

# 14 King Street











# Flexible space in the heart of Leeds

14 King Street is perfectly situated in Leeds city centre at the heart of the commercial district. You and your business will have access to incredible transport connections and amenities right on your doorstep.

14 King Street offers an enviable Leeds business address within a short walk of City Square and Leeds railway station. Overlooking the city centre loop and on the doorstep of Trinity Leeds and the vibrant retils district, 14 King Street provides a hub for businesses to attract the best talent in the city.

With generous floor plates spread over 6 floors, you have the space and flexibility to create the right working environment for your business.

14 King Street offers a dedicated customer service team, staffed reception, superfast internet, parking, bike storage and shower facilities. Your business has everything needed to thrive.

- Features include:**
- Open-plan suites
  - Air conditioning
  - Raised-access floors
  - Suspended ceilings
  - LED lights
  - Metal ceiling tiles
  - On-site customer service team
  - DDA-compliant access
  - 24-hour access
  - Lift access
  - Showers
  - Bike Racks
  - Parking
  - Dog-Friendly spaces

## Workspace Availability

Suite	Size (sq ft)
1E	1,507
3A	1,271
3C	1,007
3B	1,322



# Where work & lifestyle thrive

14 King Street’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 14 King Street 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

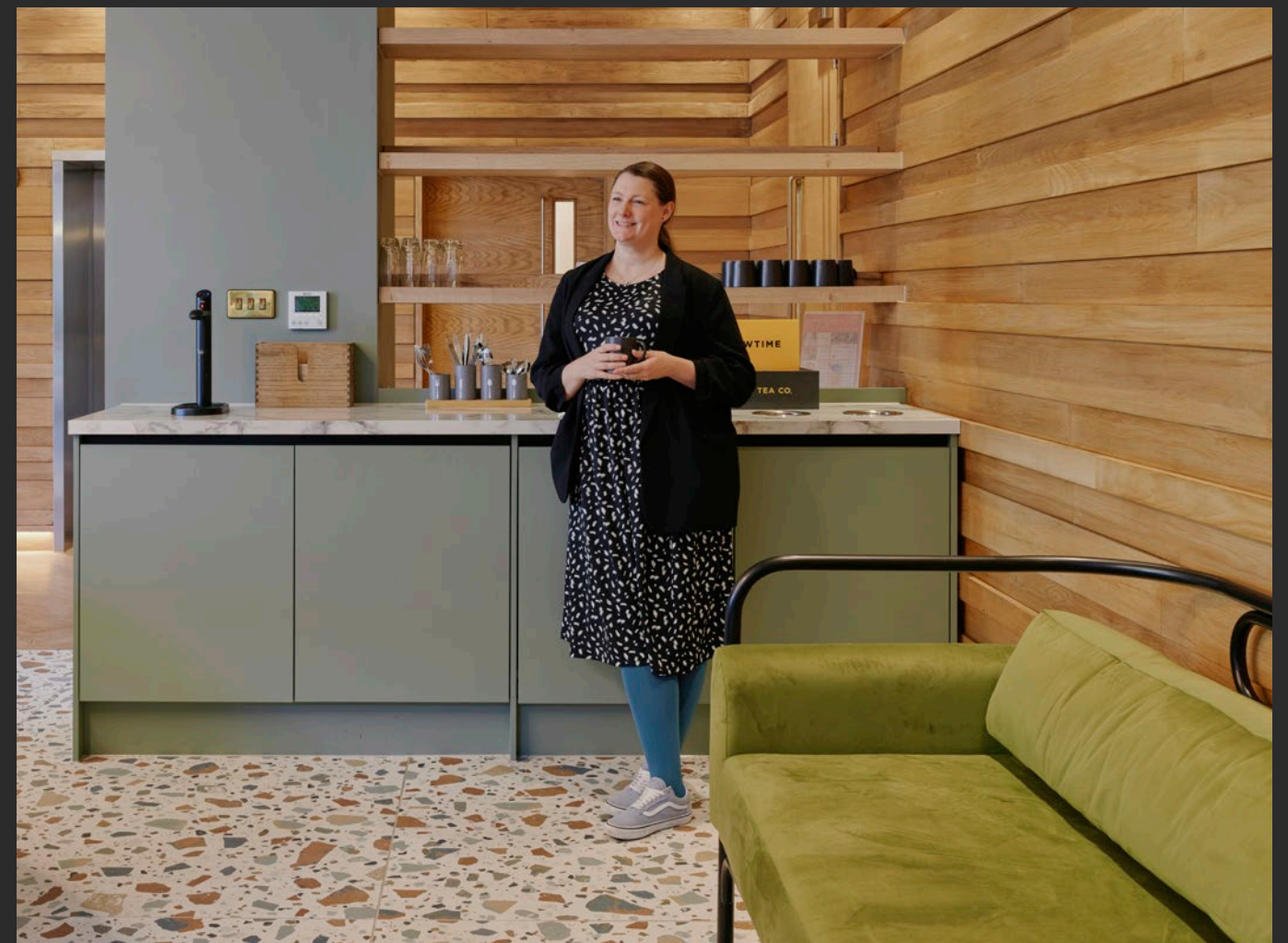
- 1 My Thai
- 2 Rudy’s Pizza
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Editor’s Draught
- 6 Laynes Coffee
- 7 Cafe Nero
- 8 Friends of Ham
- 9 Moose Coffee
- 10 Starbucks
- 11 La Bottega

## Bruntwood SciTech Buildings

- 1 West Village
- 2 Platform











# 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 SciTech 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 SciTech team.

## What's included:

- Unfurnished private office for you to customise
- 24/7 building access
- Use of communal business lounge
- Free access to gym, showers and changing rooms
- 25% off** meeting room bookings for any Bruntwood SciTech venue
- Amenity at your fingertips through the Bruntwood app
- Optional design and fit-out services
- Amenity at your fingertips through the Bruntwood app

## Key features



Fully customisable office



Use of communal areas



Optional design and fit out services



A monthly bill that meets your requirements





# Made & Managed

Bruntwood SciTech will design, facilitate, and manage every aspect of your office and workspace.

This is similar to our serviced offices, only one step up. We will create a bespoke workspace for you to accommodate any size business – from SME to regional branch to entire or multiple floors – and manage everything for you. This means amenities, cleaning, WiFi, furniture, and more will all be wrapped up in your full-service all-inclusive office space.

A managed office makes setting up new teams or rehoming existing ones much easier for agile businesses who are constantly growing and moving forwards. This managed office package is encapsulated in a single monthly fee customisable to your company, making everything that much easier for business leaders.

## What's included:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- 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
- 25% off** meeting room bookings for any Bruntwood SciTech venue
- Access to the Bruntwood customer app

\*Electricity bills not included

## Key features



Flexible contract



Choose fit-out



Optional design and fit out services



# 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.

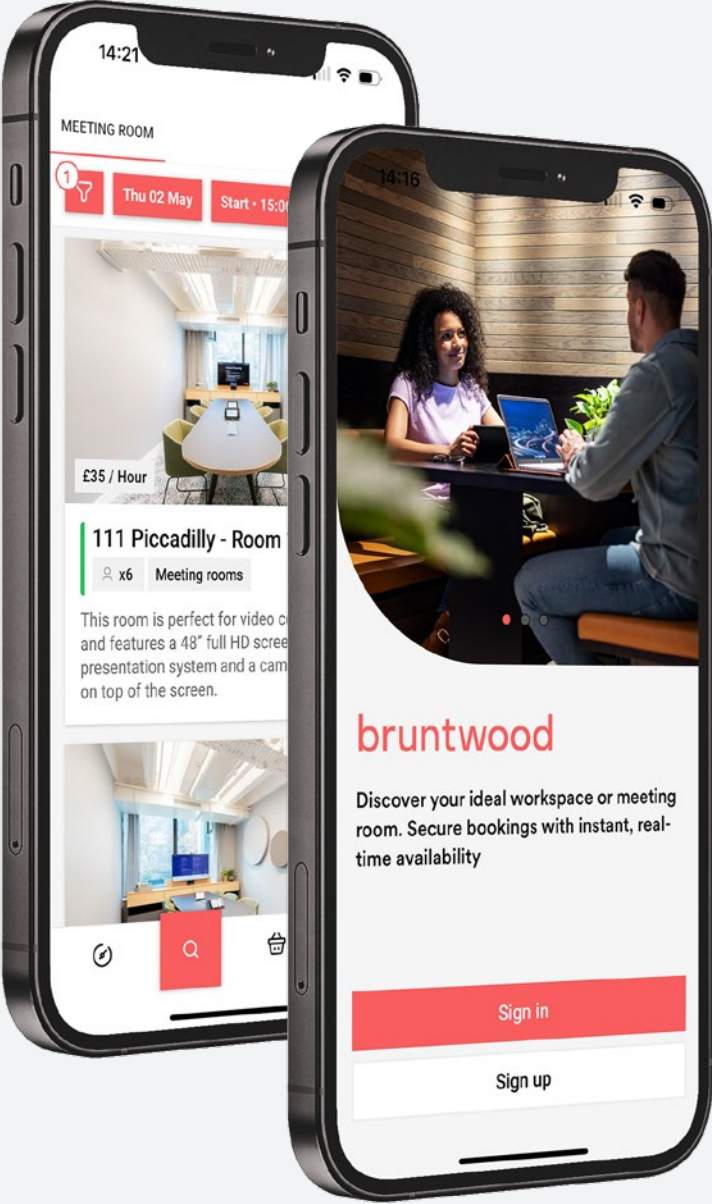
\*Where we get our electricity from the National Grid.





# Download the Bruntwood App

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



Available on:







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