

KIRKSTALL FORGE

The best of both worlds

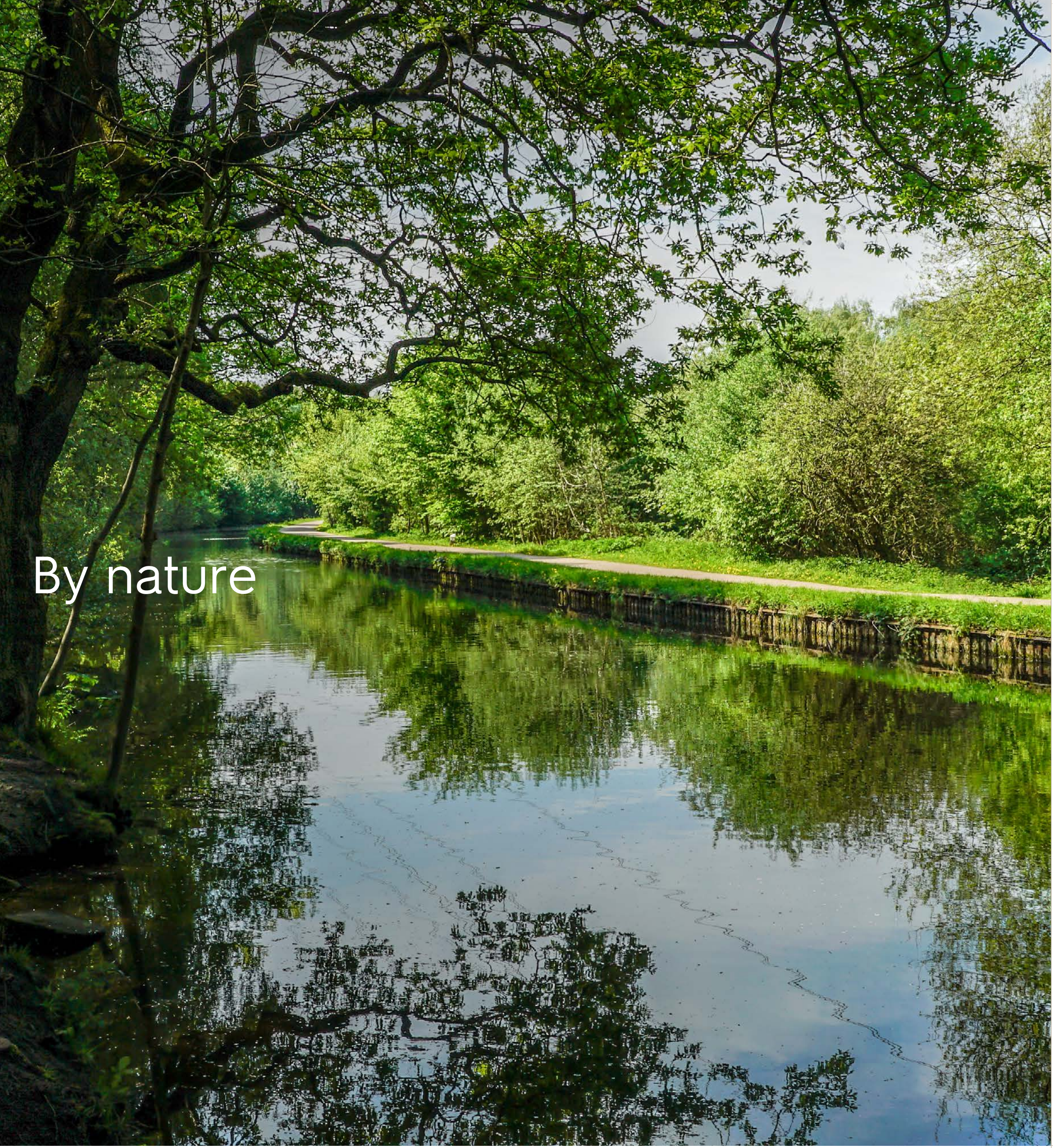
10,000 - 200,000 sq ft

A future-focused office building targeting Net ZeroCarbon in Operation located in a unique riverside setting.





By design



By nature

You are welcome

Your arrival at 2KF is enhanced by the presence of our smart, professional Life Team – always on hand to help you make the most of 2KF.



Let the light in

2KF is defined by generous floorplates allowing for wide open, highly flexible spaces. There's more on offer than square feet though - here is an opportunity for you to create your own working environment in a unique setting.



Take a different view

Looking out from 2KF you'll enjoy spectacular views along the Kirkstall Valley across protected woodland and water. It's a difference you can breathe in.





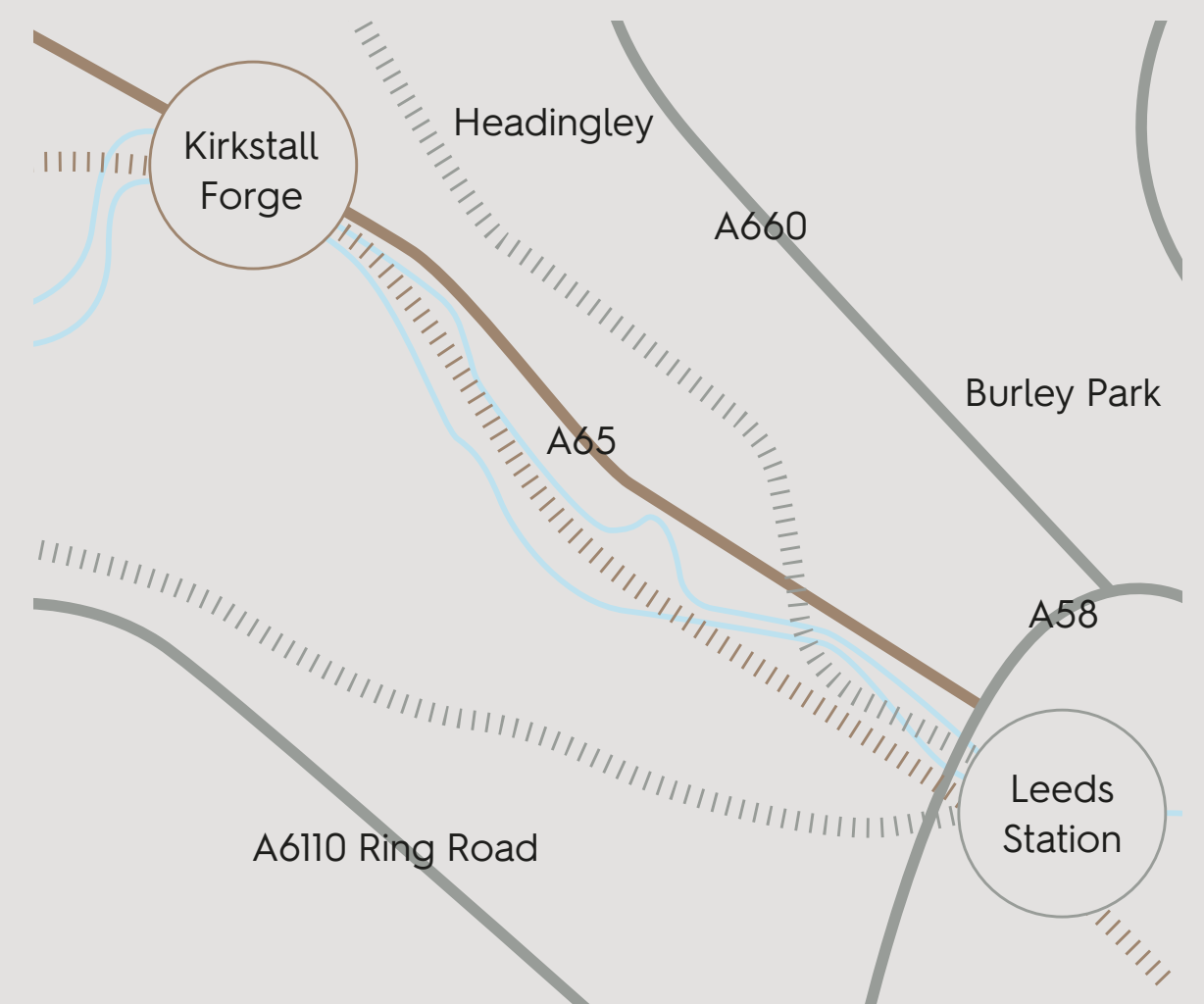
Working. But not remote.

Our dedicated railway station provides direct connections to Leeds city centre in 6 minutes and Bradford in 18 minutes, along with regular bus services. The adjacent canal towpath also serves as a cycle way to Leeds city centre.

We're just 3 miles from Leeds City Center with links to the M1, M62 and M621. Leeds Bradford Airport is just under 5 miles away.

Our personalised travel plans will identify the best travel options for your people:

- Train station
- Public transport
- EV car charging
- Car share / club
- Bike hire scheme
- Shuttle bus



Indicative CGI



Time on



Time out

Join the community

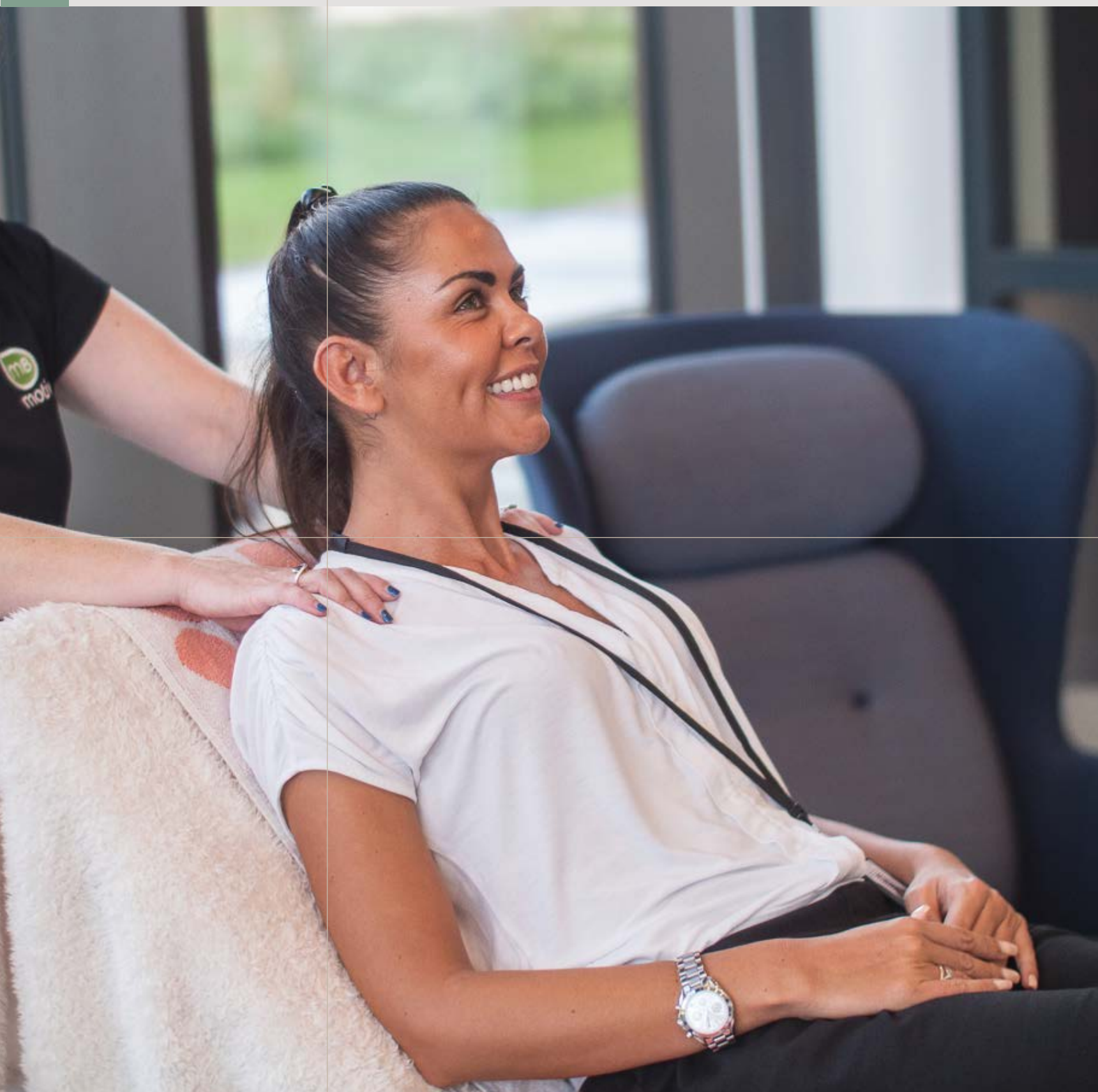
Kirkstall Forge is a place that brings people together. For work, for leisure, for life. A thriving community already exists here, and we're ready to welcome you and your team.



Mercedes-Benz



Kirkstall Forge Life



The Life Team looks after all aspects of life at Kirkstall Forge including on-site facilities, customer services, coordinating classes and organising community events.





Better on balance

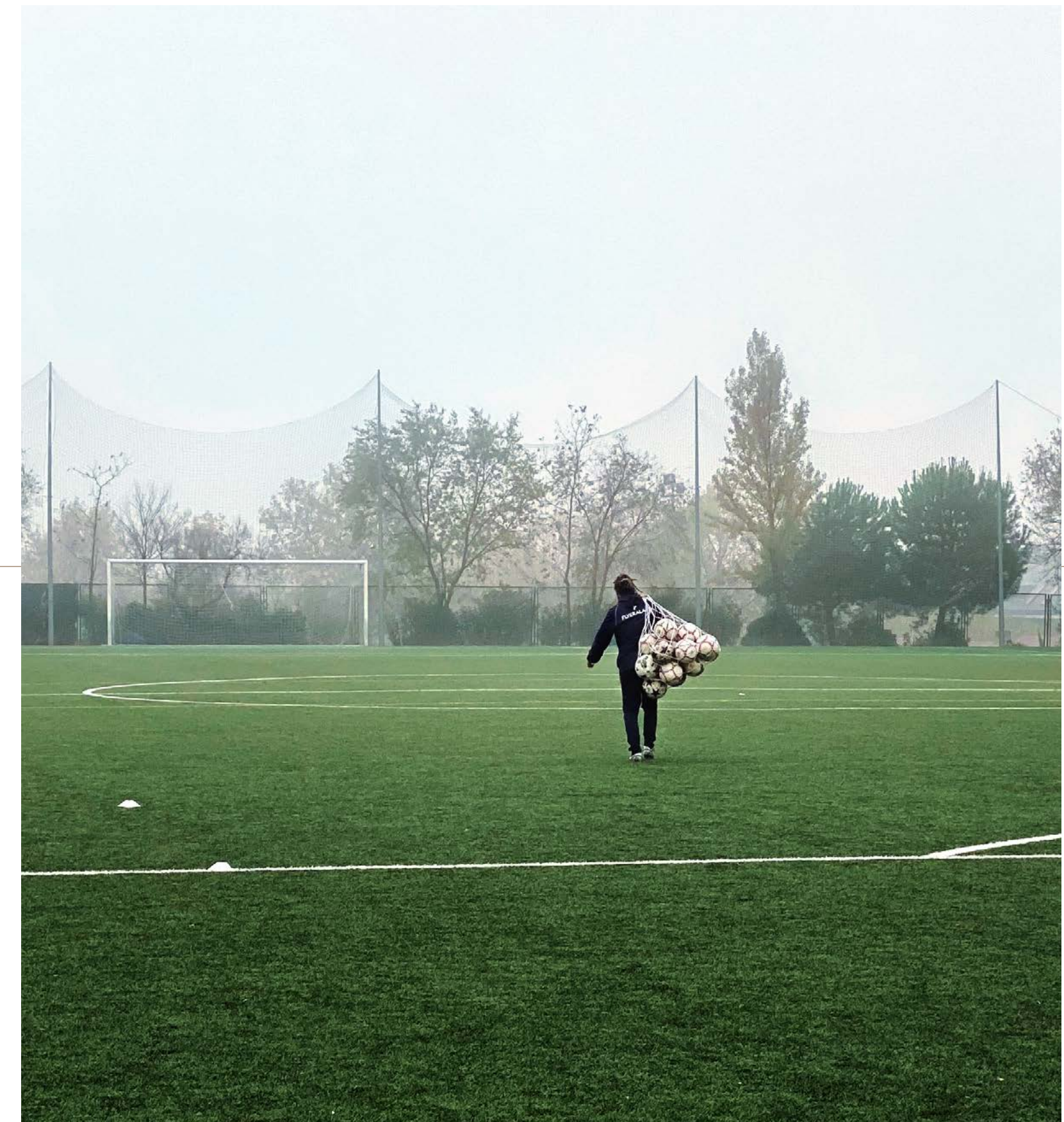
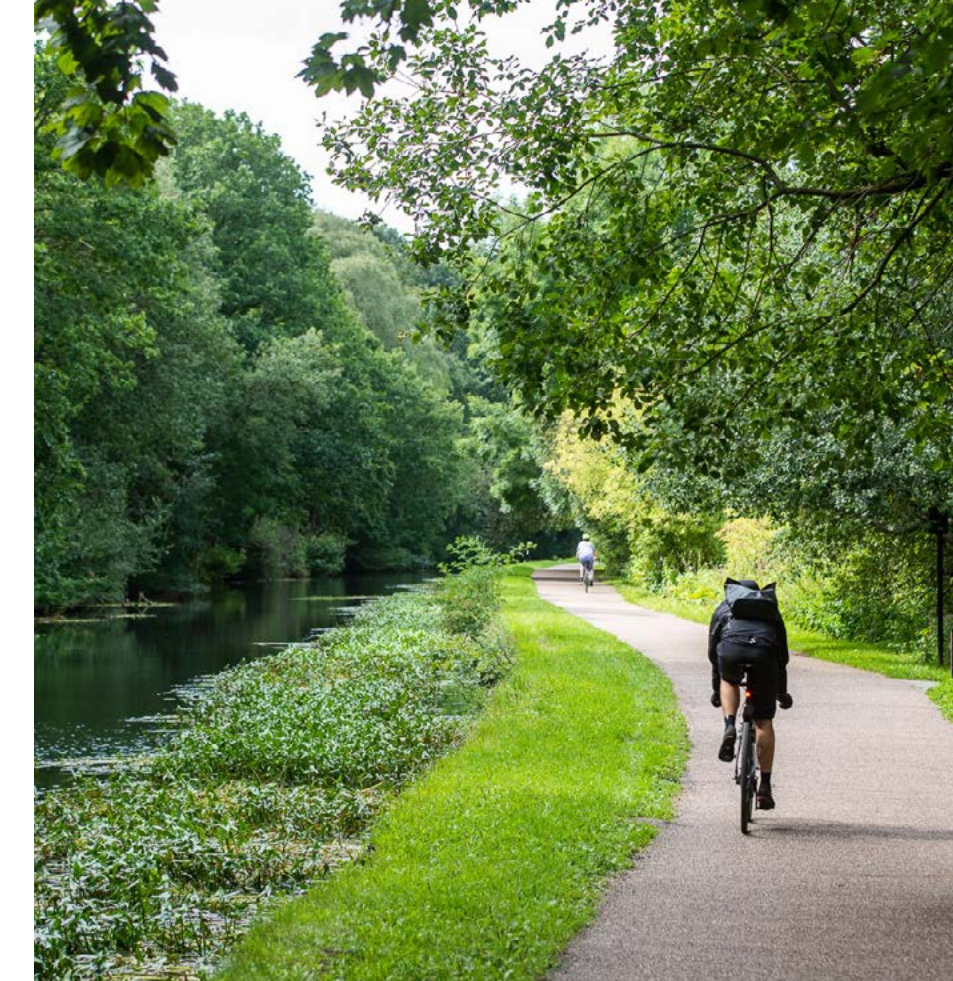
There's more to life at Kirkstall Forge. And to help you make the most of it, our dedicated on-site management team are always on hand to help you access a wide range of services and amenities. From cycle hire to running clubs, community services to craft workshops.





A growing offer

We are creating a busy community with residential accommodation supported by an even wider range of amenities.



Future community

Key

- 1 Gym and fitness classes with personal trainer
- 2 Café / Restaurant / Residents Lounge
- 3 Independent convenience store / Farm Shop
- 4 Pocket park
- 5 Tree Nursery
- 6 Public Realm Space
- 7 MUGA Football Pitch
- 8 Kirkstall Forge Station
- 9 Nursery
- 10 Leaning Ledge
- 11 Butler's
- 12 Forging Futures Skills and Training Campus
- P Parking



Future community

New apartments

Number One
Kirkstall Forge

Butler's

Train station

2KF

New apartments

Arriving Q4/23

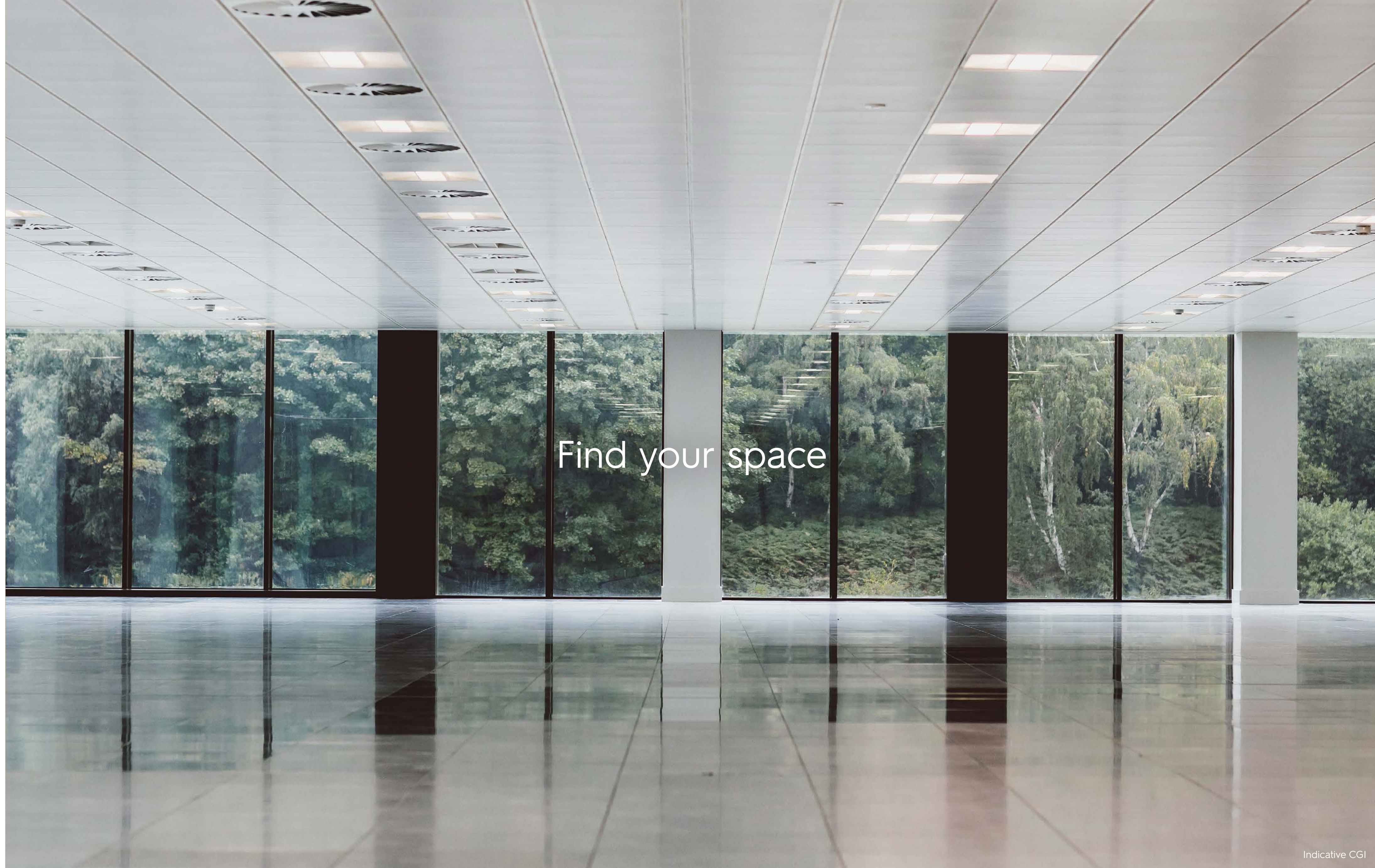
- 136 apartments
- Enabling works underway
- Bars, Gym and convenience store

Café / Bar

Independent
convenience store

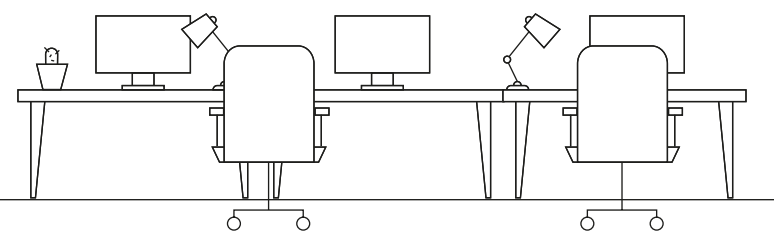
Gym





Find your space

Core



Longer-term essential space.

Typical floor plates of 10,872 sq ft or 15,000 sq ft of prime work space with a consistent and coherent design aesthetic, flooded with natural daylight. Space to reflect your brand and to energise your colleagues.

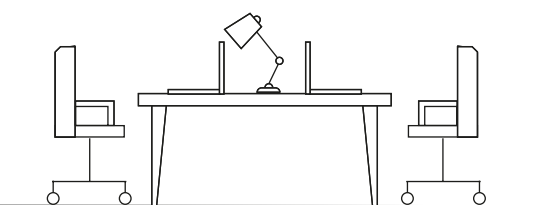
Flex



Let-ready office space. Anytime.

With easy-in, easy-out terms, no dilapidations and immediate occupation, Flex is perfect for projects and servicing new contracts.

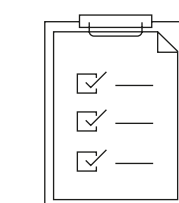
Custom



We deliver your bespoke fitout.

Make your relocation capital cost neutral and keep the focus on what you do best, by leaving us to design, specify, source, project manage and fitout your space. We have the experience, people and buying power to deliver your perfect customised solution.

Complete



Everything's covered.

Bringing your rent and all other occupational costs into one easy to-manage plan. Complete offers efficiency, greater budget control and lower costs.



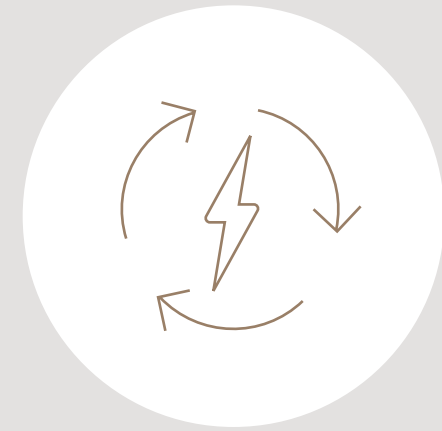
The journey to net zero

2KF is Leeds' first new build office to commit to deliver Net Zero Carbon in Operation in accordance with the UK Green Building Council's UKGBC framework approach.

2KF looks to people as well as technology to help create the next generation of truly sustainable office buildings. Changing people's behaviour, as well as achieving market accreditations, is the path to a more sustainable future.



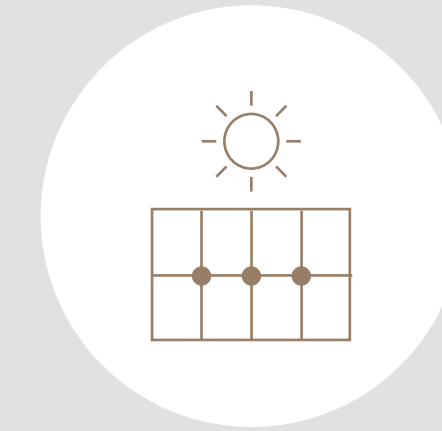
Sustainability at its core



- Commitment to Net Zero Carbon (NZC) in Operation in accordance with UK Green Building Council (UKGBC) framework approach.



- Fabric first approach designed to use less energy.
- Responsible material selection



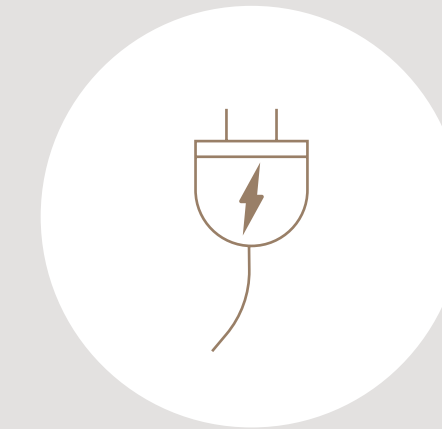
- PV panels generating electricity for the common areas.



- 100% fresh air circulate. Demand control ventilation.



- Efficient W/C, taps and shower will save water equivalent to over two Olympic size swimming pools each year



- All electric building
- No onsite burning of fossil fuels
- Low Carbon heat pump

Smart building

Improving user experience, energy management, health and wellbeing, future proofed and secure.



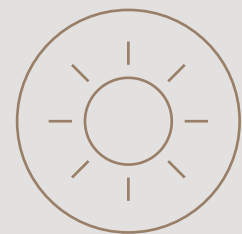
Lighting enabled digital services: Data-rich analysis of comfort and system efficiency.



Digital Ready & Secure: For future smart applications, open architecture and data governance ready to work/interact with tenant installations.



Indoor air quality: Control the flow of fresh air. Proven links between fresh air, performance, wellbeing, air quality monitoring and energy usage.



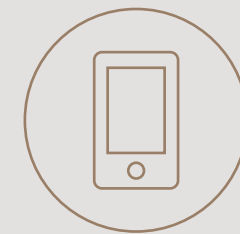
Energy metering and management: Real time energy data. Energy metering & management systems, billing and reporting.



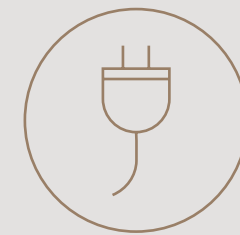
Contactless Access Control: A contactless means for entering a building and accessing security doors and lifts, while providing an effective means to mitigate a future pandemic.



Visitor management system: Streamlining the check-in process for visitors.



Building app: Seamless interaction & engagement for users to interact with the building's technologies, enhancing building services and user experience.



ANPR and EV charging: Dynamic EV charging and billing improving the operational management and experience of users with added security through ANPR.



Smart lockers: Supports deliveries.





Your new chapter starts here

2.1KF

Multi-Story Car Park

2.2KF



2.1 KF

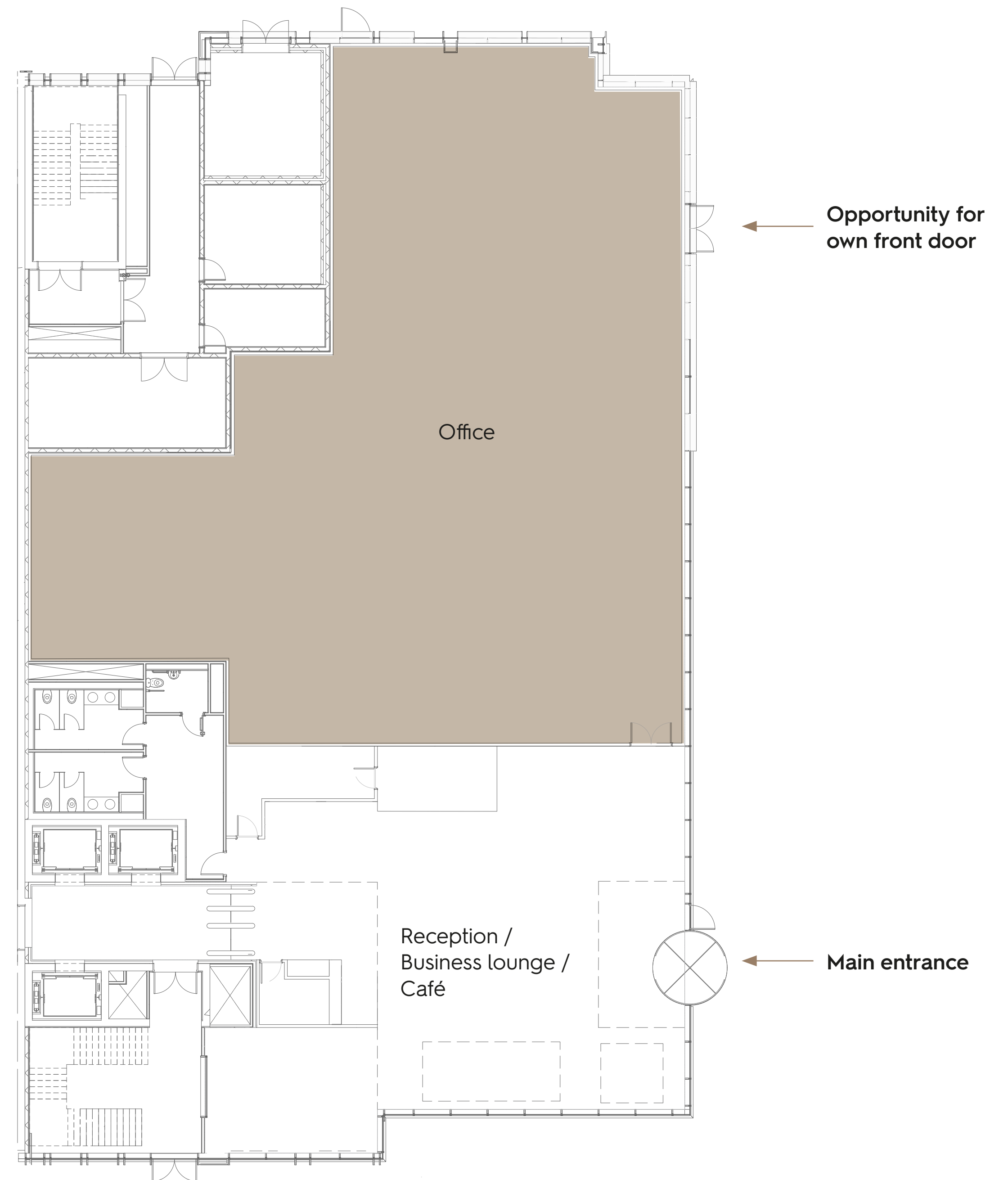
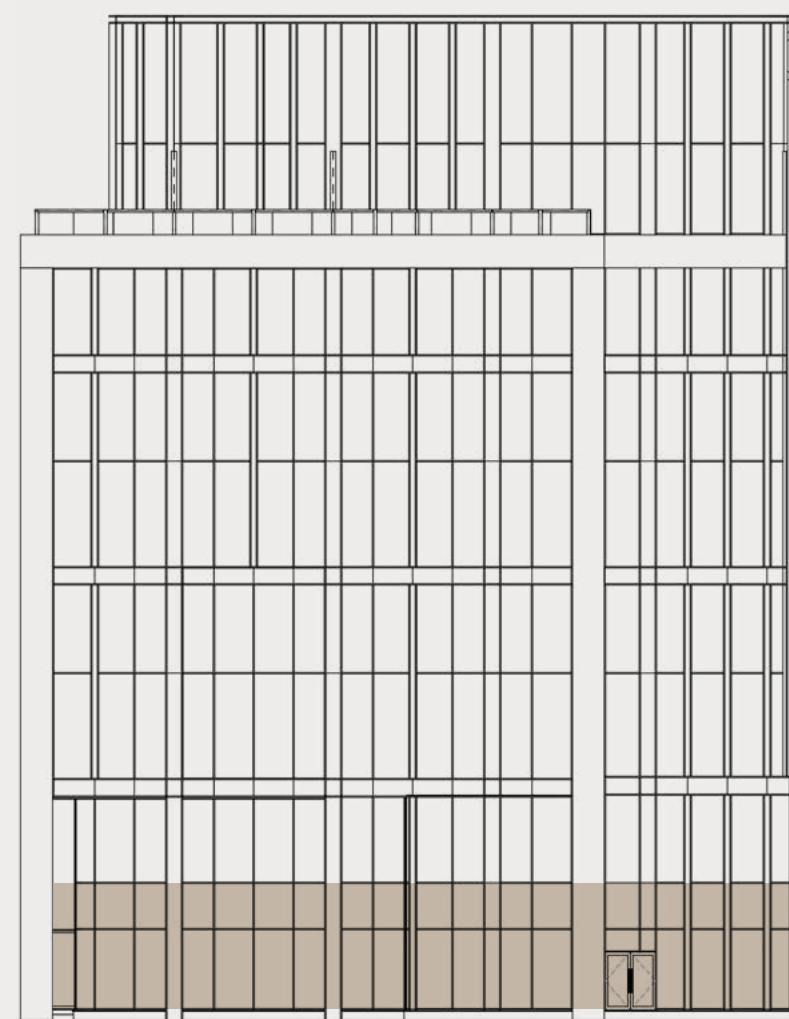
Office schedule



Level	Use	sq ft	sq m
7	Office Demise Terrace Business Lounge Communal Terrace	6,781 1,292	630 120
6	Office	10,872	1,010
5	Office	10,872	1,010
4	Office	10,872	1,010
3	Office	10,872	1,010
2	Office	10,872	1,010
1	Office	9,677	899
0	Office Reception/Business Lounge/Cafe	5,576 2,885	518 268
-1	-	-	-
Total	Office	80,568	7,485

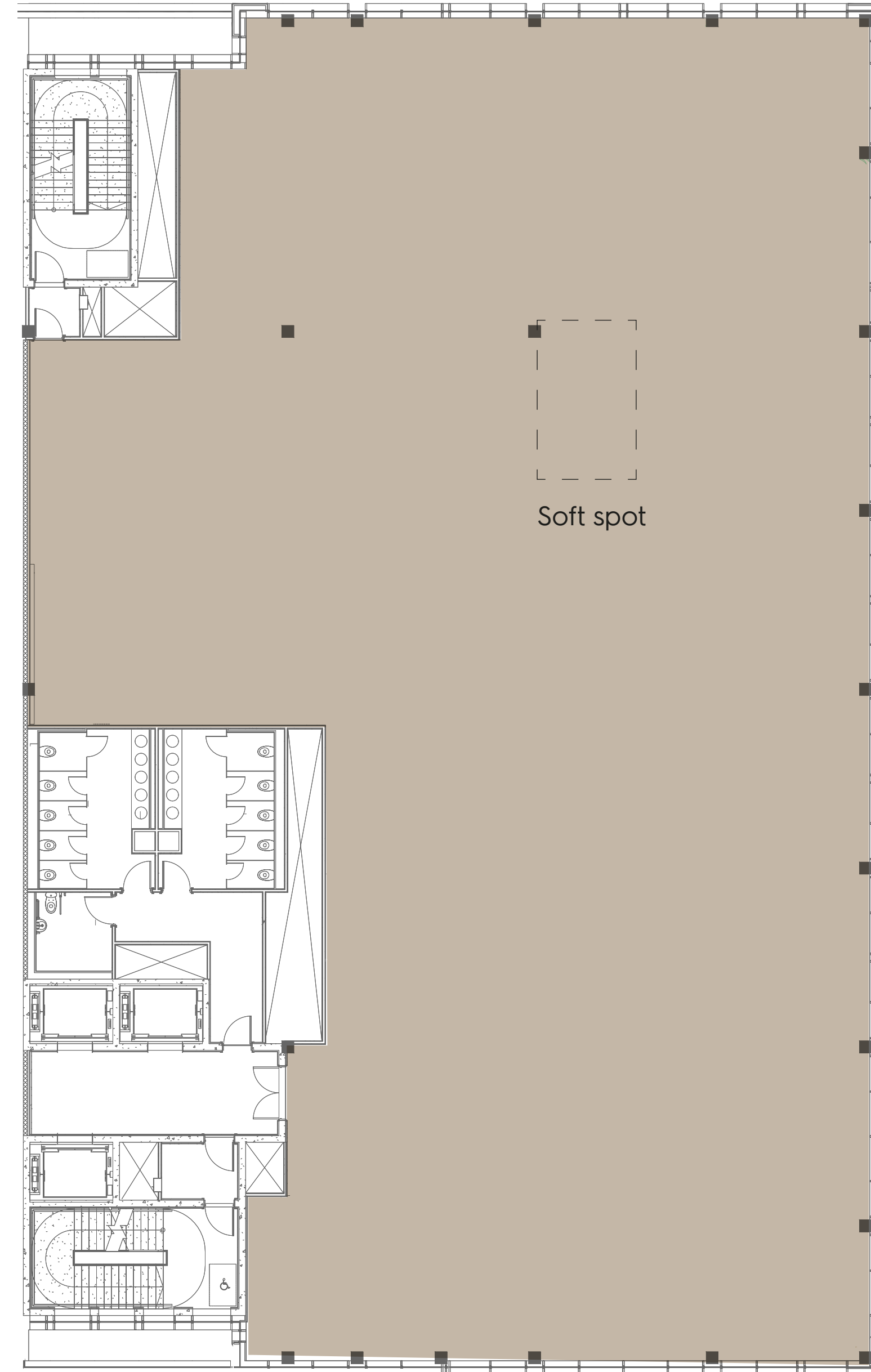
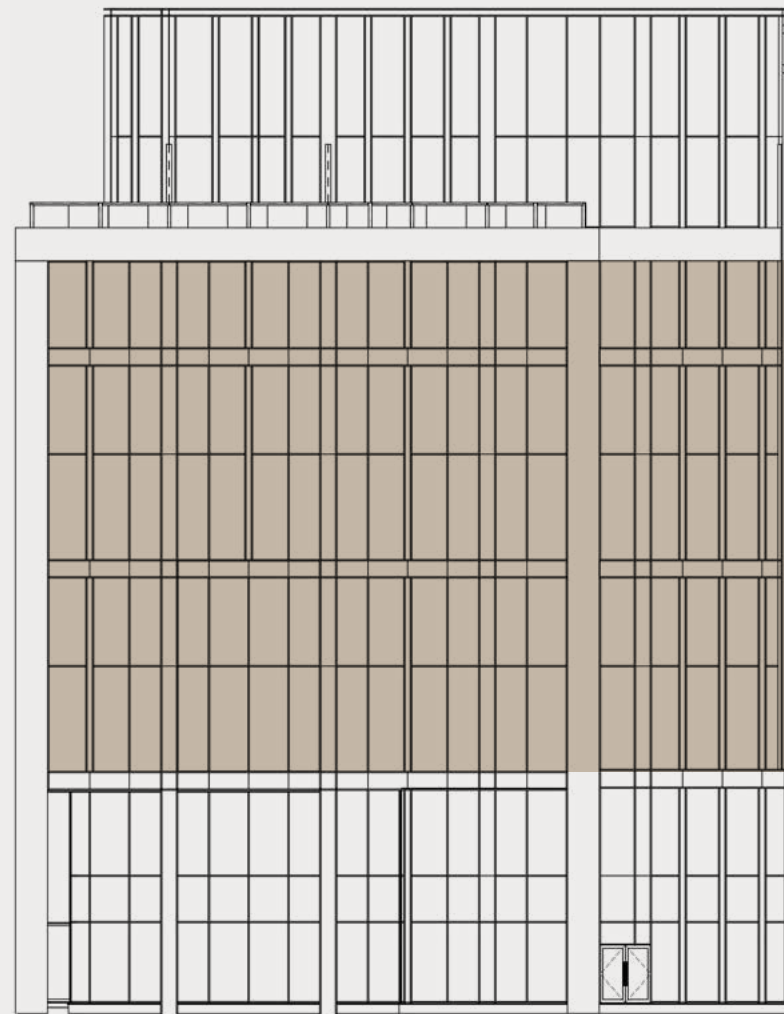
Ground floor

Unit	sq ft	sq m
Office	5,576	518
Reception / Business lounge / Café	2,885	268



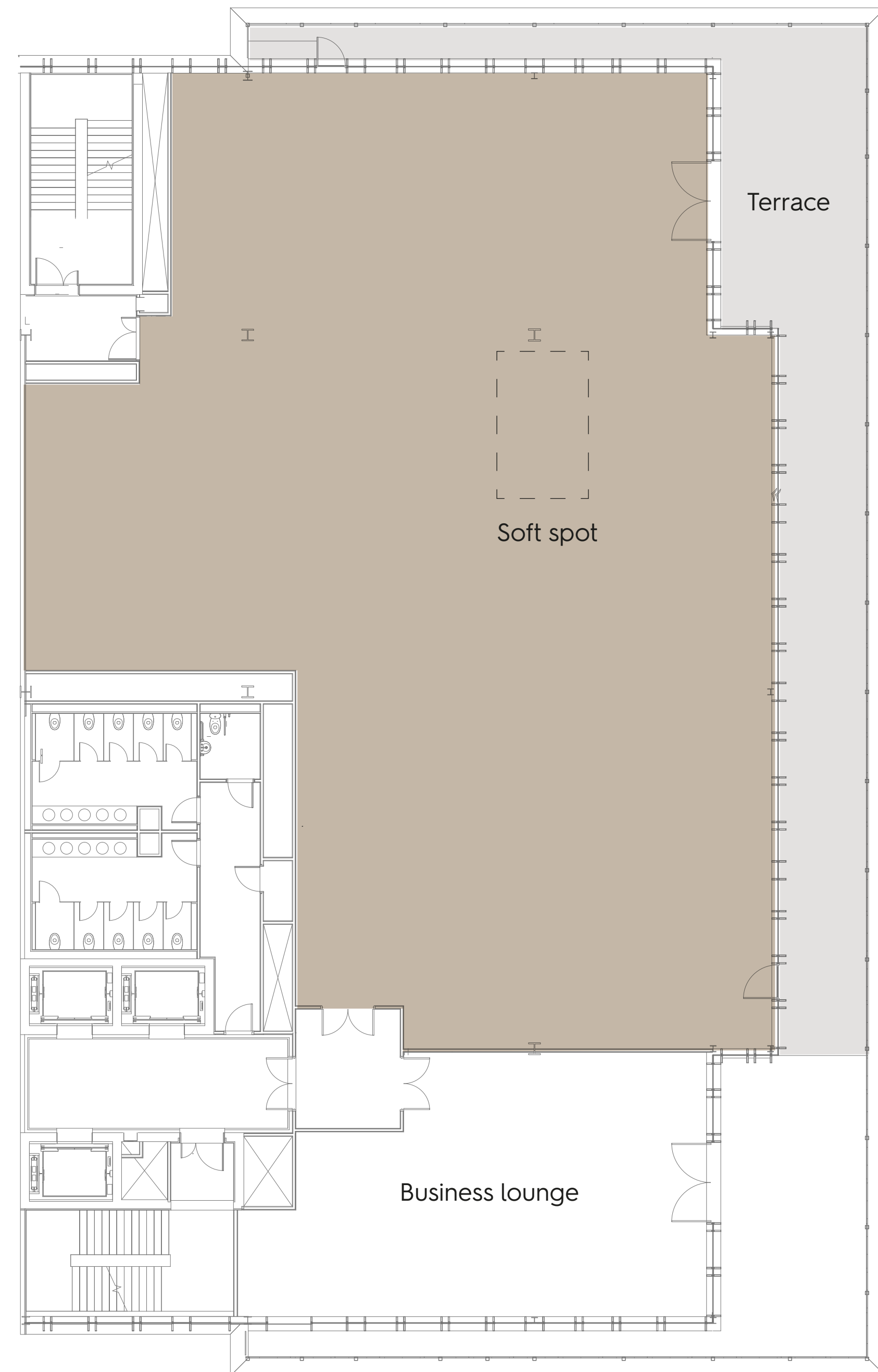
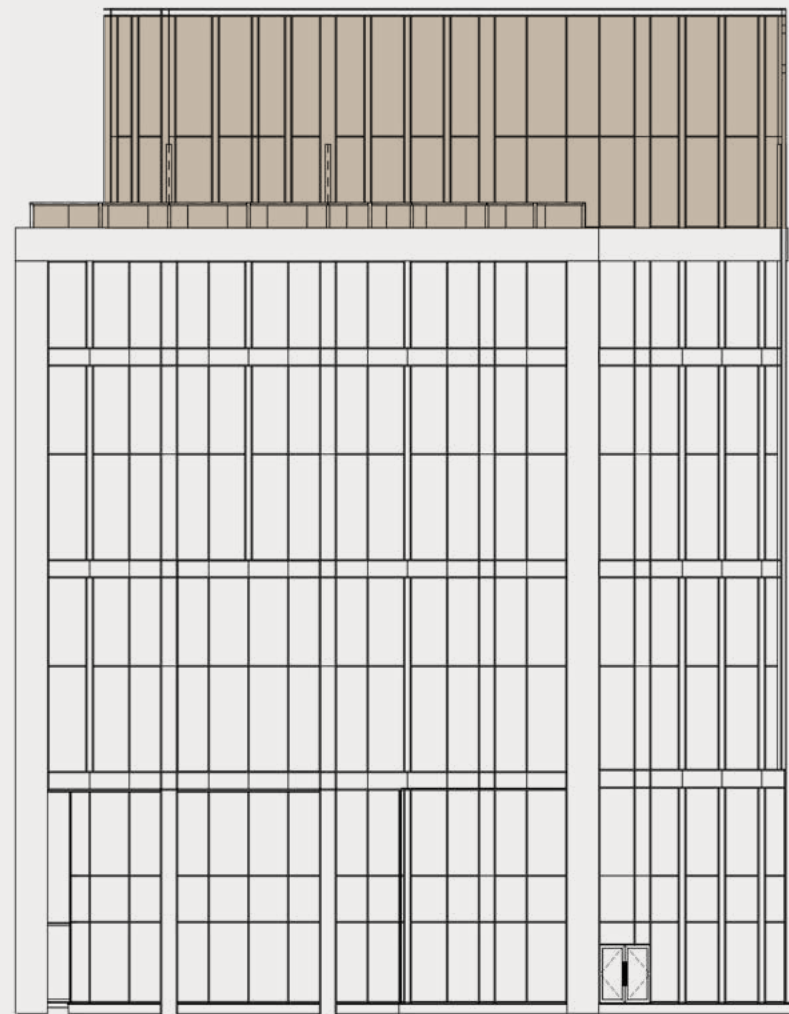
Typical floor

Unit	sq ft	sq m
Floor area	10,872	1,010



7th floor and roof terrace

Unit	sq ft	sq m
Office	6,781	630
Demised Terrace/ Business Lounge/ Communal Terrace	1,292	120
Soft Spot	-	-



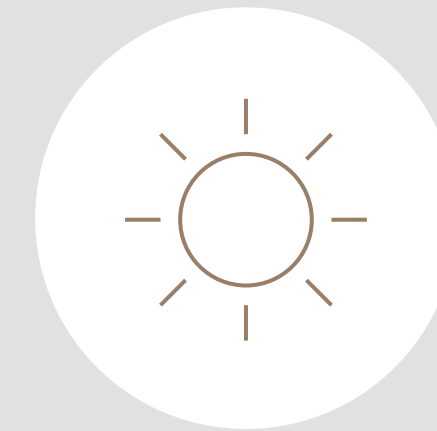
2.1 KF Summary specification



- WELL Ready
- Biophilic common areas
- Landscaped surroundings
- River views



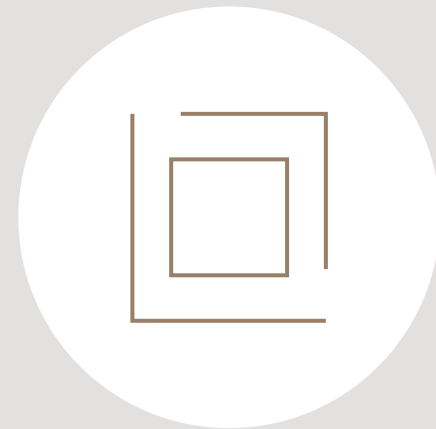
- Targeting BREEAM Outstanding
- Targeting Net Zero in Operation
- Design for Performance
- EPC A



- Excellent natural light
- Full height glazing
- Finished floor level to ceiling 2.8m



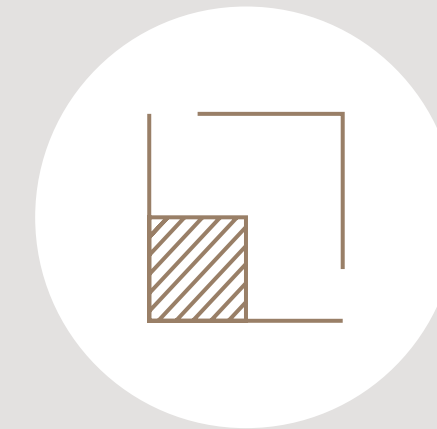
- 94 cycle spaces
- 94 lockers
- 6 male and 8 female showers



- Occupancy of 1:8 sq m
- Floor Plates up to 10,872 sq ft
- 150 mm clear raised floor



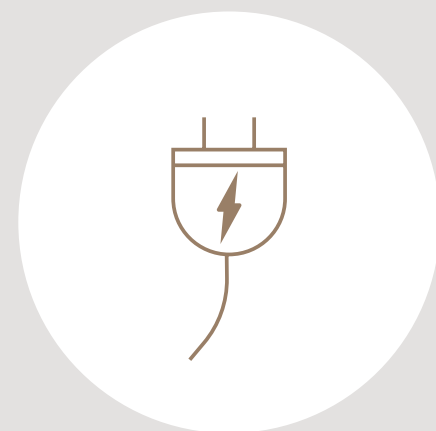
- Building App and Smart Monitoring
- Minimal touch points
- Secure smart lockers



- 4 Pipe Fan Coil Unit (FCU) heating and cooling mechanical ventilation



- Business Lounge
- Café
- Roof terrace
- 24 hour access
- Life Team Events



- EV Car charging
- 244 Car parking spaces
- Additional car park available



- Target Cycle Score Platinum



- Wired Score Platinum



- Dedicated railway station
- Frequent services 6 minute direct connection to Leeds and 18 minutes to Bradford

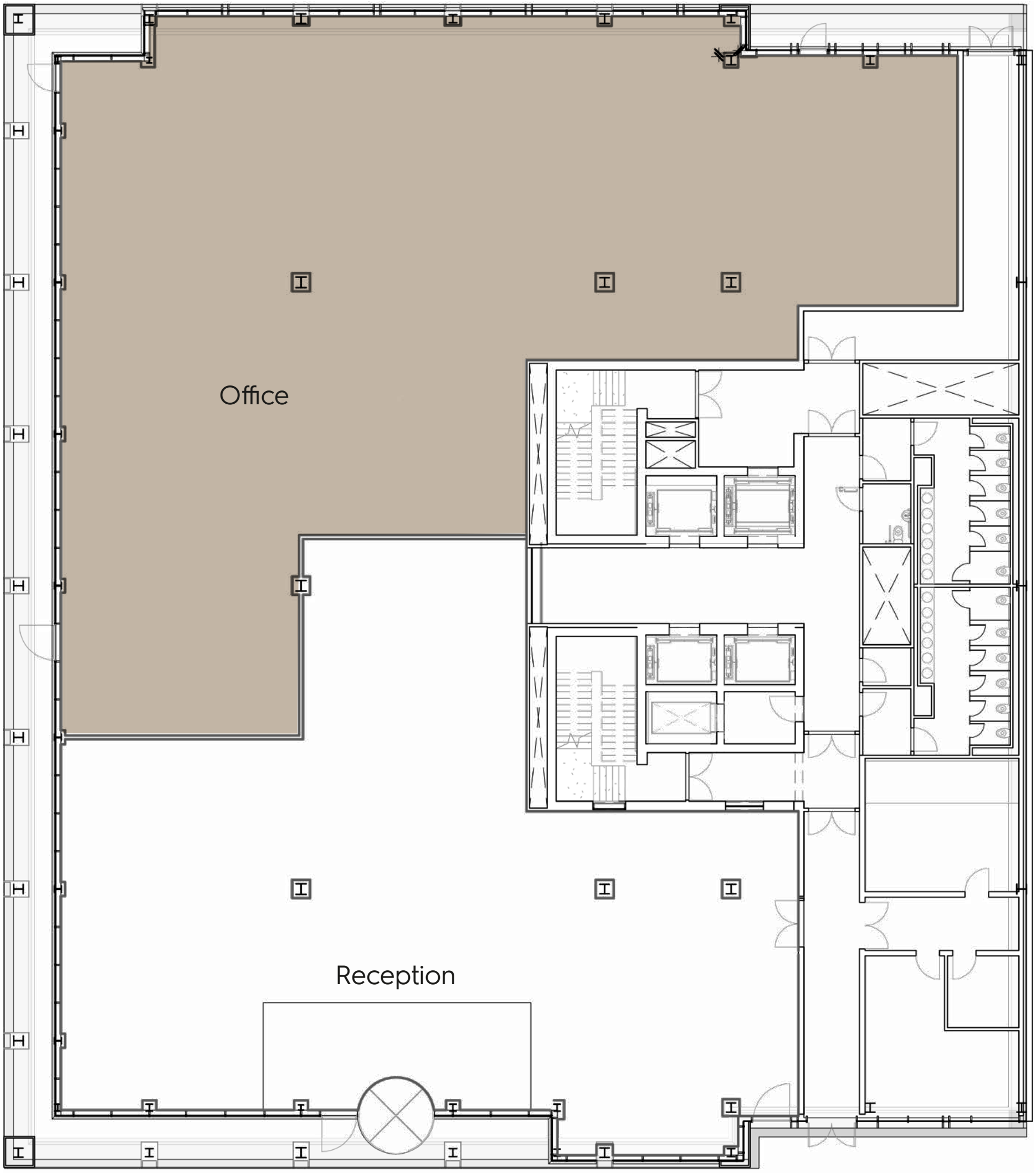
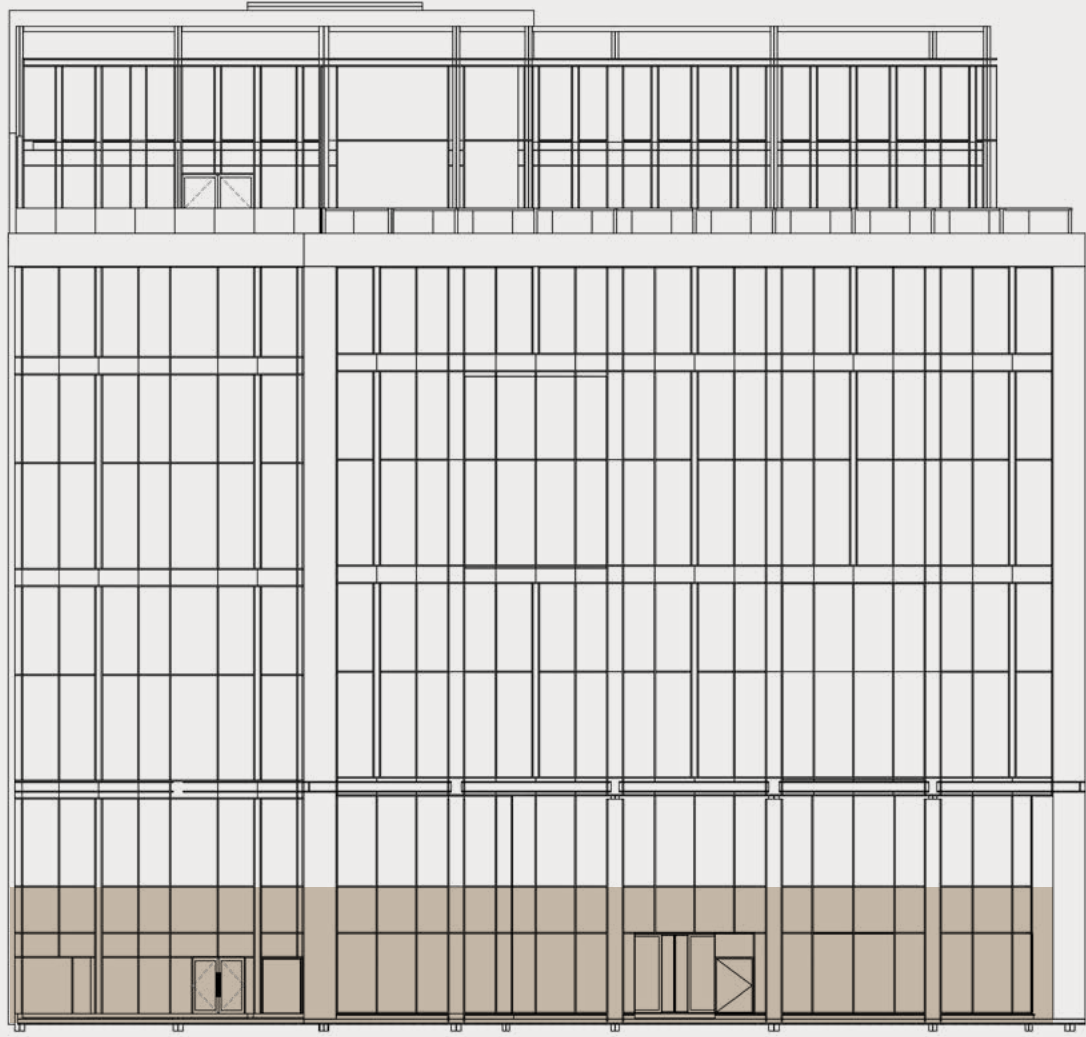
2.2 KF Office schedule



Level	Use	sq ft	sq m
7	Office Terrace	9,623 1,087	894 101
6	Office	15,005	1,394
5	Office	15,005	1,394
4	Office	15,005	1,394
3	Office	15,005	1,394
2	Office	15,005	1,394
1	Office	13,724	1,275
0	Office suite 1 Office suite 2 Café / Reception	6,964 775 4,306	647 72 400
-1	-	-	-
Total		111,503	10,359

Ground floor

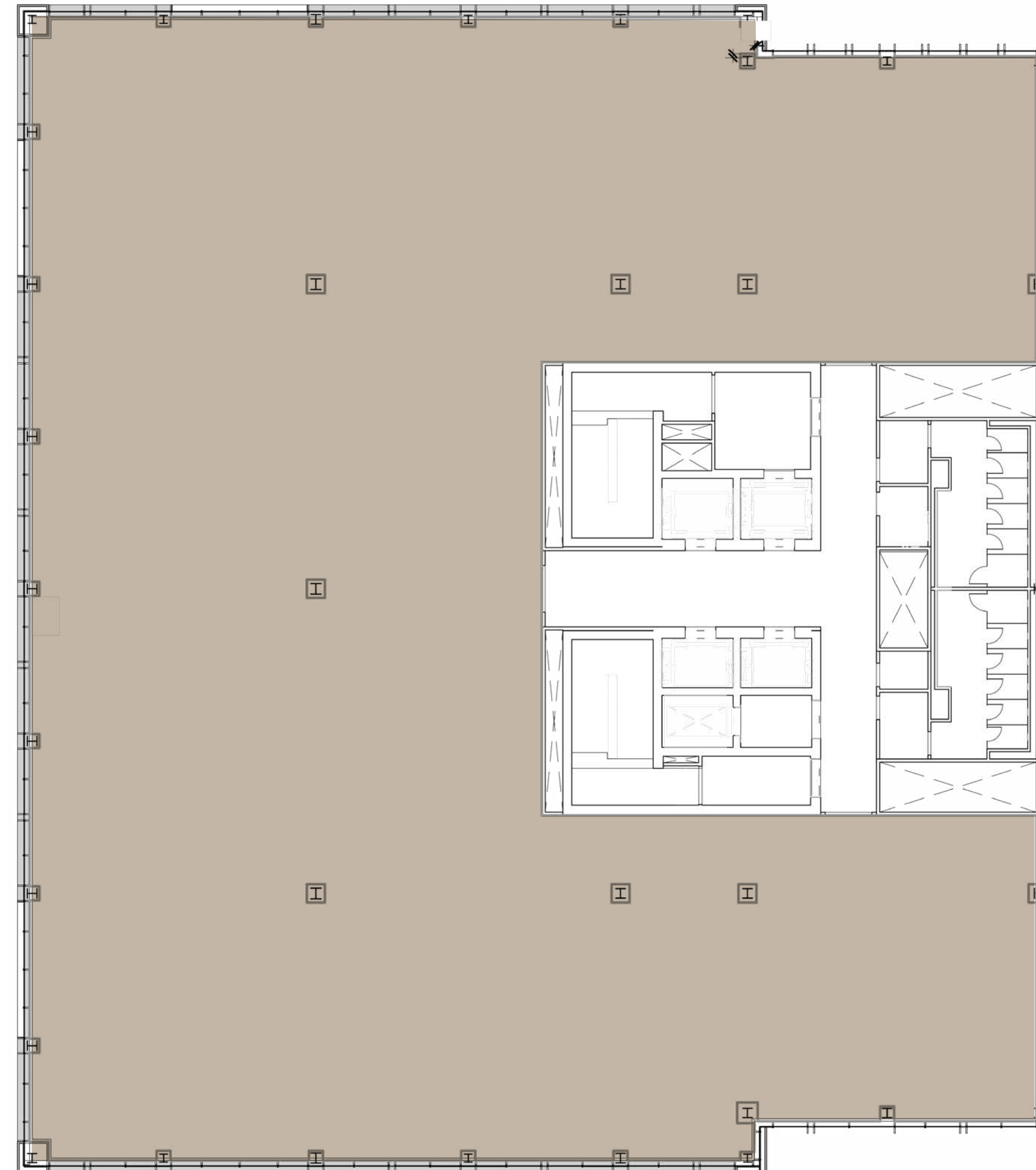
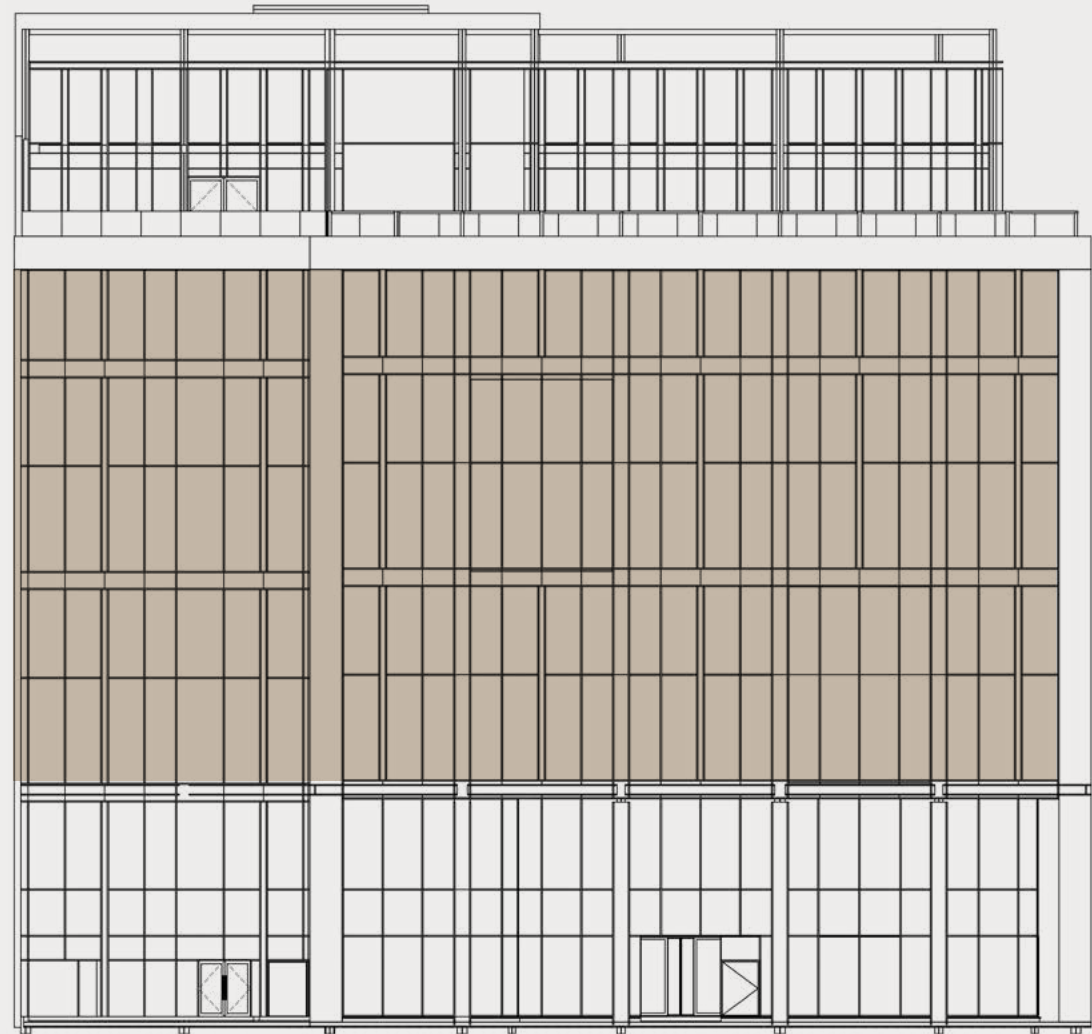
Unit	sq ft	sq m
Office	7,739	719
Reception	4,306	400



Entrance to office

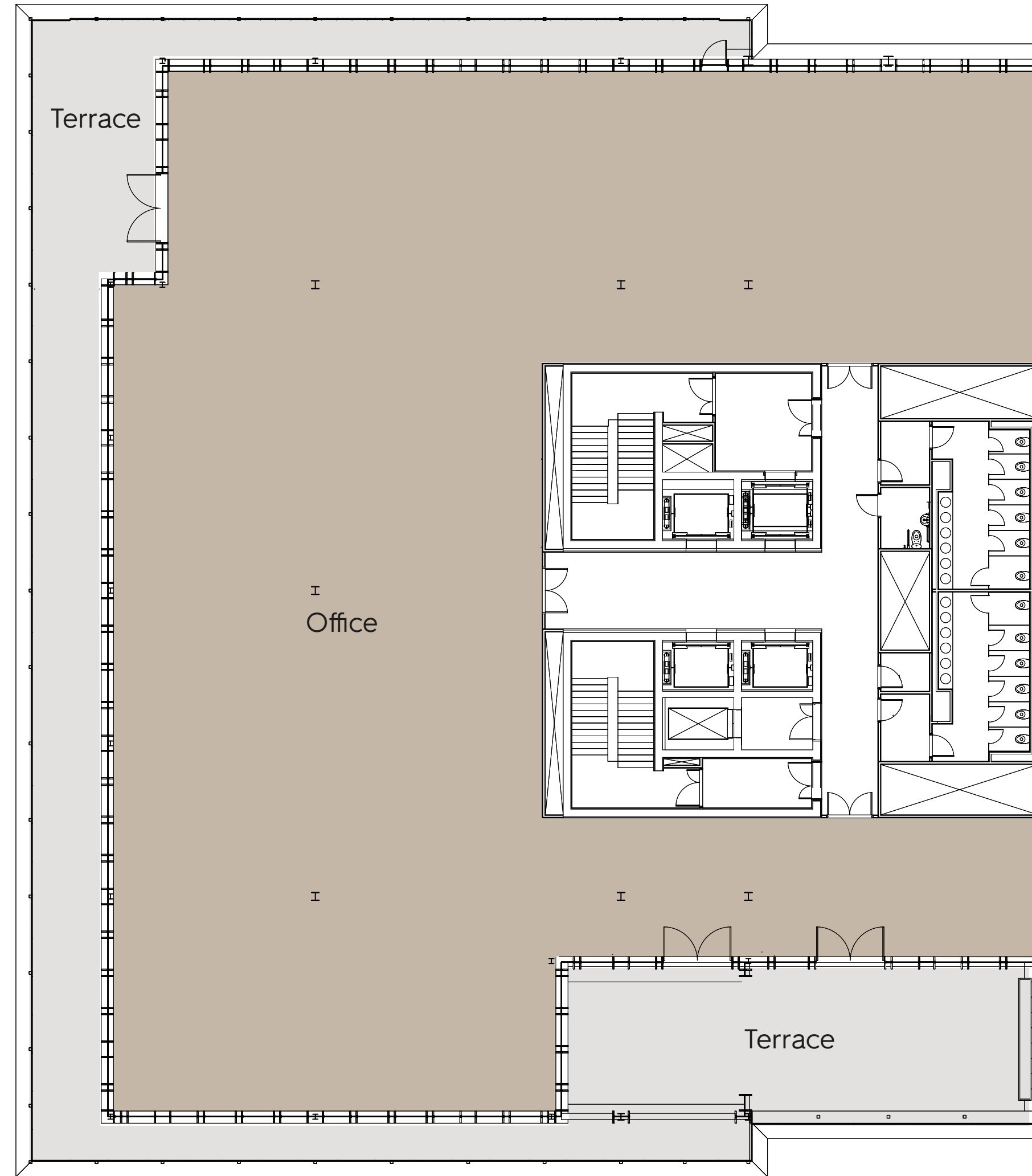
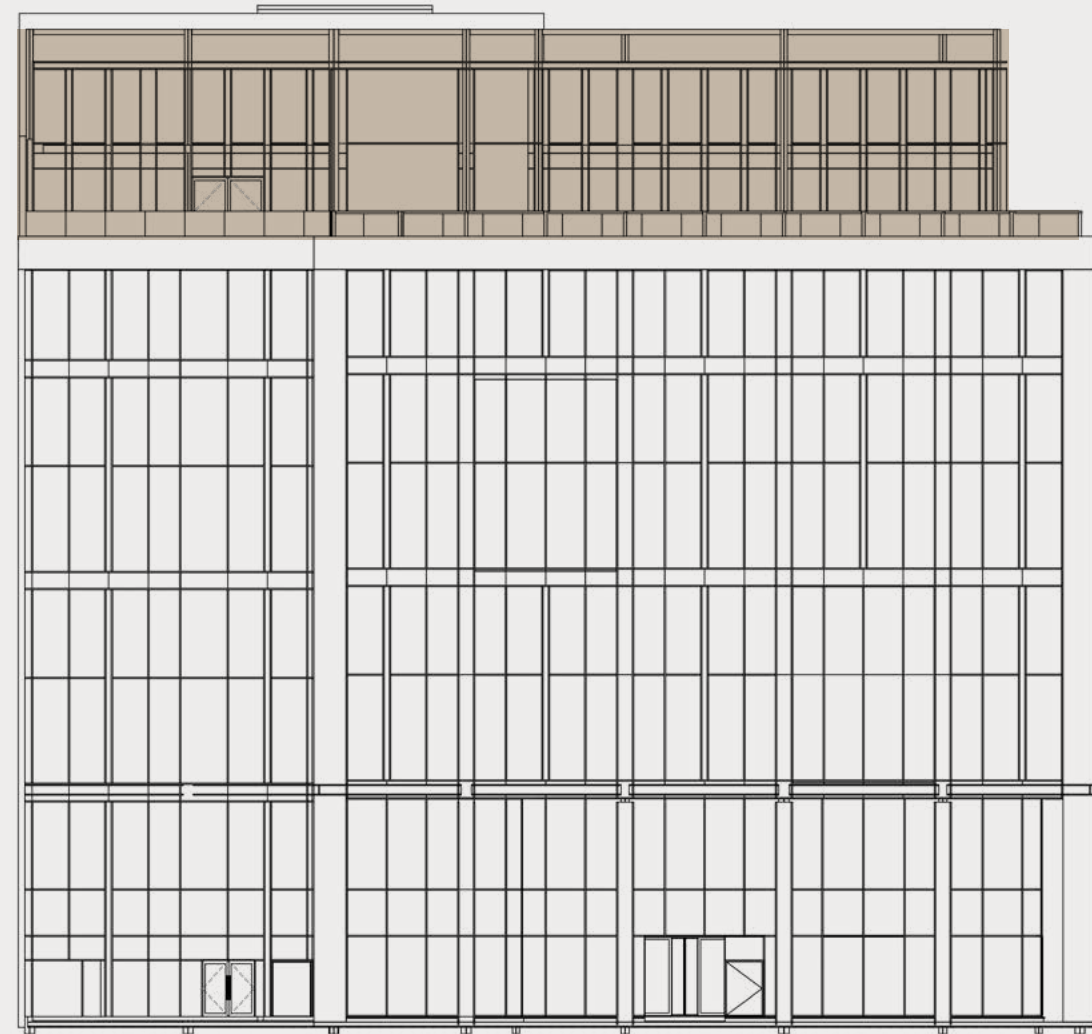
Typical floor

Unit	sq ft	sq m
Floor area	15,005	1,394



7th floor and roof terrace

Unit	sq ft	sq m
Office	9,623	894
Terrace	1,087	101



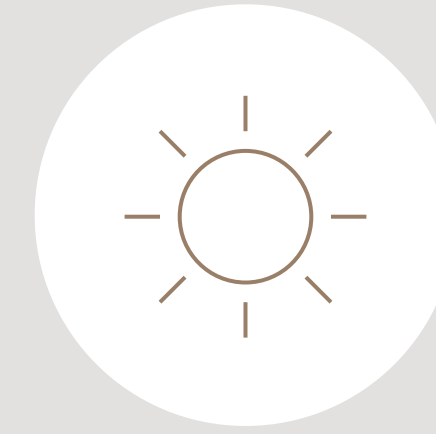
2.2 KF Summary specification



- WELL Ready
- Biophilic Common Areas
- Landscaped surroundings
- Riverside views



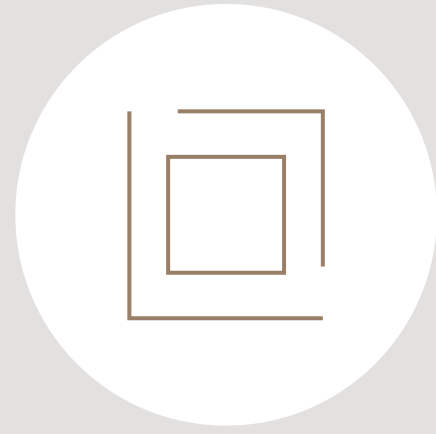
- Targeting BREEAM Outstanding
- EPC A
- Targeting Net Zero in Operation



- Excellent Natural Light
- Full Height Glazing
- 150mm Clear Raised Floor



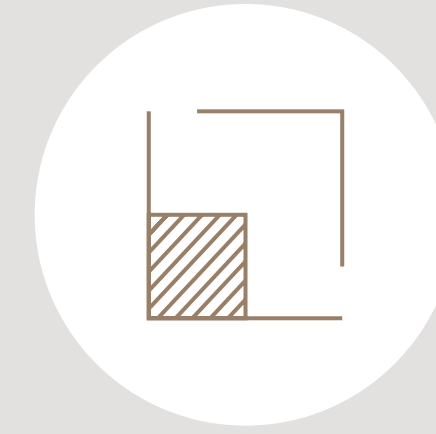
- 131 cycle spaces
- 131 lockers
- 14 showers (8 males / 6 female)



- Occupancy of 1:8 sq m



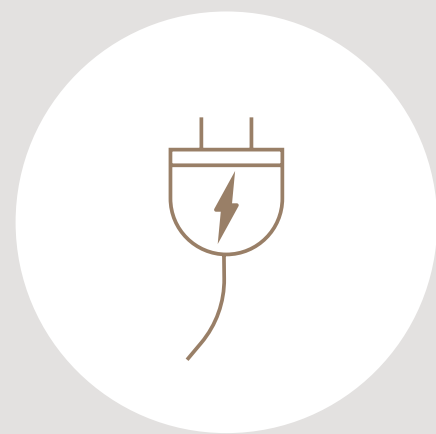
- Building App and Smart Monitoring
- Minimal touch points
- Secure smart lockers



- Floor plates up to 15,005 sq ft



- Ground floor business lounge
- Café
- Roof terrace



- 20 EV Car Charging Point
- 231 Car Parking Spaces



- Cycle Score Platinum



- Wired Score Platinum

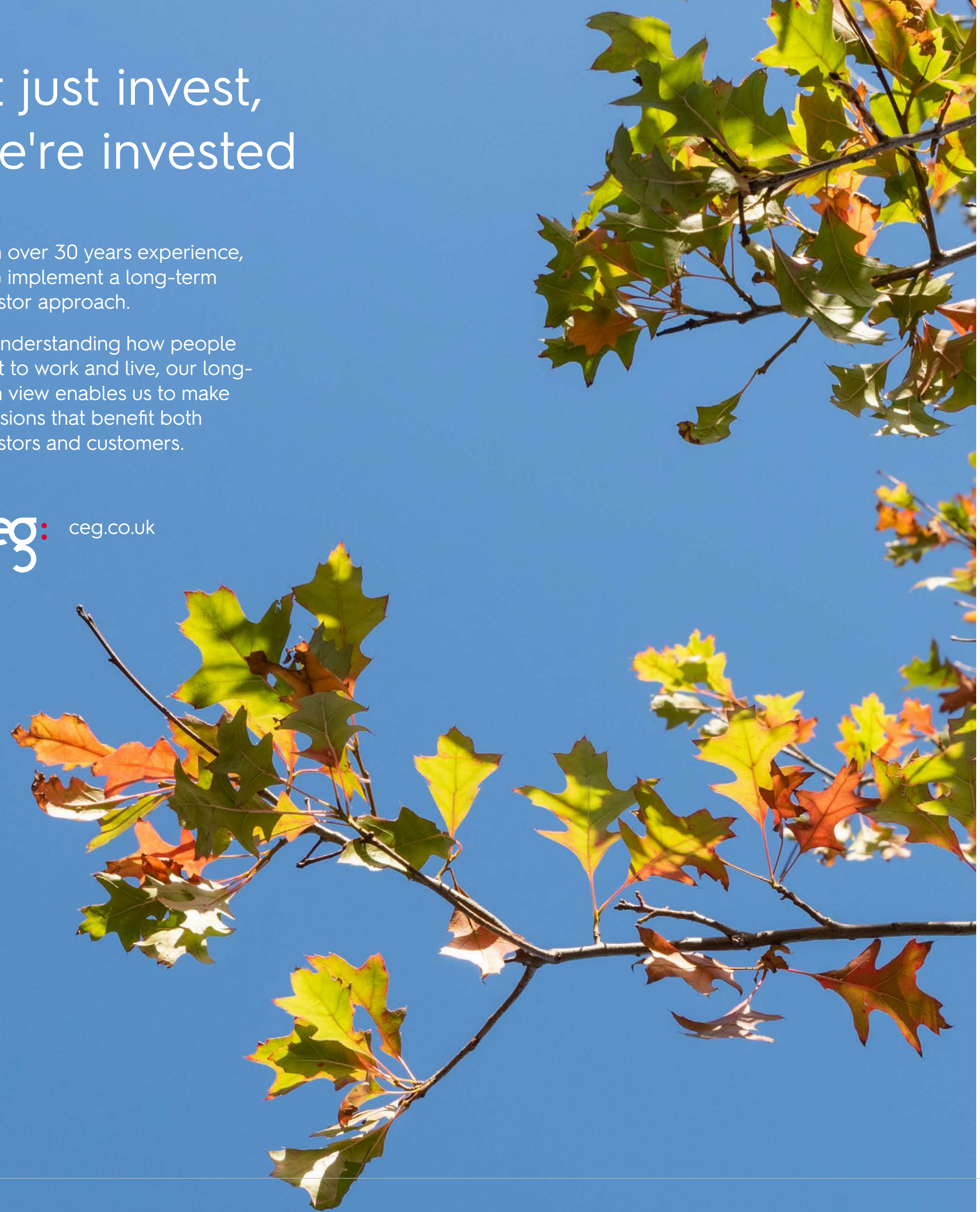


- Dedicated railway station
- Frequent services 6 minute direct connection to Leeds and 18 minutes to Bradford

We don't just invest, we're invested

With over 30 years experience, CEG implement a long-term investor approach.

By understanding how people want to work and live, our long-term view enables us to make decisions that benefit both investors and customers.



Commercial workplace Award 2018



Regional Commercial Award 2018



Regional Commercial Workplace Award 2018



Top Tech Yorkshire Report 2018



Regional Commercial Workplace Award 2018



Property Wellbeing Award 2018



Leeds Architecture Award 2019



Game Changer Award 2019



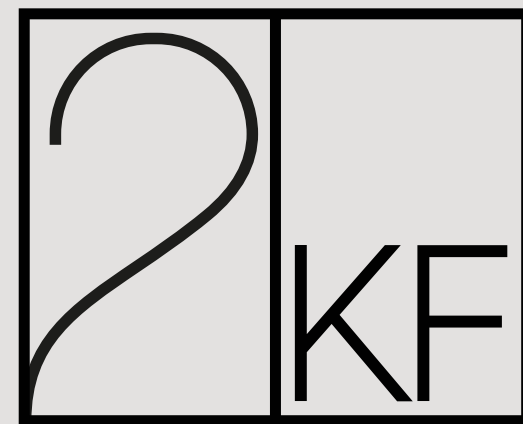
Plants at Work 2018



WiredScore Platinum Certified 2017



Best New Build Outside of London 2018



KIRKSTALL FORGE

The best of both worlds

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