

Facts and figures for Leeds

 **364,850**
TOTAL SQ FT IN LEEDS

 **46**
LETTINGS AGREED (NEW AND RETAINED CUSTOMERS)

 **97,450**
SQ FT OF SPACE LET IN 2016

Leeds has got big ambitions for growth and has confidently started putting its plans for the future into action.



Something to shout about



Pictured clockwise from top left: a CGI of the new roof garden at Platform; new external cladding being applied to the building; Bruntwood Leeds Surveyor Matthew Wright on site.

Leeds city centre is going for growth in a big way. With infrastructure investment such as the revamp of the city's mainline station and the future plans for HS2 playing a major role, the size of the city centre is set to double over the next decade.

With its new development at Sovereign Square completed and the redevelopment of City House well underway, Bruntwood sees significant potential in Leeds' plans for growth. This includes a growing focus on the role of tech industries.

"Most people know Leeds for its reputation in the legal and professional sector, but jobs in the tech sector here have doubled in the last 12 months alone," says Craig Burrow, Director of Bruntwood Leeds. "Some of that growth is home-grown but outside investors are also beginning to open their eyes to what Leeds has to offer. The city is right in the centre of the UK, it's at the heart of the Northern Powerhouse and importantly, it's got the capacity to grow."

Craig and his team are specifically targeting tech-focussed companies to become part of the redevelopment of the old City House, the former British Rail offices which sit above Leeds' mainline railway station. Now renamed Platform, the building is being transformed into 120,000 sq ft of Grade A offices, due for completion by May 2017.

The large upper floors of the building are attracting significant interest from professional firms who are attracted by the transport connectivity of being next to one of the busiest railway stations in the country. But two of the lower floors have been deliberately allocated for coworking desks and studio spaces to attract start-ups and SMEs. For Craig, the ultimate goal is to create a building where connectivity of all kinds – physical, digital and social – is at the core of the offer.

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"We're trying to create the right sort of environment for nimble, fast-growing businesses to succeed," comments Craig. "It's all about easy-in, flexible spaces that provide all the high-end digital connectivity that tech-based and creative businesses need to develop."

"The plan is to create an effective hub in the city for tech companies, who are looking to be part of a community of like-minded companies that they can spark off and network with. By doing this we hope to attract the right sort of businesses that Leeds needs to help fuel its renaissance."



A room with a view Platform, Leeds

Pictured: Paul Stokey of Shoosmiths

The first business to buy in to the vision for Platform is legal firm Shoosmiths, which has signed a 10-year lease for just under 10,000 sq ft on the ninth floor of this landmark Leeds building.

A leading national law firm, Shoosmiths was looking to open a new office in Leeds as part of its expansion plans and Platform was the obvious choice. According to the head of the new Leeds office, Paul Stokey, Platform's central location was a large part of the attraction.

"A key part of our growth strategy as a business is creating a northern hub of legal expertise for our clients," explains Paul.

"In such a well-connected building, it's really easy for us to create a synergy between our Leeds and Manchester offices so that we can maximise the range of services we offer for clients across the north."

"Not only is this building directly plugged into the physical connectivity that Leeds offers, but the space itself will create the right impression for our clients. It's also important in helping us to attract the right expertise to meet our growing needs."

"And being the first company to sign up means that we've made sure that we've got one of the best views!"