

№1

# TAILORS CORNER

THIRSK ROW

LS1 4DP



# EST 1909 REMADE 2021

Standing proud in the heart of central Leeds, Tailors Corner is a contemporary, but sympathetic refurbishment of one of the city's many handsome red-brick buildings. Set over 7 floors and offering over 25,000 sq ft of design-led Grade A workspace, we have rebuilt the past and reinvented it for today.

Set in the hubbub of the city just moments from Leeds station and the Channel4 HQ, and with the Cycle Superhighway literally on the doorstep, Tailors Corner is designed as an inspiring modern space where businesses thrive within a community of like-minded people.



# TAILORS CORNER

## CRAFTED

A place steeped in history — formerly a fabric and garment warehouse with a once state-of-the-art retail space at street level, it's always been a site for trailblazers and forward-thinkers.

We have reinvigorated this building with life, energy and verve. It's called Tailors Corner in honour of its history, making its mark once more.



# FEATURES

Considered, contemporary workspaces arranged over seven floors- flexible, social, smart, personal.

Offices can split into 2 suites per floor, with every floor wheelchair accessible, via a dedicated entrance. Hi-spec access control is configurable to allow only you and your team easy access to your spaces, and air conditioned offices make for happy people.

- Fully refurbished building with new services throughout
- New, bespoke 8-person lift
- Completely renovated elevations
- New communal roof terrace with feature planting, decking and views of Leeds skyline
- Architecturally sympathetic feature ground floor entrances
- Feature roof terrace on the 7th floor.
- New double glazed windows throughout
- Dedicated entrances on Wellington Street & Thirsk Row
- 30 cycle racks
- Contemporary interior fit-out and design to the communal areas
- Fully air conditioned
- Ventilation/occupancy rate 1 person 8m<sup>2</sup>
- LED lighting with daylight dimming
- Raised access floors
- High specification access control
- Offices can split into 2 suites per floor
- High specification toilets serving all offices
- Showers and changing rooms
- Drying facilities and lockers
- Dedicated cycle entrance and ramp direct to basement
- EPC B

# FOR PEOPLE

We've designed Tailors Corner around real people; the way people work, and how they commute, what they do in between.

We've done away with basement parking in favour of installing bike storage and shower facilities for everyone.

And, there's an incredible roof terrace for all our tenants. And that's just the beginning. Real people are at the heart of Tailors Corner.



# DESIGN LED

The renovation of Tailors Corner is being led by the same architectural team as many of our past developments including the award-winning Concordia Works in Leeds. We're in the habit of creating fresh, bright design-led workspaces.

Designed as a contemporary and happy workspace, this historic building is being remade for the modern world, set to wow once more.

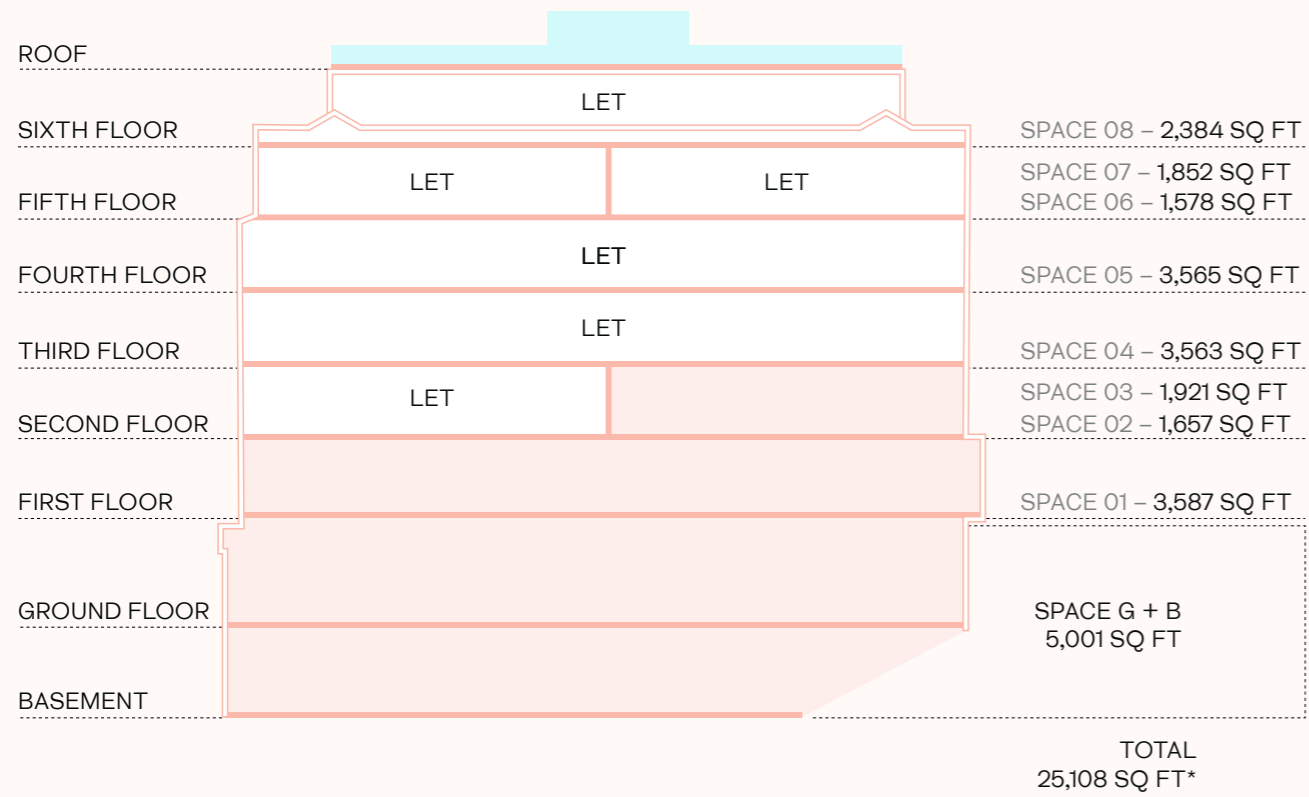
Details matter, and marrying sympathetic renovation with cutting-edge technology all led by ultra-modern design is, in our experience, a magic mix.



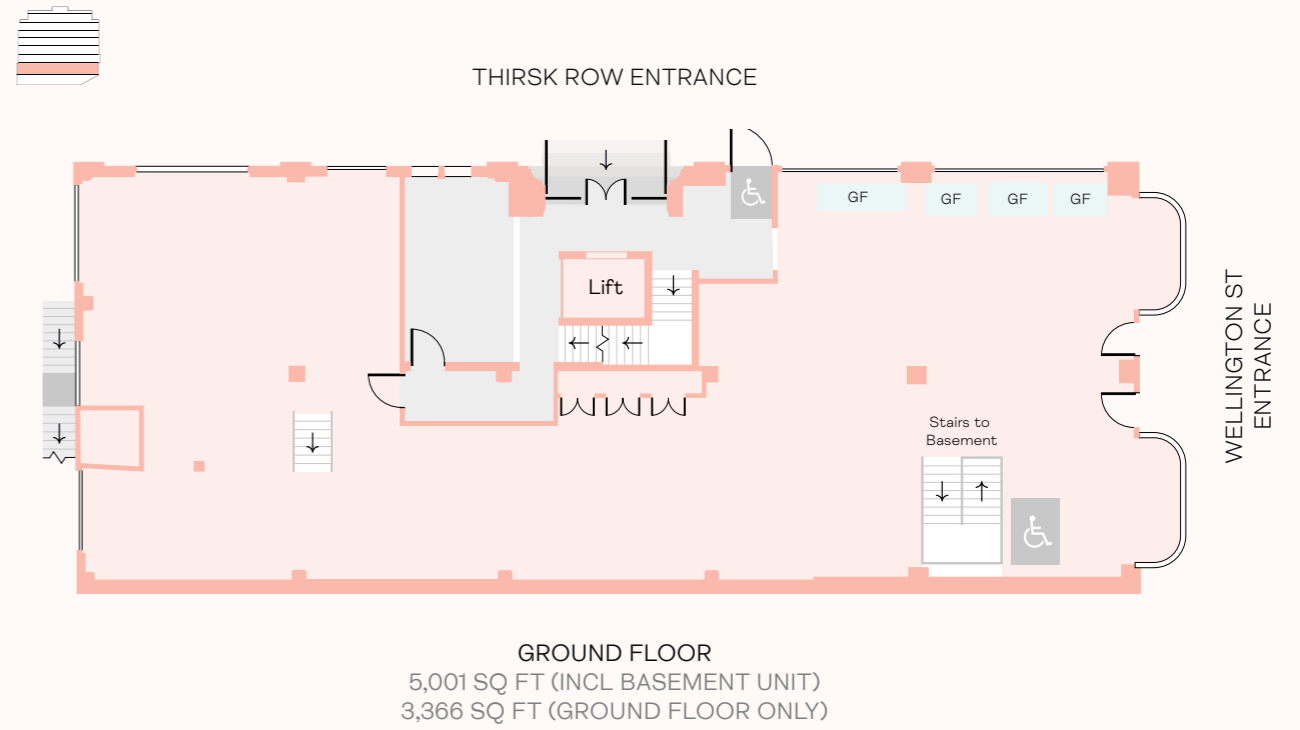
○ AVAILABLE TO LET  
 ○ CG CEILING GLAZING

⤴ NORTH

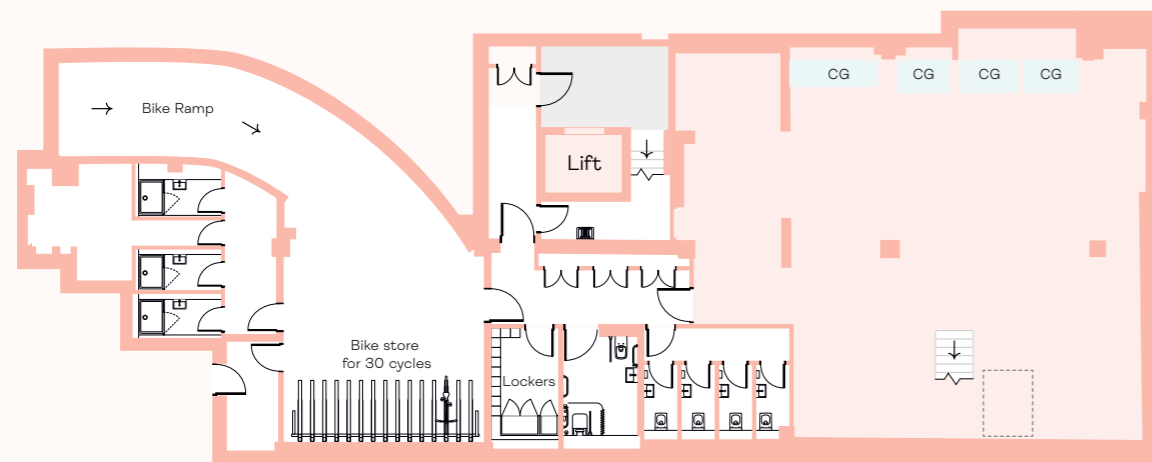
⊙ GF GLAZED FLOOR



G

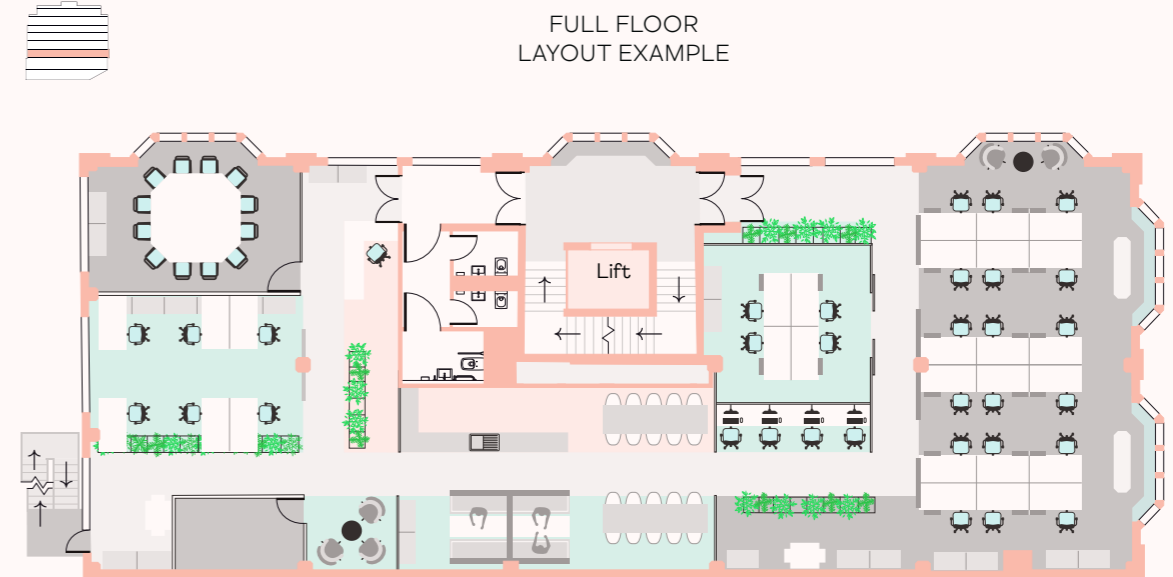


B



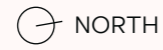
BASEMENT  
 5,197 SQ FT (INCL GROUND FLOOR UNIT)  
 1,688 SQ FT (BASEMENT ONLY)

01

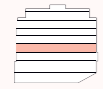


FIRST FLOOR  
 SPACE 01 - 3,587 SQ FT

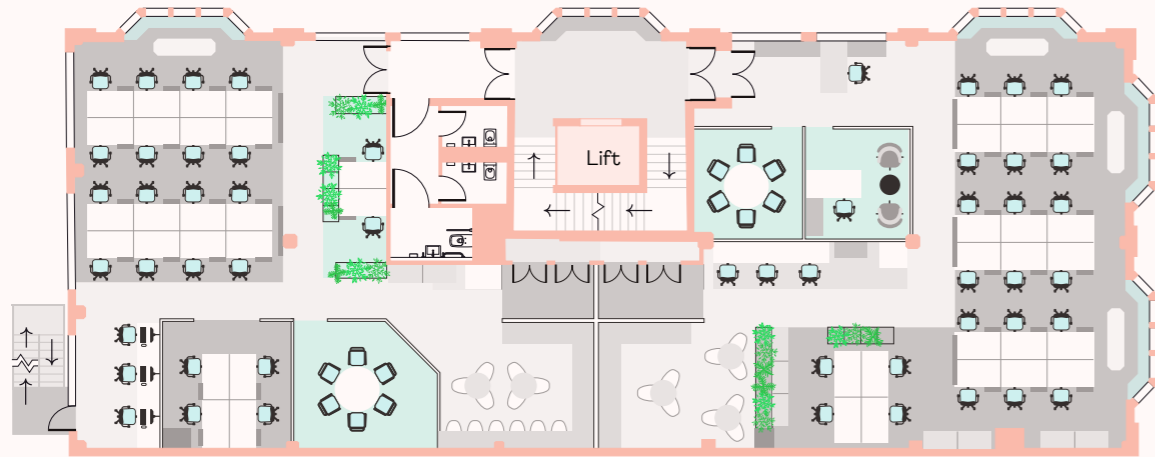
○ AVAILABLE TO LET  
 CG CEILING GLAZING



02



SPLIT FLOOR  
 LAYOUT EXAMPLE



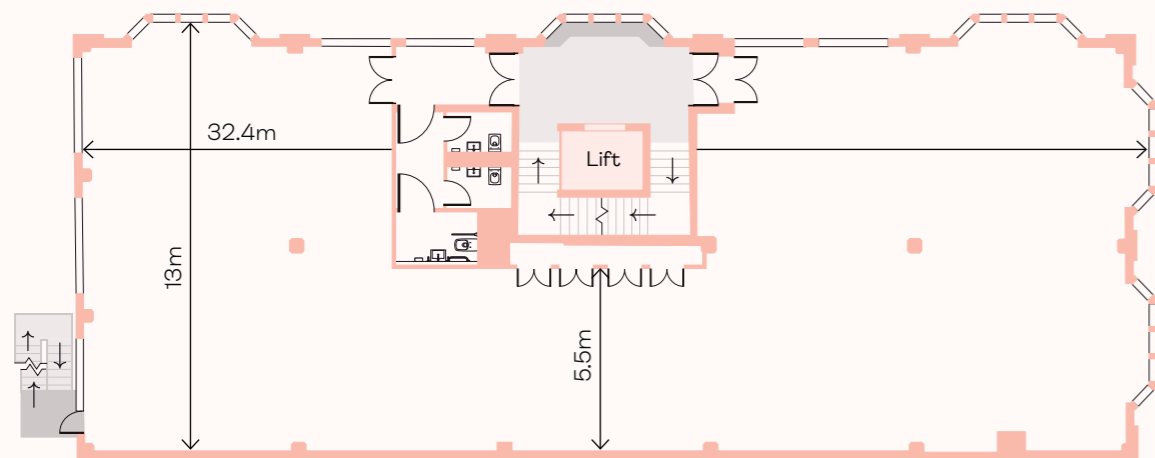
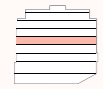
SECOND FLOOR  
 SPACE 02 – 1,657 SQ FT  
 SPACE 03 – 1,921 SQ FT

04



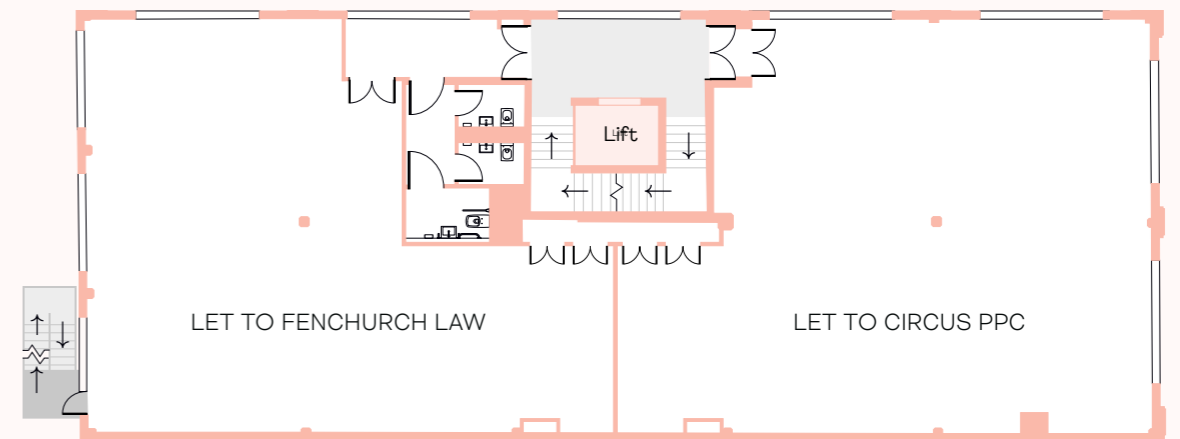
FOURTH FLOOR  
 SPACE 05 – 3,565 SQ FT

03



THIRD FLOOR  
 SPACE 04 – 3,563 SQ FT

05

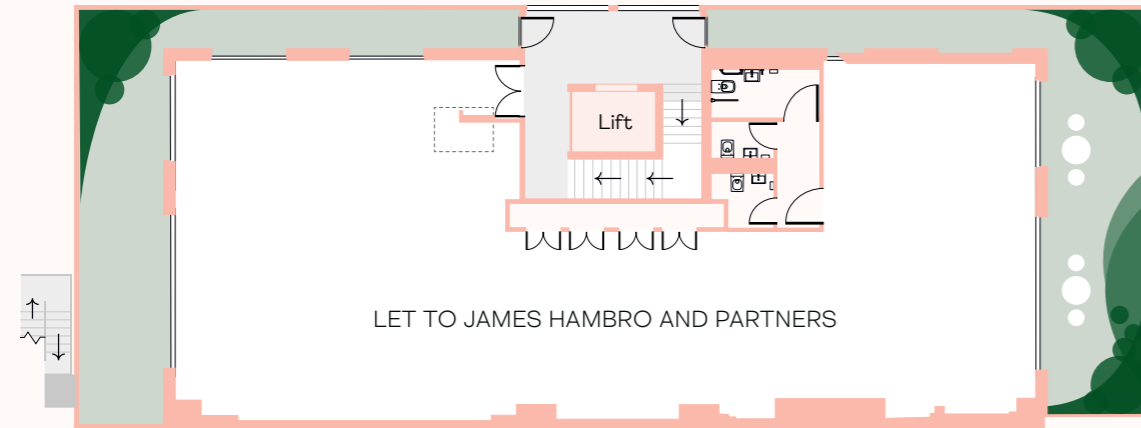


FIFTH FLOOR  
 SPACE 06 – 1,578 SQ FT  
 SPACE 07 – 1,852 SQ FT

- AVAILABLE TO LET
- COMMUNAL ROOF GARDEN

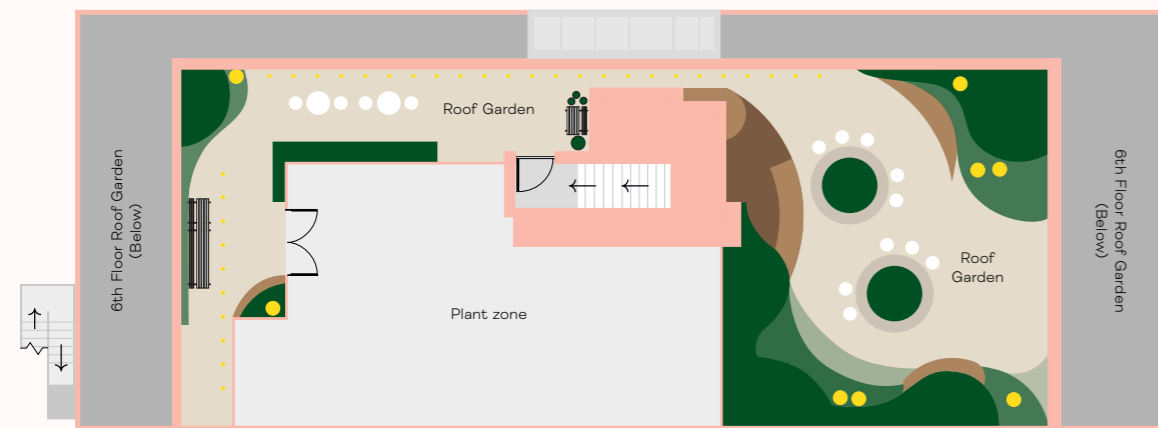
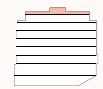
- ⬆ NORTH
- ROOF TERRACE FOR SOLE USE OF SIXTH FLOOR OCCUPIER

06



SIXTH FLOOR  
SPACE 08 – 2,384 SQ FT  
(Sole use of Roof Terrace for sixth floor occupier)

07



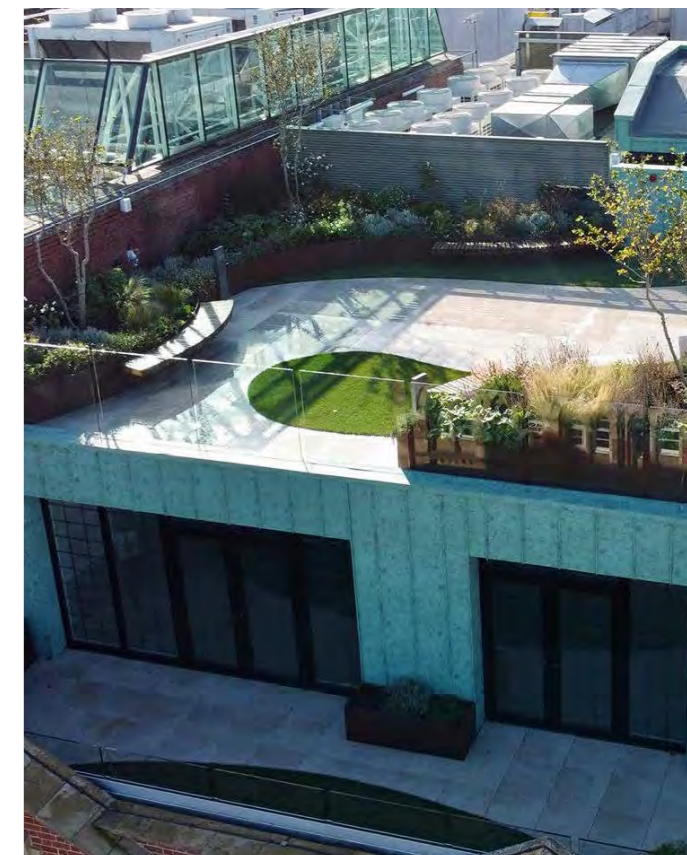
ROOF GARDEN  
COMMUNAL SPACE FOR ALL TENANTS



## A BREATH OF FRESH AIR

Bringing this historic building firmly into the present day, we have installed an incredible roof-top garden for everyone's use.

With feature planting, decking and seating, and views of the Leeds skyline, it's a perfect spot for a change of scene and a breath of fresh air.



Roof garden on the 7th floor, communal space for all tenants



# LEEDS IS OUR HOME

The city has excellent air, road and rail links. For those commuting by car, the M1 and M621 motorway is only a 8 minute drive away, with six multi-storey car parks located close-by.

- **Local Occupiers**
  - 1 Channel4
  - 2 Deloitte
  - 3 Sky
  - 4 Baker Tilly
  - 5 PwC
  - 6 Burberry
  - 7 Beechcrofts
  - 8 Sky Bet
  - 9 Walker Morris
- **Food & Drink**
  - 1 Banyan
  - 2 Restaurant Bar & Grill
  - 3 Souz Le Nez
  - 4 Friends of Ham
  - 5 Tapped
  - 6 Bundobust
  - 7 Marks & Spencers
  - 8 The Editors Draught
  - 9 Lazy Lounge
- **Culture**
  - 1 Trinity Leeds
  - 2 Leeds Art Gallery
- **Hotels**
  - 1 The Queens
  - 2 The Met Hotel Leeds
  - 3 Park Plaza Leeds
  - 4 Hilton Leeds City
- **Coffee**
  - 1 Laynes Espresso
  - 2 La Bottaga
  - 3 WOLFØX
- **Fitness**
  - 1 Nuffield Health Fitness & Gym
  - 2 The Gym Leeds
  - 3 PureGym Leeds

**2**  
Minute walk to the station

**1**  
Hour drive or train to York, Manchester, and Sheffield

**1.3**  
hours to London

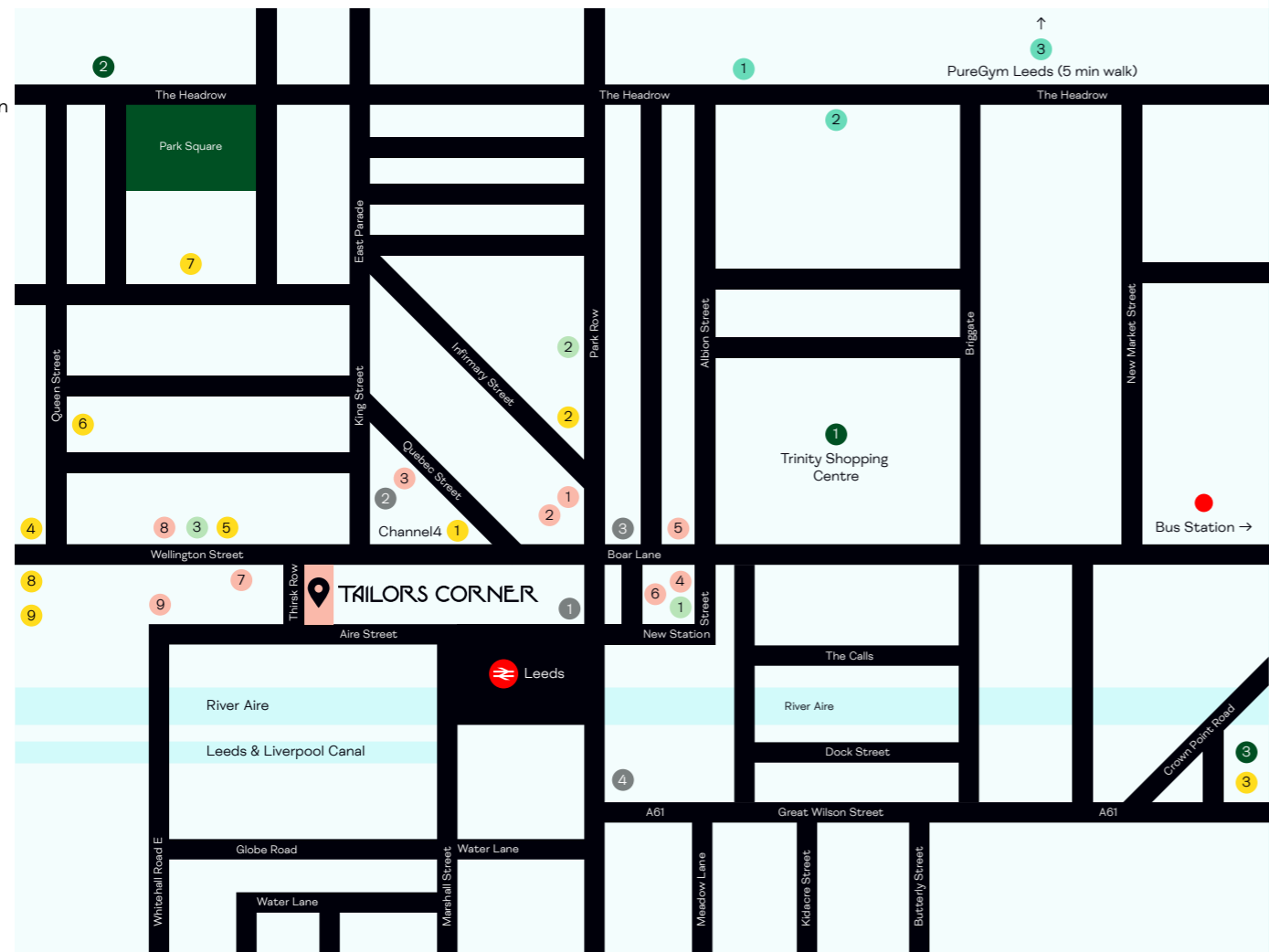


Image credit: Helena Dolby



## Leeds, the UK's fastest growing city.

From relaxed dining to after-work drinks, coffees-to-go and bustling markets, there's always something new to discover in Leeds.

With an enviable mix of world-class retail and cultural offerings, and with firmly established and thriving creative, tech and financial businesses here already — Leeds offers an exceptional working and social scene.



Located in central Leeds, Tailors Corner is surrounded by excellent amenities and national and international transport links.

Black Bull Yard, Hatton Wall, London

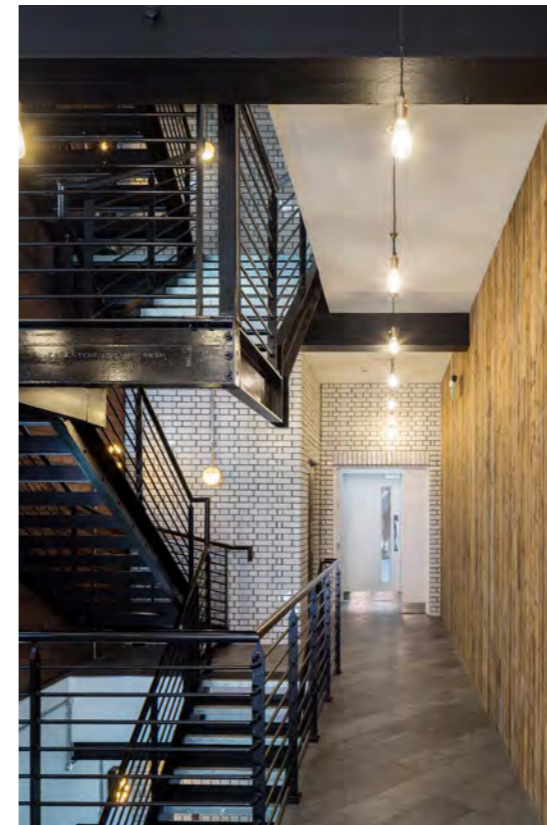
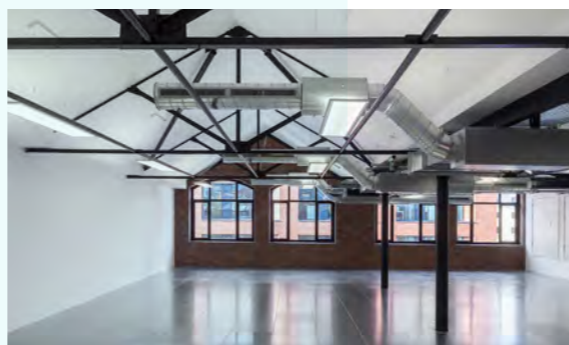


## Boulton Brooks Real Estate.

Boulton Brooks Real Estate is an entrepreneurial, family owned company led by Clive Boulton Brooks that specialises in residential and commercial properties.

We are award-winning developers who seek out the often overlooked buildings nestled in amongst the bustle of a city. We relish the challenge of bringing buildings back to life and giving them purpose once more. We never tire of seeing those buildings living and breathing again, full of real people doing real things.

Website: [boultonbrooks.co.uk](http://boultonbrooks.co.uk)



Concordia Works, Leeds  
(Left + Above)



The White Building, Reading



# TAILORS CORNER

FOR ALL ENQUIRIES—



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