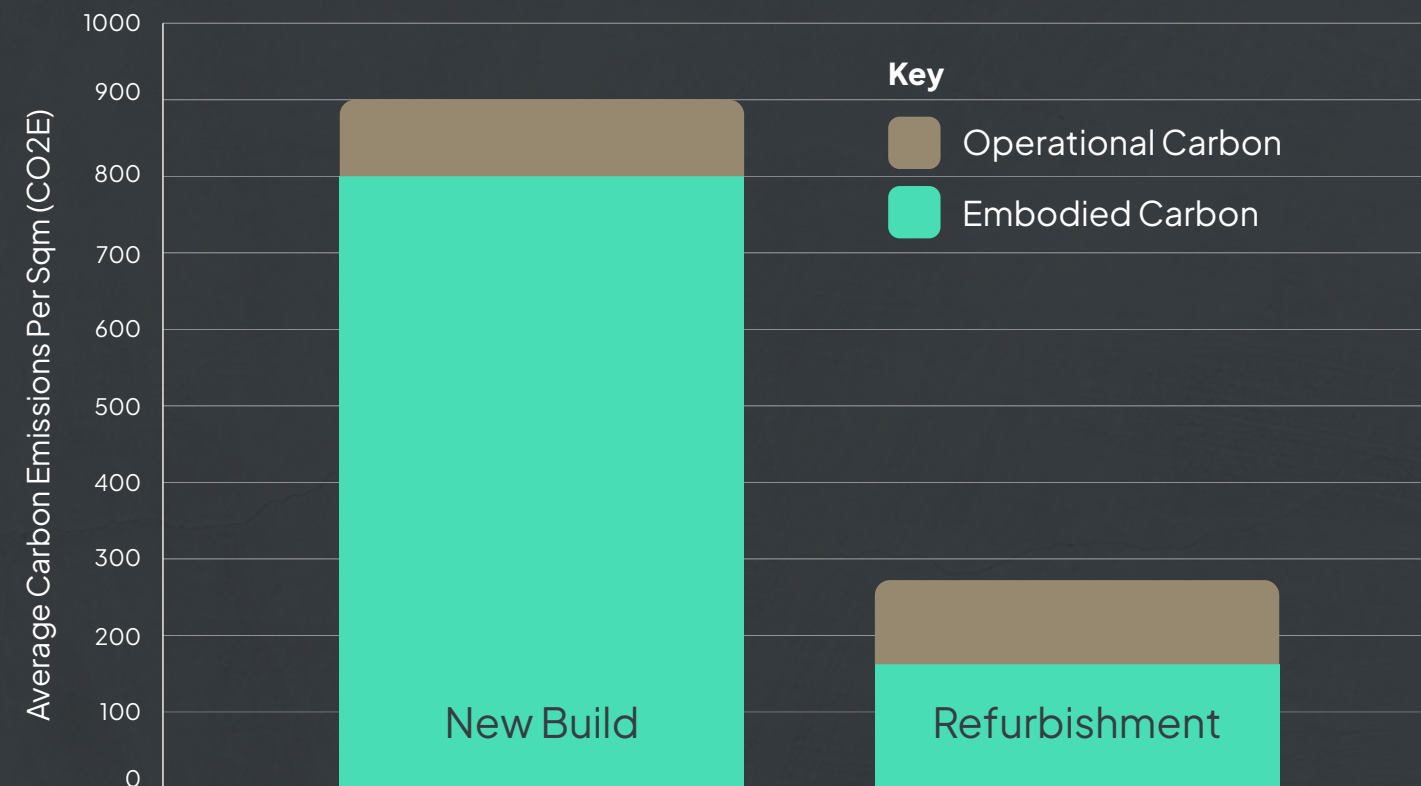
Embodied carbon savings in refurbishment

Building refurbishment supports net zero goals

**The figure opposite produced by Aecom shows illustrative whole life carbon emissions comparing new build with refurbished offices.**

Because of the significant embodied carbon impacts of new buildings, any savings from operational energy use would not compensate for the initial emissions. The operational carbon emissions are adjusted using the projected carbon emission factors for electricity which can be seen by the gradual decline in the operational emissions over time. The best way to achieve the net zero carbon targets is to refurbish whenever possible.

## Refurbished Buildings Emit Approx. 250% Less Carbon Than A New Build



Whole Life Carbon Over A 10 Year Lease

### What Is Embodied Carbon?

Embodied carbon is the GHG (green house gas) emissions and removals associated with materials and construction processes throughout the whole life cycle of a building.

‘The embodied carbon associated with the construction of a typical new building can be equivalent to 20 years worth of its operational carbon emissions, in the future as our new buildings tend towards ultra low operational energy consumption, then this could conceivably stretch to 40 years. Over the time-frame of 10-30 years (depending on the particular deadline for net zero) then it is likely that retrofitting existing buildings, where possible, will have a more positive impact on climate change than building new.’

**Max Fordham**- Net Zero Carbon Guide