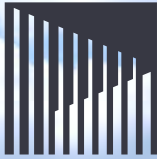


# WELCOME TO TOMORROW'S OFFICE



# CITY SQUARE HOUSE



# SEEING IS BELIEVING

## CITY SQUARE HOUSE IS THE STUNNING NEW OFFICE BUILDING THAT LEEDS HAS BEEN WAITING FOR

This flagship development proudly overlooks the remodelled City Square, the beating heart of the city, and delivers the Grade A quality office space that Leeds needs and occupiers deserve.


*'It is the most significant new office building in the city for a generation'*

City Square House, next to Leeds Station, comprises 140,000 sq ft of prime office space over 12 floors. The building has been developed by MRP and built by McAleer & Rushe and has already achieved three major pre-lets, totalling 117,000 sq ft, before completion, which is scheduled for Q1 2024.

Sustainability and wellbeing are at the heart of the design of City Square House, which has been designed with the evolution of the workplace in mind, where technology, customer experience and location intersect to offer unrivalled office space. There's no doubt that this iconic building is a magnificent addition to the built environment in Leeds city centre and a symbol of the city's thriving economy.

[www.citysquarehouse.com](http://www.citysquarehouse.com)



 **CITY  
SQUARE  
HOUSE**



# FEEL WELCOME

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The creation of state-of-the-art office buildings like City Square House, complete with the latest technology, the perfect working conditions and strong sustainable credentials, meets the ambitions of modern business.

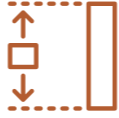
Staff will take great pride in working at City Square House, meeting clients here and showing them around, while visitors will marvel at the exceptional hi-tech working environment, the extensive facilities and the gorgeous views. Working from home simply cannot compete with that.



**CITY  
SQUARE  
HOUSE**



# DESIGNED FOR WORK & WELLBEING



Typical upper office floor to ceiling: 2.9m. Ground floor office floor to ceiling: 3.4m



144 secure cycle spaces



High ratio of cycle parking and lockers to encourage use of cycling, running and walking to work



Large flexible floorplates of up to 16,000 sq ft



144 lockers



Base build air flow capacity to allow CatB fit out of meeting rooms to be air purged after every meeting



3 floors with high level terraces



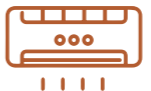
Separate male & female shower and changing facilities



Contactless washroom taps, Superloos with individual sink, tap and mirror



WiredScore Platinum



VRF air conditioning



Contactless destination control lifts 4 x 13 person lifts, 1 x 15 person lift, 1 x 21 person lift



Wifi to communal areas



Enhanced specification stairwells to encourage stair use



Drying cupboards

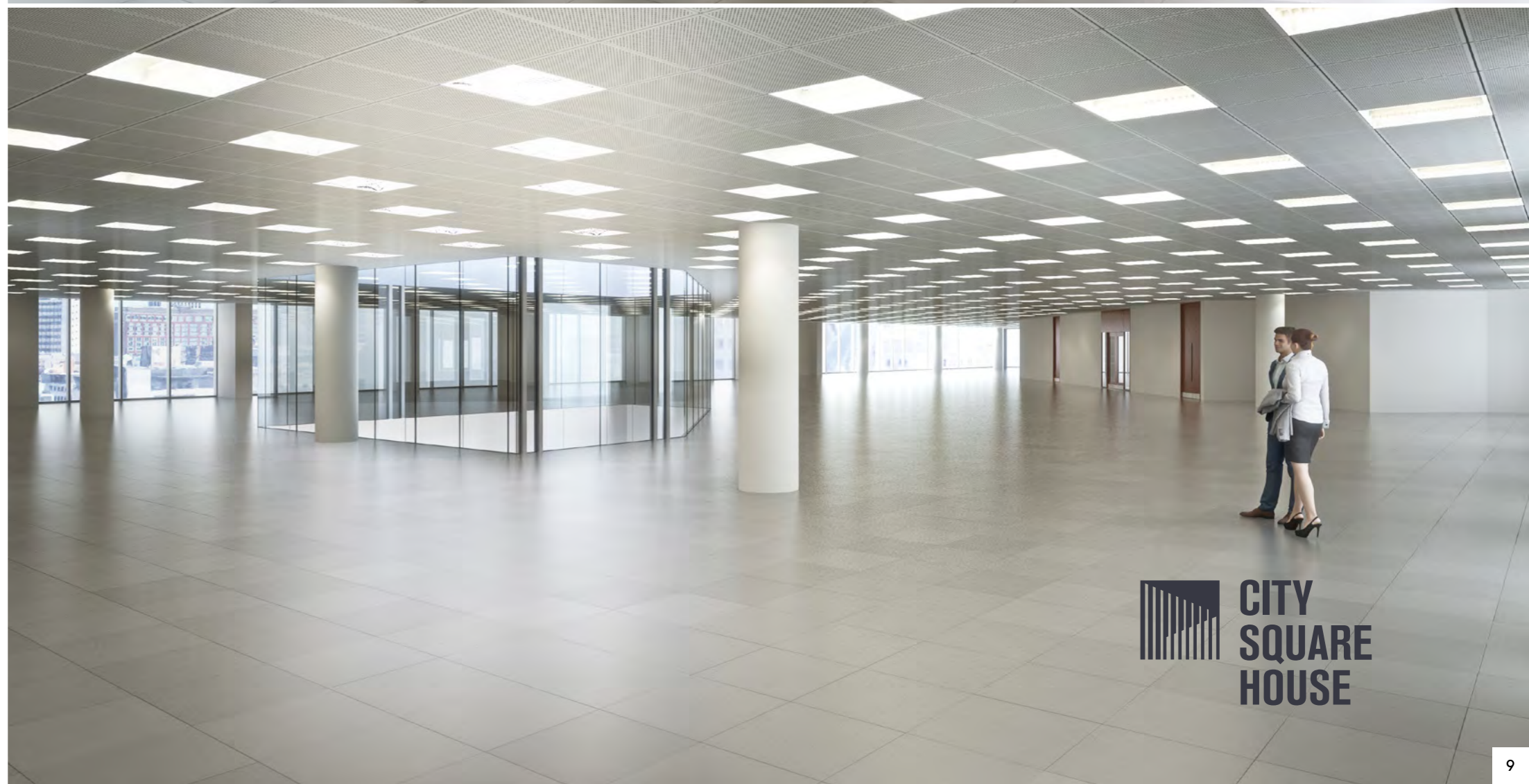
# SPACE TO INSPIRE

The inspirational workspace comprises prime office accommodation, including low carbon credentials such as sensitive lighting, feature glazing and electric vehicle and e-bike charging point facilities. Additionally, terraces on the fourth, fifth and sixth levels and extensive cycling facilities. The steel, a pivotal part of the stunning exterior, has been locally sourced.

The panoramic views over the city of Leeds and across to the beautiful Yorkshire countryside are unrivalled, making the working experience at City Square House a joy.

The large floor plates of up to 16,000 sq ft are flexible and can be easily divided. Details are available on request. The space will suit both established companies looking to take advantage of Leeds' flourishing economy, and expanding firms who place a high emphasis on employee wellbeing and exceptional client experience.

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 **CITY  
SQUARE  
HOUSE**

# COMMIT TO SUSTAINABILITY

## KNOW YOUR BUSINESS IS PLAYING ITS PART WITH SUSTAINABLE OFFICES

The main contractor, McAleer & Rushe, has a company carbon reduction policy and set annual carbon reduction targets which underpin the construction process of the building.

They use the BRE Smartwaste system to record a site’s carbon emissions, and implement a tailored delivery management system which tracks CO2.

McAleer & Rushe implement a number of carbon reduction and offsetting initiatives and were awarded a green apple in 2019 for their carbon reduction efforts.



BREEAM  
Excellent



EPC A rated  
with 17%  
improvement  
in benchmark  
rating



WiredScore  
Platinum



Fully electric  
powered  
building



10 electric  
car charging  
points



144  
secure cycle  
spaces



160m²  
photovoltaic  
panels



Regenerative  
braking lift  
technology



North facing  
glazed elevation  
to provide natural  
daylight across  
the floorplate



South  
facing stone  
elevation to  
reduce heat  
build up



Operational  
net zero  
carbon -  
RIBA 2030  
compliant



Embodied  
carbon -  
RIBA 2030  
compliant 50%  
reduction from  
the base case



Heating  
and cooling  
provided by  
highly efficient  
air source heat  
pumps



Operational  
energy recording  
infrastructure



Four CO2 sensors are  
included on each  
floorplate measuring  
CO2 levels and  
adjusting the fresh air  
requirements across the  
floorplate accordingly

# HUMAN-LED TECH POWERED

## SMART BUILDING MANAGEMENT

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



### Energy Metering & Management

Enhanced energy metering and controls allow tenants to focus on energy efficiency and sustainability.



### Lighting Enabled Digital Services

Intelligent LED lighting enhances comfort and reduces energy usage.



### Visitor Management System

Streamlining the check-in process for visitors.



### EV charging

EV charging points can be booked and managed through an app.



### Contactless Access Control

Contactless means for entering and navigating the building.



### CO<sup>2</sup> Monitoring

Four CO<sup>2</sup> sensors are included on each floorplate measuring CO<sup>2</sup> levels and adjusting the fresh air requirements across the floorplate accordingly.

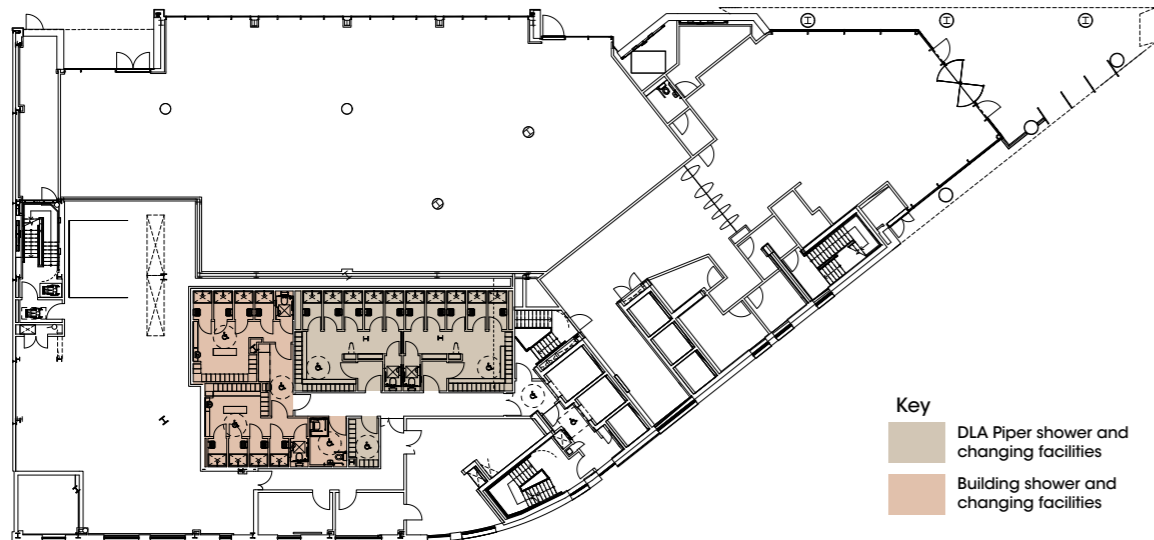
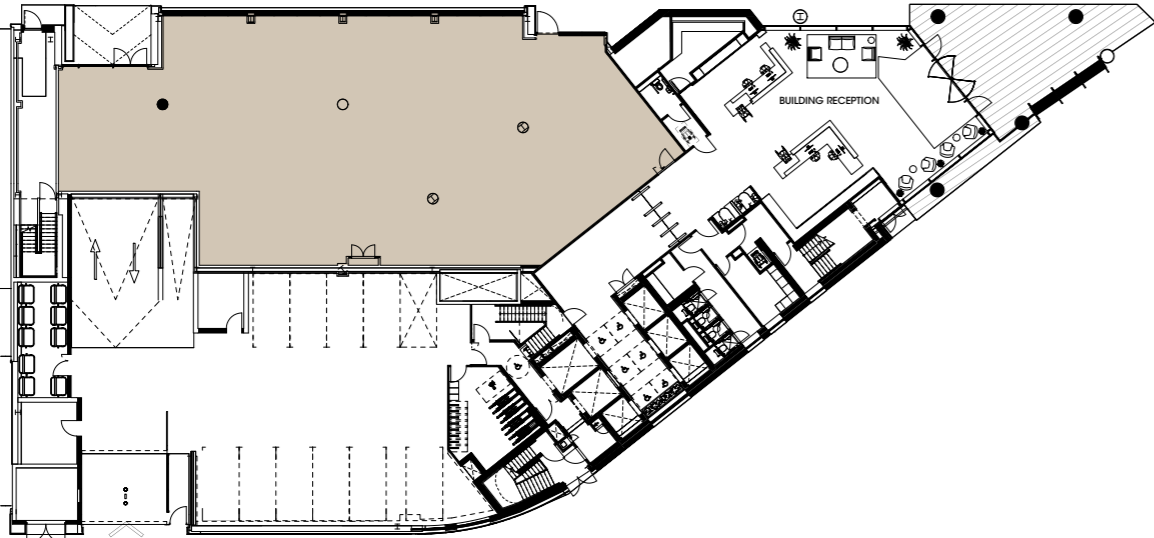
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 **CITY  
SQUARE  
HOUSE**

# FLOOR PLANS

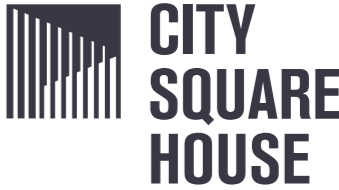
## GROUND



## MEZZANINE

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## SECOND





# IN FINE COMPANY

DLA Piper is a leading global law firm and has signed a lease to take 83,000 sq ft of prime office space at City Square House in the largest private sector pre-let deal in Leeds in the past 20 years.

Andrew Dyson, Leeds office managing partner at DLA Piper, paid tribute to the development, saying: "Leeds is an integral part of DLA Piper and our move to City Square House reflects our long-term commitment to the city. We currently operate across two sites in Leeds, but with the move we will be able to bring our people under one roof and provide many more opportunities to collaborate."

"The new office will be a state-of-the-art working environment for our great people and a significant asset as we continue to attract the very best talent into the region. This is an exciting opportunity for us to design a sustainable office fit for the way our people and our clients will work together in the future. In the aftermath of the pandemic, this never feels more relevant or important."

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Markel Corporation is a leading SME-focused expert in providing integrated insurance, tax and legal services, has taken 20,000 sq ft on a 15-year lease.

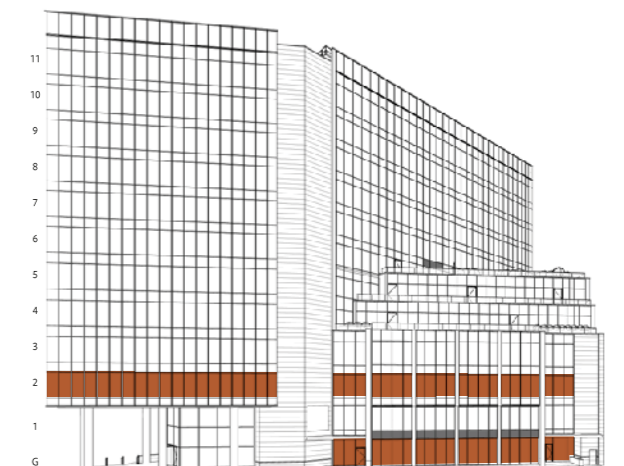
Markel UK's divisional managing director, Neil Galjaard, explained: "We are pleased to take on such a prestigious building in a prime, central location. The office will be the perfect setting to achieve our growth ambitions and demonstrates our commitment to investing in our current and future workforce. Leeds has an extensive pool of talent, and with a bigger space to grow into, we hope to support the local economy."

**Barnett Waddingham a leading independent UK professional services consultancy at the forefront of risk, pensions, investment and insurance and has taken 13,550 sq ft.**



## ACCOMMODATION SCHEDULE

Floor	Area (sq ft)	Area (sq m)	Availability
11	9,978	927	LET
10	9,979	927	LET
9	9,978	927	LET
8	9,981	927	LET
7	9,976	927	LET
6	9,983	927	LET
5	13,527	1,257	LET
4	14,322	1,331	LET
3	15,931	1,480	LET
2	15,931	1,480	Available
1	13,551	1,259	LET
Ground	5,722	532	Available
<b>Total NIA</b>	<b>138,859</b>	<b>12,901</b>	



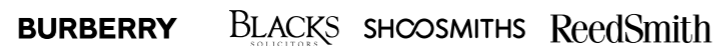
# GOOD NEIGHBOURS

## INDUSTRY

The building unquestionably occupies the best location within the prime office district. Key neighbours include;



Nearby developments at Majestic, One City Square and 34 Boar Lane have further reinforced the dominance of this location and attracted new standout businesses to the region such as Channel 4. The city of Leeds is now firmly established as one of the UK's premier locations for ambitious organisations and has attracted inwards investment from new occupiers including;



Leeds City Region has experienced huge growth over the last three years and is now home to more than 100 fintech firms and is contributing more than £700m per year to the regional economy.

# LEEDS IS LEADING IN EDUCATION

## EDUCATION

**University of Leeds Expansion** - An ambitious transformative campus development programme of capital investment projects is already under way totalling £500m, supporting the Universities strategic aim of being securely placed in the UK's top ten research universities.

**The University of Law** - With more than 200 law firms, Leeds is second to London in job opportunities. Their facility is located on Park Row, just down the road from Train Station.

**MathsCity** has opened its doors in Leeds as the UK's first National Mathematics Discovery Centre, an interactive space to explore the wonders of Maths.

**Global Banking School (GBS)**, one of the fastest growing Higher Education providers in the UK, is opening a campus in the heart of Leeds with a 41,000 sq ft building in Great George Street, which can accommodate up to 1,000 students at any one time.

**Leeds Trinity University** is set to establish a new base in the city centre, in addition to its campus in Horsforth, as part of its growth strategy.

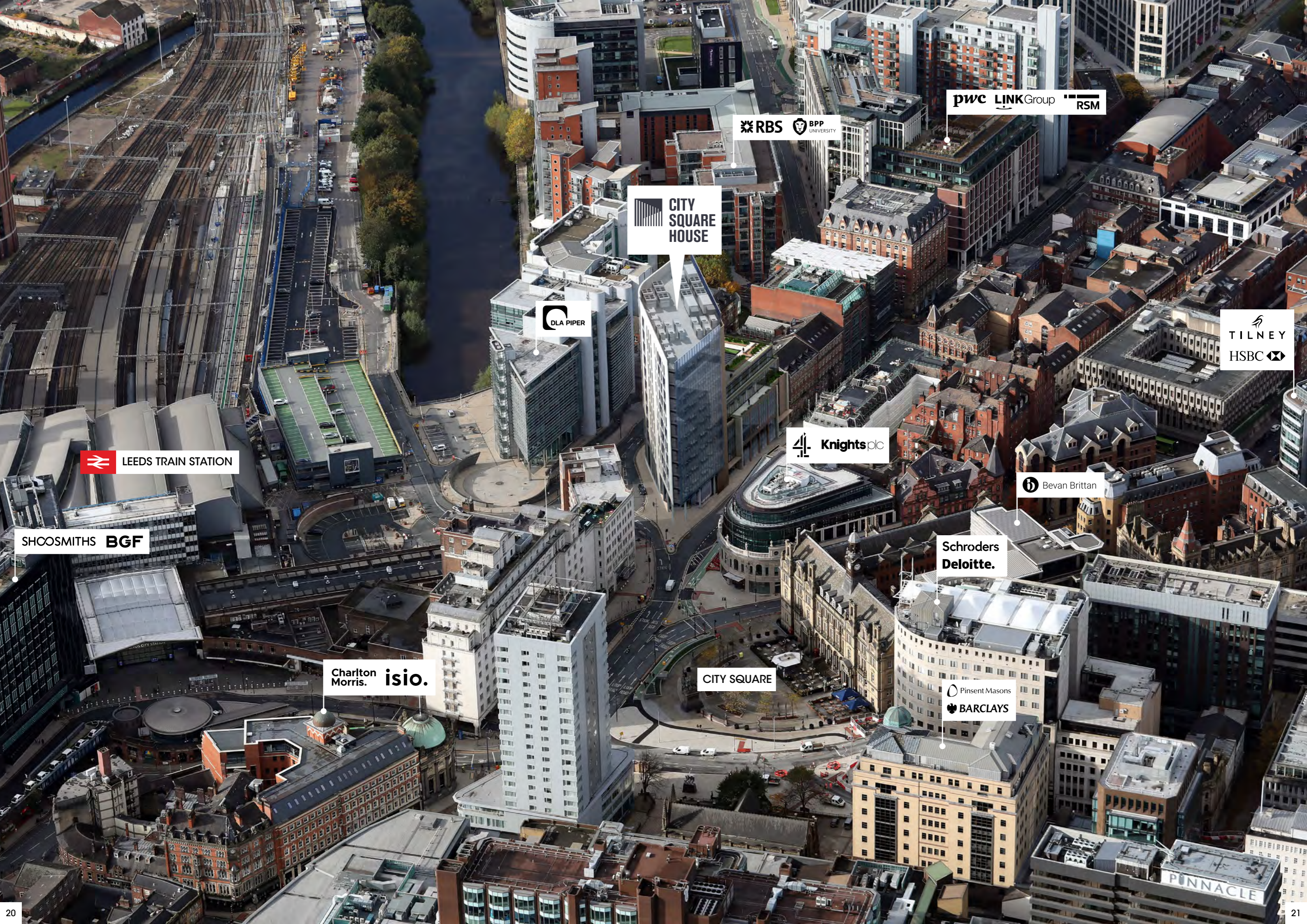
The university has secured a lease on the 57,000 sq ft building which is located just off Boar Lane in the heart of the city. The facility is expected to welcome students during the 2024/25 academic year.

The plan to establish a city centre base is part of Leeds Trinity University's growth ambitions, set out in its Strategic Plan 2021-26, which is underpinned by increasing engagement in the Leeds City Region.

The university said a city base will complement its existing campus in Horsforth, enabling the university to work more closely with key partners and employers to bring new opportunities for its students, contribute to the continued growth of Leeds city centre and support demand for skills.

Leeds Trinity's campus in Horsforth will remain central to its offer - including new programmes in Nursing and Biomedical Science, which are being designed to respond to key public sector workforce needs in the City Region.





 LEEDS TRAIN STATION

SHCOSMITHS BGF

Charlton Morris. isio.

 CITY SQUARE HOUSE


 DLA PIPER

 RBS  BPP UNIVERSITY

 pwc  LINK Group  RSM

 Knightsplc

 TILNEY  
 HSBC

 Bevan Brittan

Schroders  
Deloitte.

CITY SQUARE

 Pinsent Masons  
 BARCLAYS

PINNACLE



# CITY LIFE

Some of Leeds' top hotels are in the immediate vicinity including the iconic Queens Hotel, The Quebec, Park Plaza and Leeds' newest and highest rated hotel, Dakota Deluxe. A key driver of tenant demand will always be proximity to the train station and city centre facilities, for which there is no better position than City Square.

Leeds' retail core sits immediately to the east of City Square, with an entrance into the city's largest shopping centre, Trinity, directly off City Square. Leisure amenities are plentiful, with Restaurant Bar & Grill and Banyan Bar & Kitchen adjacent to the building, both of which benefit from having the rare amenity of ample outside seating. There is a rich selection of independent bars and eateries such as Friends of Ham near the station, North Bar in the Northern Quarter and Chow Down in Holbeck.

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## ART & SOUL

The arts call Leeds city home - Galleries and institutes, companies and creatives. From the streets to the stage, there's something to suit every perspective and every itinerary. See internationally celebrated works, or uncover hidden independent gems. An explosion of street art decorating iconic buildings, and major festivals energising our cultural outlook.

If you fancy coming face to face with a wealth of culture, there's plenty on offer. The visual arts are well served by Leeds Art Gallery, with a remarkable collection of twentieth century works. Contemporary art finds a home in The Tetley, a hangover from the city's brewing heritage. And Leeds takes centre stage in the annual Light Nights festival.

On the stage, you'll find sights and sounds to savour. Our city is the only outside London to boast both a resident opera and ballet company. Four major theatres, a world-class arena, and countless independent venues. A feast for the eyes, and ears. And it doesn't stop there, with an abundance of events and live music in outdoor spaces and unique experiences in cosy clubs.

# THE GREAT OUTDOORS

Quality of life is an essential and can play a big part in retaining the best people. Leeds was named the best city in Britain for quality of life. It placed 26th out of 100 leading cities around the world when infrastructure consultancy Arcadis measured factors including health, education, income inequality, work-life balance, crime and living costs.

Accessing some of the countries most scenic areas is quick and easy from Leeds, enjoying cycling, running and walking as well as a vast array of outdoor pursuits. Canal tow path improvements around Leeds

region include resurfacing and widening and provide communities along the Aire Valley with traffic-free, flat and attractive alternative routes.

Leeds Urban Bike Park was voted best in the UK, providing a free, inclusive, safe and exciting facility for young and old alike.

Climbing in Leeds is very popular with several indoor facilities in the city and many great climbing and bouldering hotspots within a short drive.



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 CITY SQUARE HOUSE

# THE DEVELOPER

## ABOUT MRP

A privately owned multi-award winning investment and development company, MRP is the development arm of the construction business, McAleer & Rushe, which has operated throughout the UK & Ireland for over 50 years.

With offices in London, Belfast and Cookstown, the company specialises in the development of high quality buildings within the office, hotel, residential, build to rent and student accommodation sectors.

The company's development portfolio has a total end value of c.£1.3bn of which c.£313m is currently under construction, with assets under management valued at £427m.

Recent office developments undertaken by MRP include:



**The Brinell Building, Brighton**

A 65,000 sq ft speculatively developed office building in central Brighton. The building was fully let prior to practical completion in 2019.



**10 Portman Square, London**

A 140,000 sq ft office development in the West End of London, developed in a Joint Venture with British Land.



**The Ewart, Belfast**

A multi-tenanted 210,000 sq ft office building incorporating the restoration of an 1870s listed building with a 17-storey new build tower to the rear. Occupied as a multi-tenanted office with Deloitte LLP as the anchor tenant.

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# DESIGN & BUILD CONTRACTOR

## ABOUT MCALEER & RUSHE

Established in 1967, McAleer & Rushe is one of the UK's leading design and build construction companies, and has a current company turnover exceeding £400 million per annum.

The construction company has an established track record on the completion of major projects on time and on budget within their four key sectors: over 2 million sq ft of office space, 25,500 hotel bedrooms, 10,500 student bedrooms and 10,000 residential units. Major clients include British Land, Aberdeen Standard, Quintain and Taylor Wimpey.

Recently completed office construction projects include the 250,000 sq ft new UK Government hub in New Waverley, Edinburgh, alongside the 100,000 sq ft The Cursitor Building in London for Aberdeen Standard Investments.



**The Cursitor Building, London**



**New Waverley, Edinburgh**



**The Pearce Building, Maidenhead**



**11 Baker Street, London**



# TOPPING OUT

In May 2023, City Square House was "topped out", marking a significant landmark in the development of the building. These were some of the comments made on the day.

**Tom Riordan, Leeds City Council's Chief Executive, said:**

*"It's brilliant to see the progress being made on City Square House which is one of the most prominent locations in Leeds city centre. Further investment into commercial space, record cranes on our skyline and the growing appeal of Leeds to global businesses, shows how our great city is really continuing to thrive economically. City Square House is the final piece of the City Square regeneration plan."*

**Eamon Fox, partner and head of office agency at global property consultancy Knight Frank in Leeds, who is advising MRP, commented:**

*"It is tremendous to see this flagship building nearing completion, providing a very genuine cause to be optimistic about the commercial property sector in Yorkshire."*

*"Two major pre-lets at City Square House are a resounding endorsement of this speculative development and we are experiencing strong interest in the remaining 37,000 sq ft of quality Grade A office space."*



THE QUEENS  
[www.citysquarehouse.com](http://www.citysquarehouse.com)

**CITY SQUARE HOUSE**





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## FURTHER INFORMATION

### CONTACTS

Please contact the sole agent:

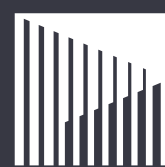
**Eamon Fox**

T: 0113 2972433

[eamon.fox@knightfrank.com](mailto:eamon.fox@knightfrank.com)



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