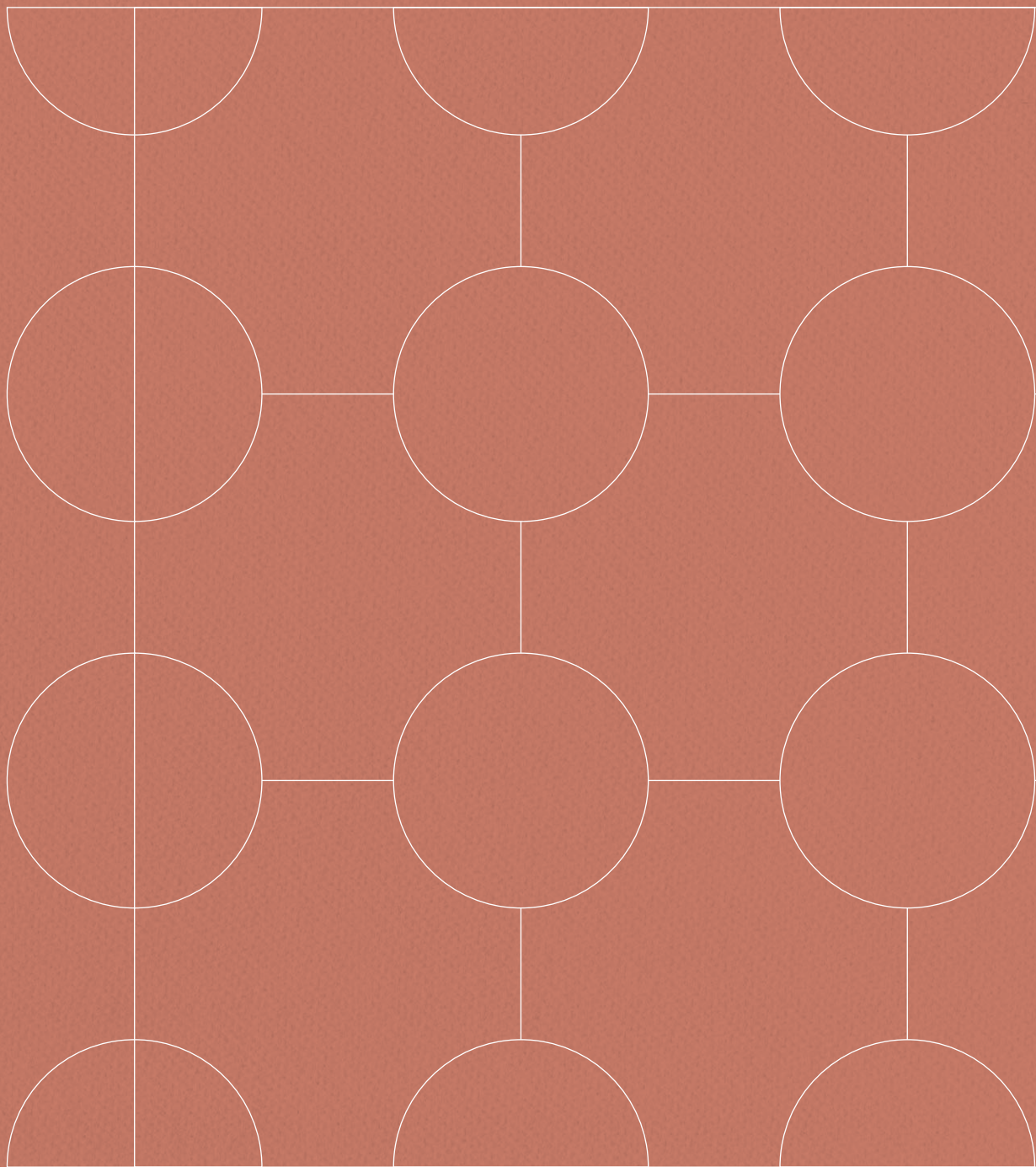


OLD SCHOOL

GREAT GEORGE STREET | LEEDS | LS1 3ED

***A Landmark
Freehold
Opportunity in
the heart of
Leeds City Centre***



OLD
SCHOOL

A HIGHLY PRESTIGIOUS GRADE II* LISTED BUILDING

The Old School has been refurbished to provide cutting-edge creative workspace with rich architectural character and offering inspiring views over Millennium Square.

OVERVIEW

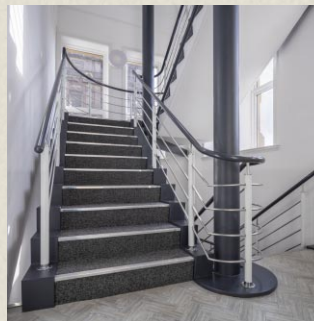


AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A HIGH-SPEC, CHARACTERFUL OFFICE BUILDING IN CENTRAL LEEDS



6.6
years*

WALUT (to expiry)



Tenure

The property is held Freehold, offering rare and valuable ownership in a supply-constrained core city location.

16,157
SQ FT (NIA)

of cutting-edge, character-led office accommodation across three floors

Asset Management Opportunities

Re-let or subdivide vacant Ground and First Floors to enhance income. Repurpose or extend common and amenity areas to attract premium tenants. Potential to capitalise on strong occupational demand for creative workspace in the Leeds Innovation District.

Tenancy Profile

Northern Monk (Basement) – 10 year lease from Sept 2023 at £70,000 pa, with upward-only rent review in 2028.

Arbor Education (Second Floor) – New 5 year lease from Feb 2025 at £132,500 pa with mutual rolling breaks from August 2026.

Ground and First Floors – Vacant, offering immediate asset management opportunities.

£202,500

PA income

Alternative Use Value (AUV) Potential

Subject to planning, the property offers conversion potential for Residential (apartments/co-living), Student accommodation, Boutique hotel or aparthotel, Educational or institutional uses.

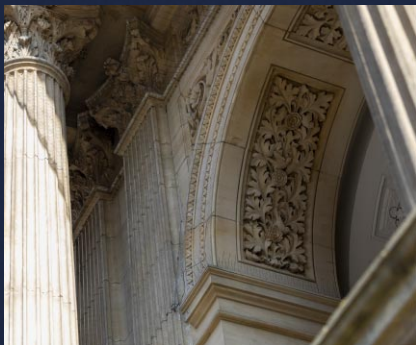
*one of the leases is subject to rolling breaks

STRIKING HERITAGE MEETS MODERN INNOVATION

Originally a prestigious Victorian educational institution, Old School has been comprehensively and sympathetically refurbished into a creative office hub. The building offers generous and flexible floorplates with a unique sense of volume and light, complemented by retained heritage features.



DESCRIPTION



8 car parking spaces



LED lighting throughout



3.8m – 5.8m floor-to-ceiling heights



Raised access floors with 200mm void



VRF / HVAC air conditioning system



Secure cycle parking



1GB fibre internet supply to all floors



Two refurbished passenger lifts



Mezzanine shower and locker facilities



Period features throughout

OLD SCHOOL

PRIME POSITION

RIGHT IN THE HEART OF LEEDS

Positioned at the junction of Calverley Street and Great George Street, Old School is surrounded by iconic civic and cultural buildings, and directly overlooks the dynamic Millennium Square.

PINNACLE

PLATFORM

CITY SQUARE HOUSE

TRINITY LEEDS

PARK ROW

LEEDS STATION

THE LIGHT

CAFE NERO

RADISSON BLU

THE HEADROW

ART GALLERY

CENTRAL LIBRARY

OLD SCHOOL

A NATION OF SHOPKEEPERS

LEEDS TOWN HALL

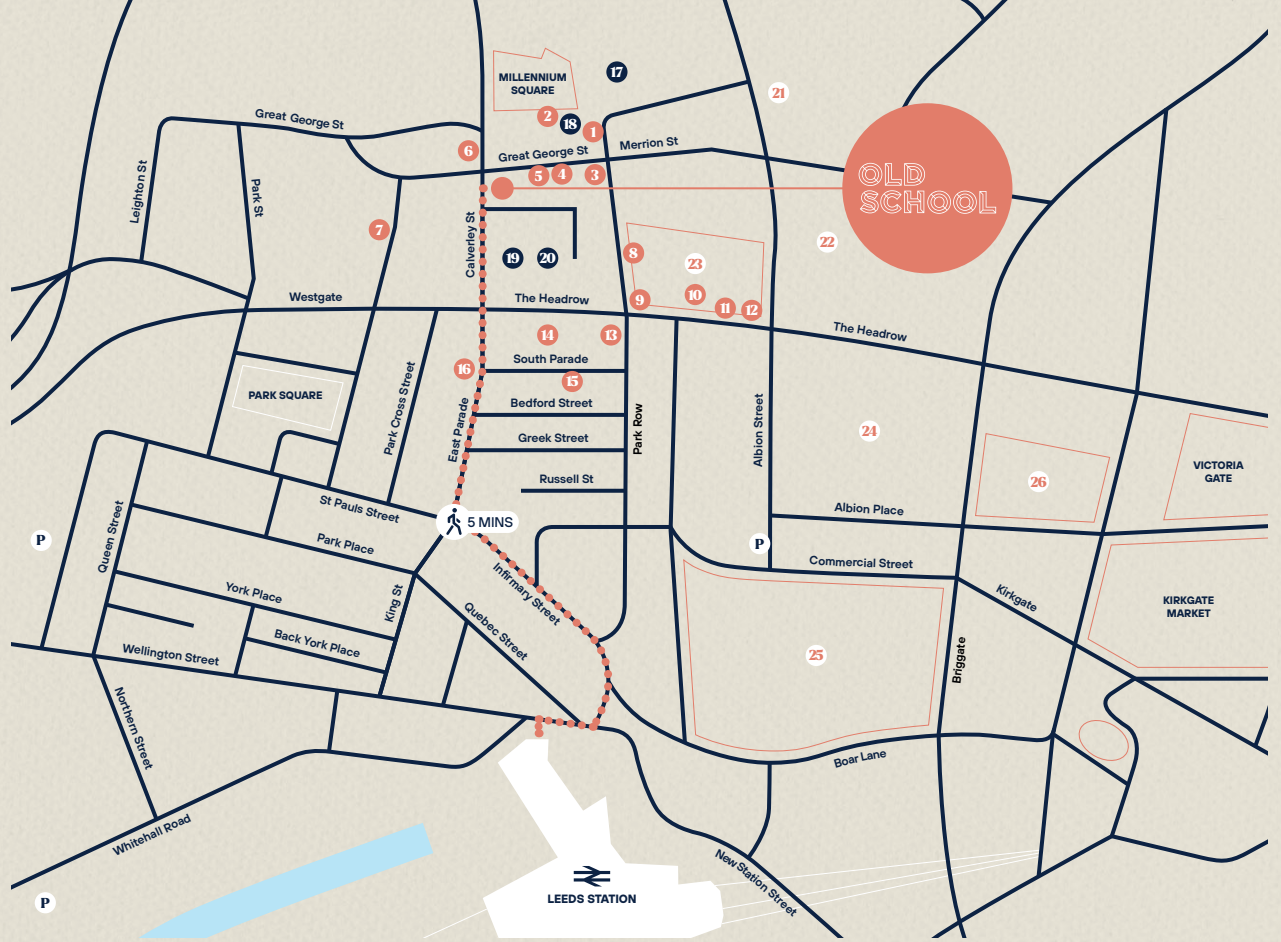
ELECTRIC PRESS

5 MINS

Positioned at the junction of Calverley Street and Great George Street, Old School is surrounded by iconic civic and cultural buildings, and directly overlooks the dynamic Millennium Square.

A WELL CONNECTED LOCATION

Old School sits within the Leeds Innovation District, home to the city's universities, hospitals, and creative industries. The building is just minutes from Leeds Train Station, The Light Shopping Centre, and top restaurants including The Alchemist, Ibérica, Six by Nico, and the on-site Northern Market.



Bars & Restaurants

- 1 Revolution
- 2 Whistle Punks
- 3 Nation of Shopkeepers
- 4 Almost Famous
- 5 Pixel Bar
- 6 Thai Edge
- 7 The Oxford Place
- 8 Fire Lake Grill House
- 9 Browns
- 10 Junkyard Golf
- 11 George's Great British Kitchen
- 12 Roxy Lanes
- 13 Flight Club
- 14 San Carlo

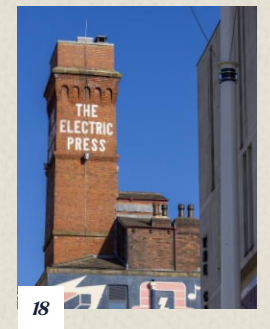
- 15 Below Stairs
- 16 Ibérica

Arts & Culture

- 17 Leeds City Museum
- 18 Carrageworks
- 19 Leeds Library
- 20 Leeds Art Gallery

Retail

- 21 Merrion Centre
- 22 St Johns Centre
- 23 The Light
- 24 The Core
- 25 Trinity Leeds
- 26 Victoria Quarter



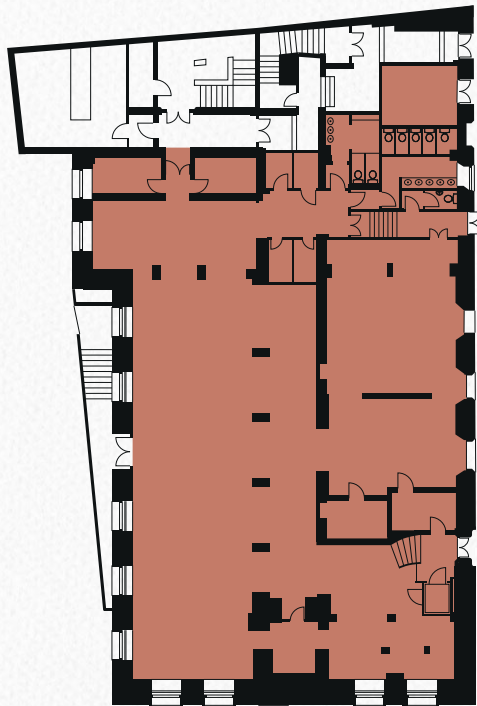
TENANCY SCHEDULE

The following areas have been provided by Plowman & Craven:

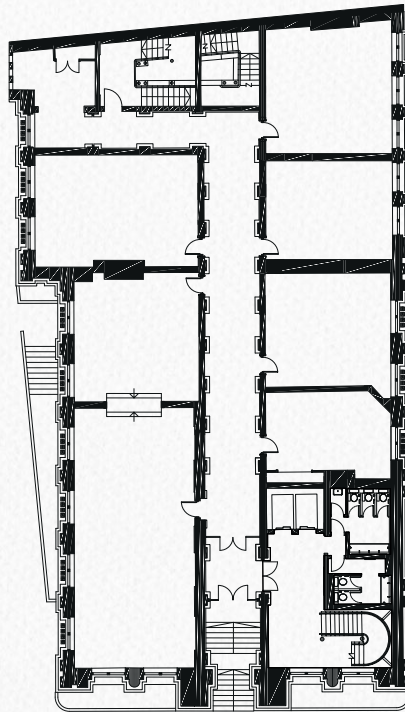
	Tenant	SQ FT (NIA)	Lease From	Expiry	Term	Rent (PA)	Rent (PSF)	Break	Rent Review	Inside L&T Act
Lower Ground Floor	Northern Monk	6,504	19/09/2023	18/08/2033	10 Years	£70,000	£11.91	-	19/09/2028	Yes
Ground Floor	Vacant	5,064	-	-	-	-	-	-	-	-
Mezzanine	Vacant	144	-	-	-	-	-	-	-	-
First Floor	Vacant	5,716	-	-	-	-	-	-	-	-
Second Floor	Arbor Education	5,233	11/02/2025	10/02/2030	5 Years*	£132,500	£27.05	11/08/2026	N/A	No
Total		22,661					£202,500			

*New 5 year lease but mutual rolling breaks on 3 months notice from 11/08/2026

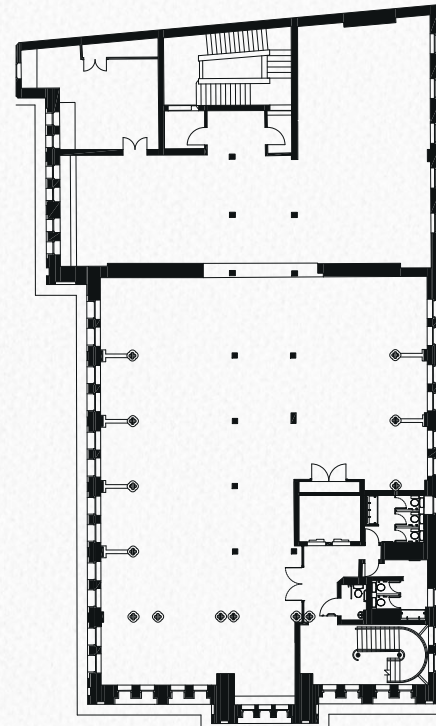
Lower Ground Floor



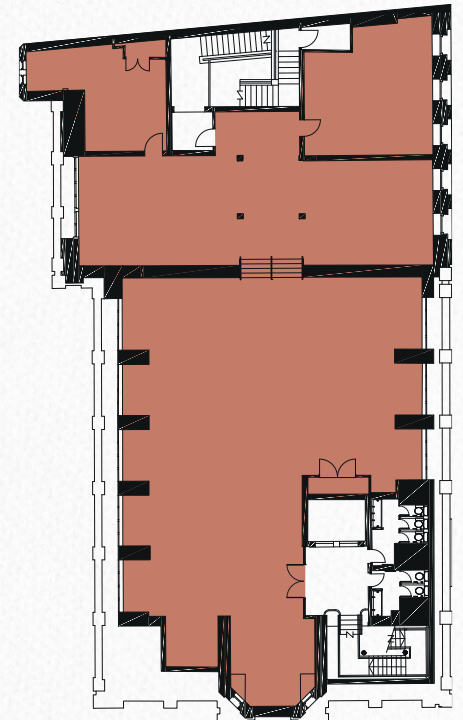
Ground Floor



First Floor



Second Floor



CREATIVE, SOCIAL, AND COMMERCIAL SYNERGY

The lower ground floor of Old School features Northern Market, a dynamic food market and craft beer hall by Northern Monk. With 10 tap lines and four street food vendors, the venue provides vibrancy and footfall to the wider building, with additional event and meeting room space available for occupiers and third parties.



Facilities include:

The Lounge
(Bookable event space)

The Speakeasy
(Private meeting room)

Cinema Room
(Screenings and presentations)



PRIMED FOR ASSET ENHANCEMENT

The Old School presents a compelling range of value enhancement strategies, underpinned by its prestigious location, characterful architecture, and flexible floorplates:



Immediate Re-letting Potential

The vacant Ground and First Floors (10,779 sq ft NIA) offer a blank canvas for bespoke fit-outs targeting the buoyant TMT, education, and professional services sectors seeking best-in-class creative workspace.



Subdivision and Floor Reconfiguration

The large floorplates lend themselves to multi-tenant occupation, allowing investors to diversify income streams and command premium rents for smaller suites with heritage appeal.



Amenity Activation

There's scope to enhance the building by expanding the Northern Market offer, introducing wellness or co-working space in underutilised areas, and upgrading breakout and meeting areas to boost tenant appeal.



Rent Reversion

The current passing rent is significantly below prime Leeds office benchmarks, offering excellent scope for uplift on lease events and letting of the vacant space.



Sustainability Enhancements

Implementation of ESG improvements (eg., green lease clauses, improved EPC rating, additional cycle and end-of-trip facilities) may drive occupier demand and yield compression.



REIMAGINE REPURPOSE REVALUE

The property's architectural significance, spatial volume, and city-centre positioning provide multiple alternative use angles, subject to planning:



Residential Conversion

Generous ceiling heights, natural light, and a prominent frontage make the building well suited for conversion to high-end apartments or co-living, aligning with demand for lifestyle-led urban living.



Student Accommodation

Positioned within the Leeds Innovation District, and walking distance from the University of Leeds and Leeds Beckett, the property is ideally located for PBSA development or operator-led refurbishment.



Hospitality or Aparthotel

The grandeur and character of the building make it well suited to a boutique hotel or aparthotel, especially given the proximity to civic attractions and transport links.



Educational or Institutional Use

The building's legacy and design could suit private education providers, creative institutions, or health-related uses, leveraging its proximity to the city's universities and hospitals.

These use classes benefit from a planning context that has seen sympathetic conversion of heritage assets in the surrounding area, offering a supportive precedent.



OLD
SCHOOL

A CITY ON THE RISE



1

76,000

students
39,000 graduates annually

Shortage of quality
Grade A

stock driving
rental uplift

Leeds continues to outperform other UK regional cities across multiple asset classes. Leeds is well-connected, well-educated, and full of potential.

21%

Forecast economic
growth in next 10
years

Headline
office rents
now at

£42.50

 PSF

Build- to-Rent

and student sectors continue to attract
institutional funding



2



3

- 1 *Victoria Gate*
- 2 *Corn Exchange*
- 3 *Country Arcade*

FURTHER INFORMATION

TENURE

Freehold

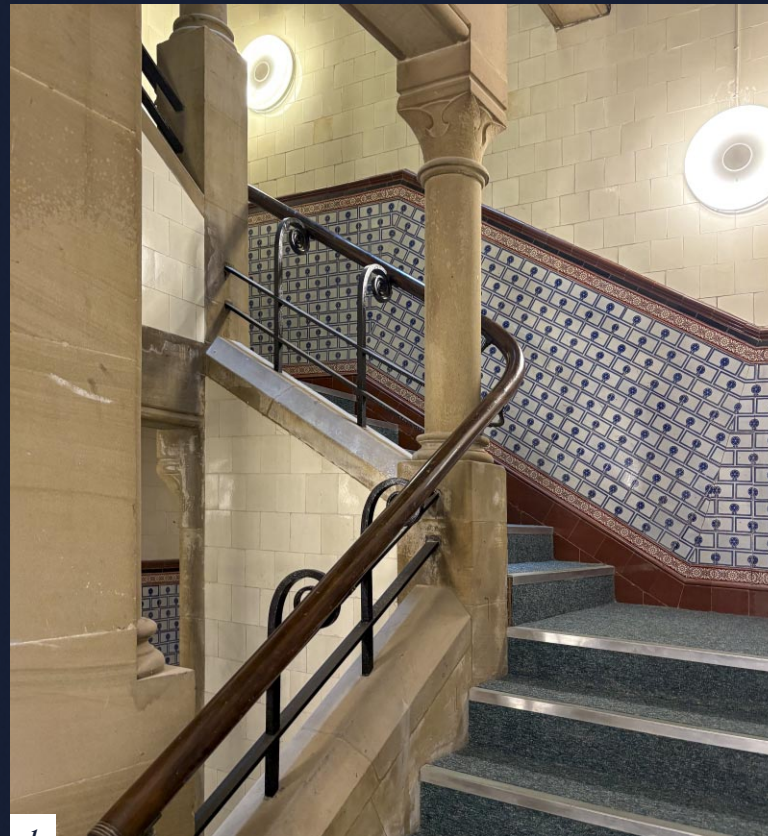
EPC

The building has an EPC rating of B(48)

DATAROOM

A dataroom is available and includes the following information:

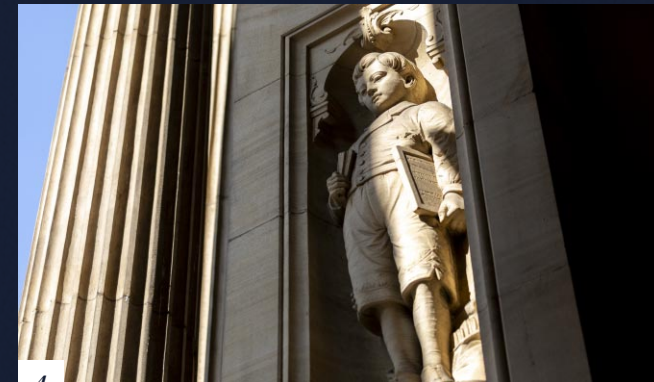
- Floor plans (PDF + CAD)
- EPC
- Title documents
- Tenancy Schedule
- Measured Survey
- Service Charge Budget
- Specification and measured survey



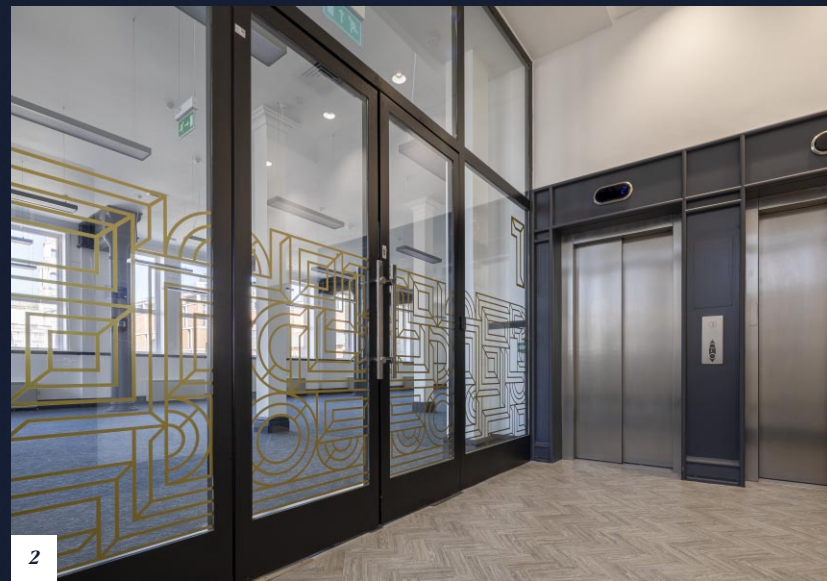
1



3



4



2

- 1 Communal Staircase
- 2 First Floor Vacant Space
- 3 First Floor Vacant Space
- 4 Exterior Details

OLD
SCHOOL

FIND OUT MORE

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