

34  
BOAR  
LANE

by KINRISE



34 BOAR LANE

# *Design-led Offices in Leeds City Centre*

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FULLY-FURNISHED OFFICES

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BLANK-CANVAS OFFICES

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STUDIOS

---

COMMUNITY LOUNGE

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BOOKABLE MEETING ROOMS

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EVENTS SPACE

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COFFEE SHOP & RESTAURANTS

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Trusted by:

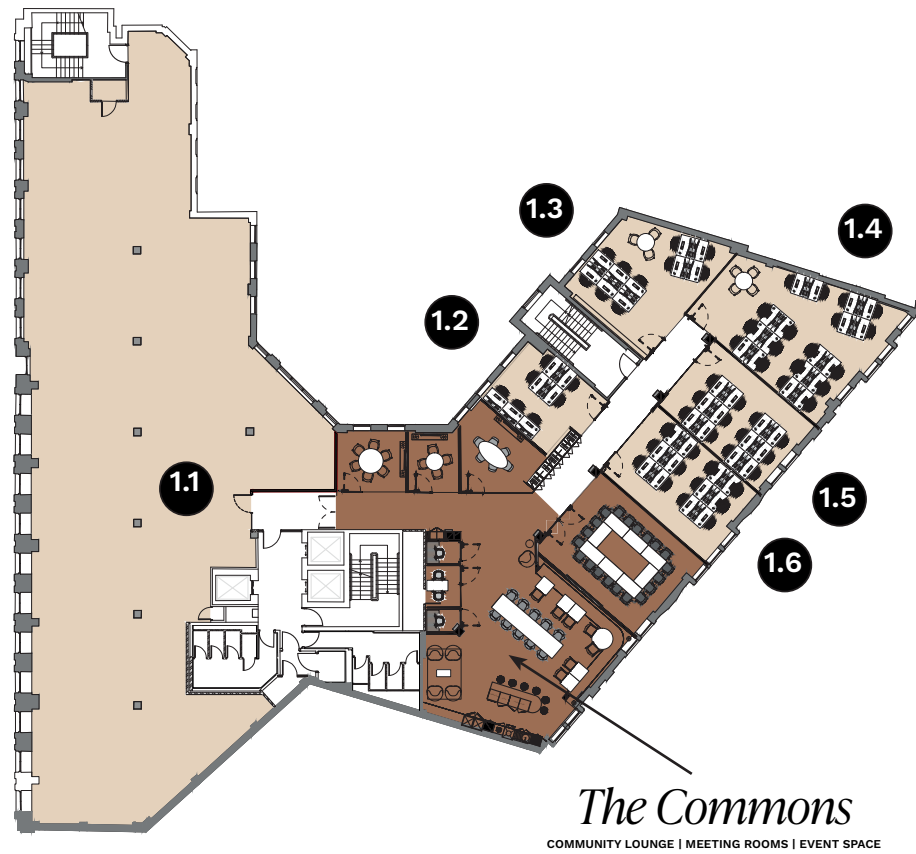
McCANN

FDIM

CATAPULT

# AVAILABLE OFFICES

## 1st Floor (Launching September 2025)



### Blank-Canvas Office

Office 1.1 5,543 sq ft

### Studios

Studio 1.2 7 Desks

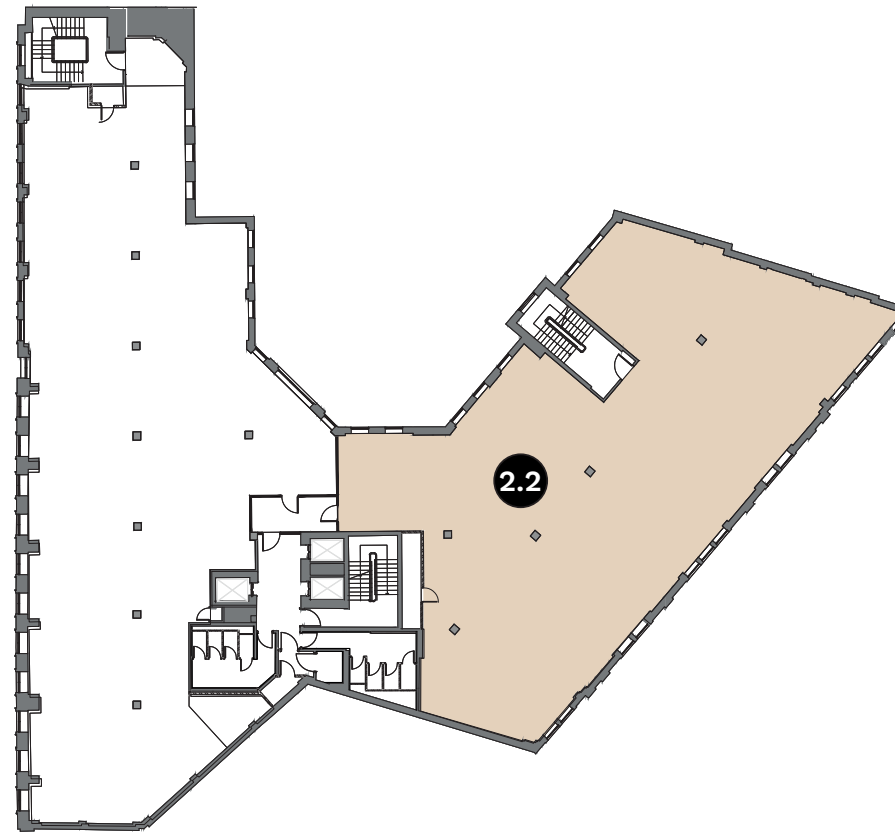
Studio 1.3 10 Desks

Studio 1.4 18 Desks

Studio 1.5 12 Desks

Studio 1.6 12 Desks

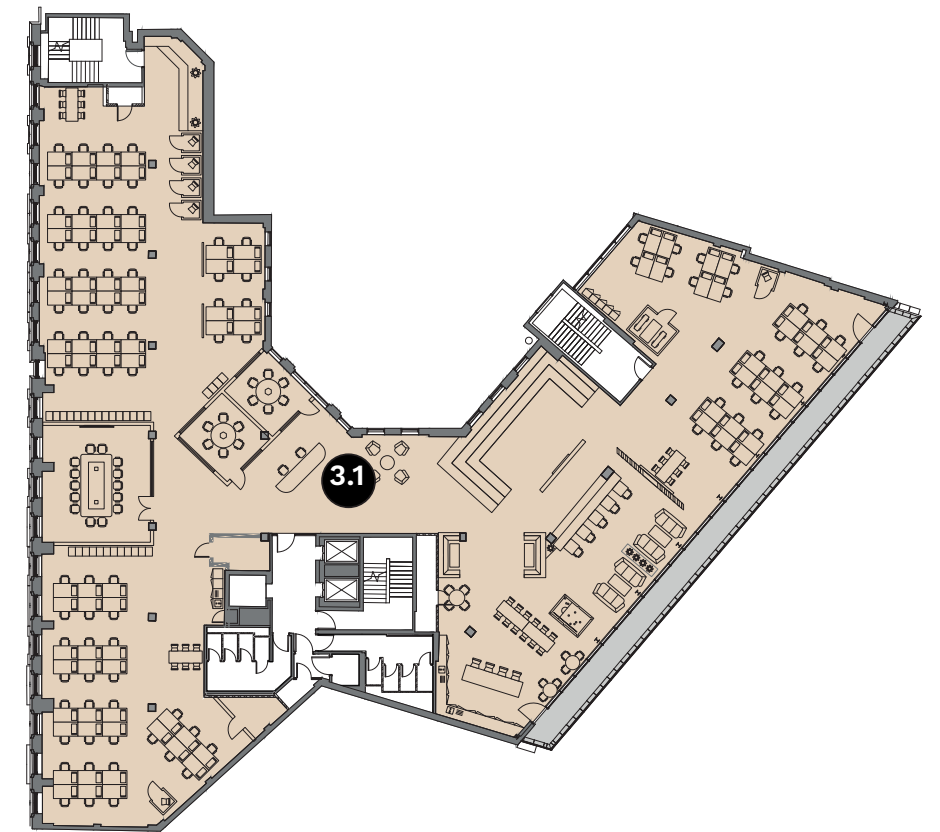
## 2nd Floor



### Blank-Canvas Office

Office 2.2 4,887 sq ft

## 3rd Floor



### Fully-Furnished Office

Office 3.1 9,764 sq ft

### LOOKING FOR SOMETHING BESPOKE?

Get in touch to discuss how our team can fulfill your bespoke requirement.

# *An Exceptional Welcome*

A personable and professional front of house and building team, ensuring a warm welcome to you, your team, and your guests on every visit.

34  
BOAR  
LANE



# *The Commons*

COMMUNITY LOUNGE | MEETING ROOMS | EVENT SPACE

## THE COMMONS

# *Space for your people to flourish*

The Commons is an outstanding amenity space, full of features to inspire and enable your teams.

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COMMUNITY LOUNGE

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BOOKABLE MEETING ROOMS

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FOCUS PODS

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REFRESHMENT PANTRY

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CAFE-STYLE SEATING

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20-PERSON BOARDROOM

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PRIVATE EVENTS SPACE

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BREAK-OUT SEATING

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LIBRARY TABLE

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COFFEE MACHINE

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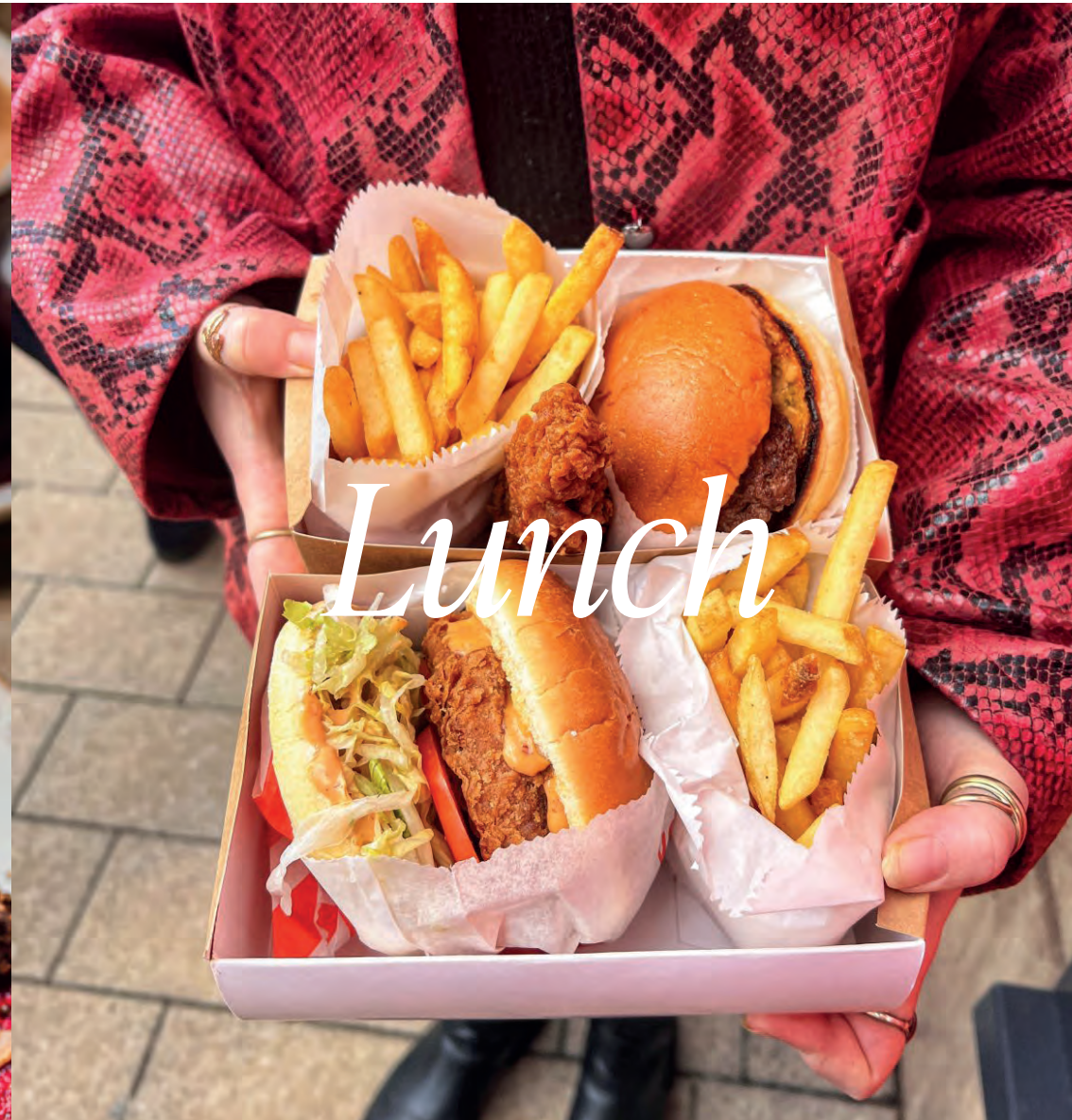


**RESTAURANTS & COFFEE SHOP**

Our Ground Floor is home to some of Leeds' tastiest offerings; Mowgli Street Food and Meat:Stack. Additionally, we are excited to announce Leeds' first opening of Federal Cafe & Bar, a hugely successful coffee and brunch concept.



*Brunch*



*Lunch*



*Dinner*

**FEDERAL**

**MEAT:STACK**  
REAL AMERICAN  
CHEESEBURGERS

**MOWGLI**  
STREET FOOD

NEW Station Entrance  
COMING 2025

We are **HERE**



Platform



LEEDS CITY STATION

*Connected to the  
UK and beyond*



OUR SPACES

## *Fully-Furnished Offices*

Seamlessly move your business into one of our ready-to-use offices with everything you need.

**5,000 - 15,000 sq ft**



## *Blank-Canvas Offices*

Customise every aspect of your next office to create an ideal working environment for your teams.

**5,000 - 10,000 sq ft**



## *Studios*

Choose from one of our unique studio spaces, stunning spaces for smaller teams looking to grow.

**7 - 18 desks**



OFFICE 3.1 - FULLY-FURNISHED

# *Beautifully furnished floor ready-to-move-in*

9,764 sq ft | Available Now

 VRF HEATING AND COOLING

 FIBRE ENABLED

 ENERGY EFFICIENT LED LIGHTING

 RAISED ACCESS FLOORS

 PRIVATE OUTDOOR TERRACE

 SECURE 24/7 ACCESS



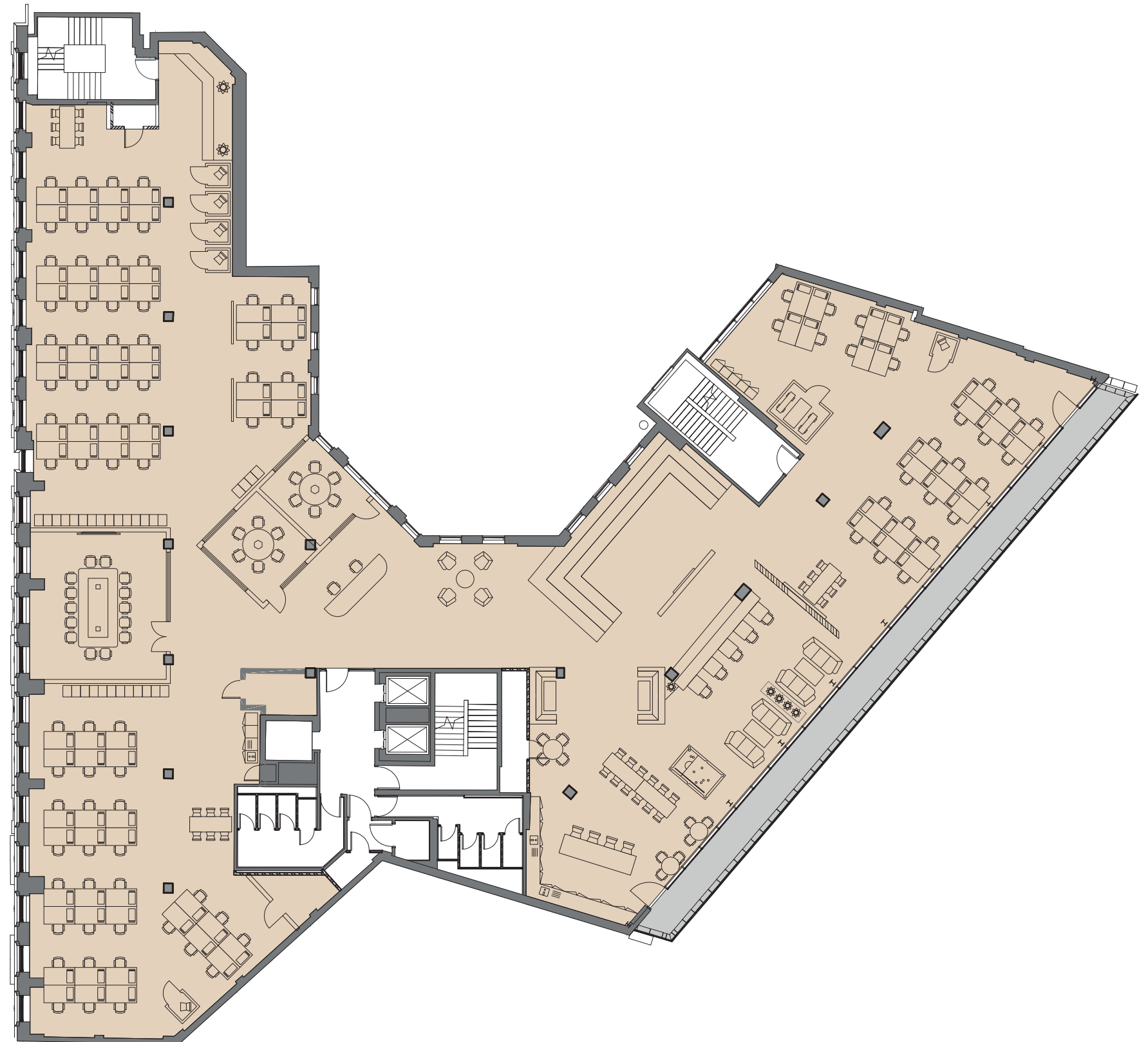
OFFICE 3.1 - FULLY-FURNISHED

9,764 sq ft | Available Now

*Furnished flexibly for your ideal layout*

**INVENTORY OF OFFICE 3.1**

ITEM	QUANTITY
DESKS	96
PHONEBOOTHS	6
4-PERSON PODCAST POD	1
6-PERSON MEETING ROOMS	2
14-PERSON BOARDROOM	1
6-PERSON BREAK OUT TABLES	3
6-PERSON BOOTHS	2
LARGE EVENTS VENUE	1
TEAPOINTS	2
BREAK OUT SOFAS	4
RECEPTION DESK	1



## BREAK OUT SPACE

Our Third Floor Office has an abundance of break-out space to encourage creative conversations and community engagement.



Office 3.1

FOR TEAMS SIZES 100+ PEOPLE



**REFRESHMENT SPACES**

The Fully-Furnished Third Floor has two beautifully fitted refreshment spaces for morning coffees all the way through to celebratory drinks.

## WELCOME LOBBY

For guests and clients, an impressive reception with welcome lobby awaits, offering a strong first impression.

Office 3.1

**FOR TEAMS SIZES 100+ PEOPLE**



Office 3.1

**FOR TEAMS SIZES 100+ PEOPLE**

**BOARDROOM**

An impressive boardroom provides an ideal setting for hosting internal client presentations or team workshops

**BLANK-CANVAS OFFICES**

Ranging from 4,887 to 10,486 sq ft

# *Customise every aspect of your office with a bespoke fit-out*

Want us to deliver a bespoke fit-out for you?

Speak to one of our team to learn more about our fit-out services.

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 **VRF HEATING AND COOLING**

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 **FIBRE ENABLED**

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 **ENERGY EFFICIENT LED LIGHTING**

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 **RAISED ACCESS FLOORS**

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 **FLEXIBLE AND EFFICIENT LAYOUT**

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 **SECURE 24/7 ACCESS**

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STUDIOS

*Smaller spaces for ambitious teams*

Ranging from 7 to 18 desks



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BEAUTIFUL DESIGN & INTERIORS

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ERGONOMIC FURNITURE

---

YOUR OWN PRIVATE SPACE

---

---

ENERGY EFFICIENT LIGHTING

---

FIBRE INTERNET

---

PROFESSIONALLY MANAGED

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KINRISE

*Award-winning leaders in  
creating unique spaces that  
inspire and enable*

**LEARN MORE ABOUT KINRISE**  
Visit [kinrise.com](https://kinrise.com) or scan QR below:



**ICONIC CHARACTER**



**BEAUTIFUL DESIGN**



**INNOVATIVE TECHNOLOGY**



**PIONEERING SUSTAINABILITY**



**COMMUNITY SOUL**



## OUR LOCATION

# *On the doorstep of Leeds City Centre*

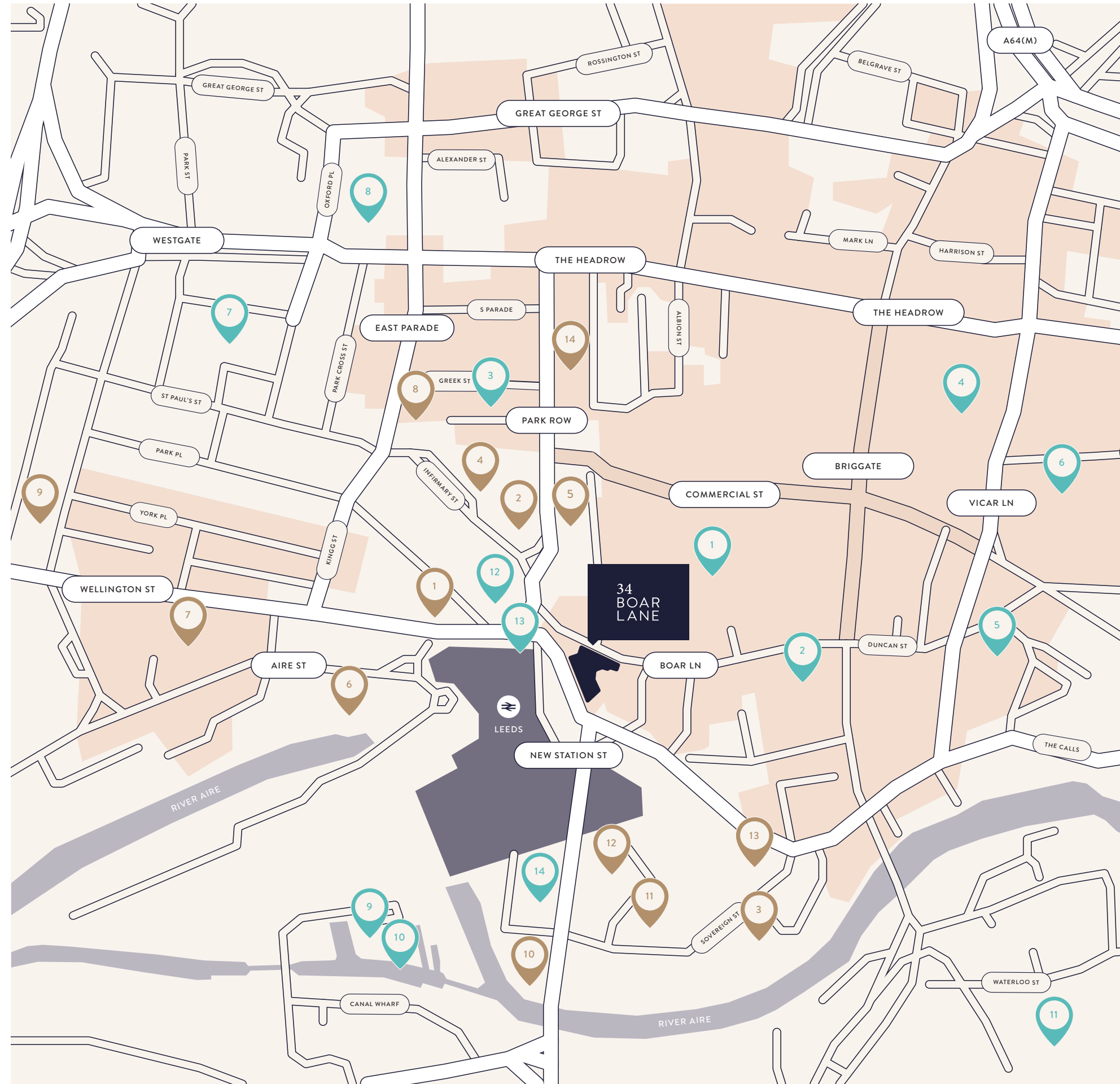
Connectivity, connection to food,  
drink, health and culture.

## FULL ADDRESS








34 Boar Lane  
Leeds  
LS1 5DA

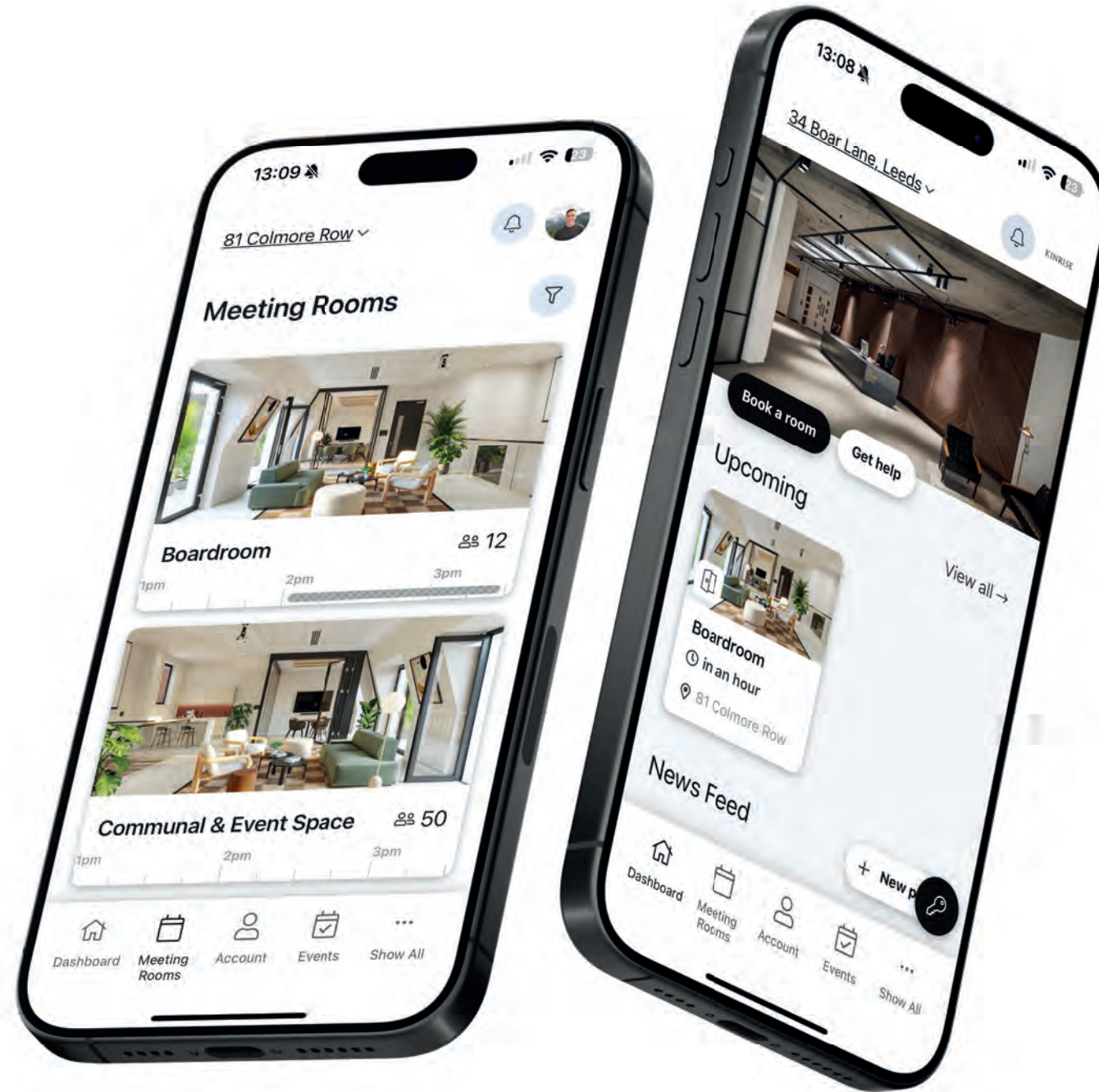
## Key Locations

- |   |                 |    |                      |
|---|-----------------|----|----------------------|
| 1 | Trinity Leeds   | 8  | Town Hall            |
| 2 | Marriott        | 9  | Doubletree by Hilton |
| 3 | Dakota          | 10 | Granary Wharf        |
| 4 | Victoria Leeds  | 11 | The Tetley           |
| 5 | Corn Exchange   | 12 | City Square          |
| 6 | Kirkgate Market | 13 | The Queens Hotel     |
| 7 | Park Square     | 14 | Hilton Leeds         |





-  GUEST MANAGEMENT
-  BOOK A MEETING ROOM
-  BOOK A DESK
-  ASK HOST TEAM A QUESTION
-  SEE UPCOMING EVENTS
-  PURCHASE GIFTS
-  AVAILABLE ON APPLE & GOOGLE STORES



## KINRISE APP

# Technology-led experiences

## BUILDING APP

Benefit from a seamless experience thanks to our building app, which enables the ability to book shared meeting spaces with ease. Find out what else is happening in the building and surrounding area including a range of curated events and benefits.



**WEBSITE ENQUIRY**

[KINRISE.COM/34-BOAR-LANE](https://KINRISE.COM/34-BOAR-LANE)

**CONTACT**



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