

№1

# TAILORS CORNER

THIRSK ROW

LS1 4JF



# EST 1909 REMADE 2020

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're rebuilding the past and reinventing it for today.

Set in the hubbub of the city just moments from Leeds station and the new 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're reinvigorating this building with life, energy and verve. It's called Tailors Corner in honour of its history, making its mark once more.

We've now started works, and Tailors Corner will be ready for occupation late 2020.



Images are shown for illustrative use only and cannot be guaranteed to represent the completed details of the development.

## 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
- Fully air conditioned/comfort cooled
- New, bespoke 8-person lift
- Ventilation/occupancy rate 1 person 8m<sup>2</sup>
- Completely renovated elevations
- LED lighting with daylight dimming
- New communal roof terrace with feature planting, decking and views of Leeds skyline
- Raised access floors
- Architecturally sympathetic feature ground floor entrances
- High specification access control
- Feature roof terraces at 6th and 7th levels, with 6th floor for exclusive use of that floors occupants
- Offices can split into 2 suites per floor
- New double glazed windows throughout
- Showers and changing rooms
- Dedicated entrances on Wellington Street & Thirsk Row
- Drying facilities and lockers
- 30 cycle racks
- Dedicated cycle entrance and ramp direct to basement
- Contemporary interior fit-out and design to the communal areas
- EPC Target 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.

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

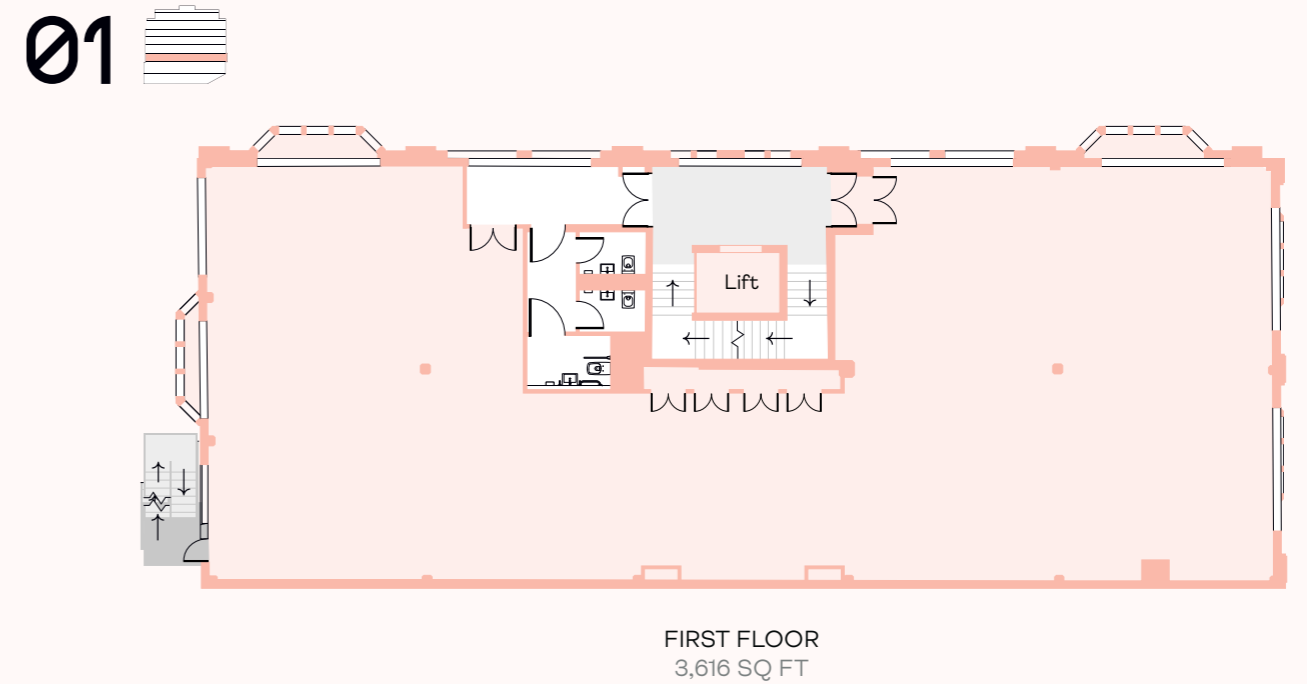
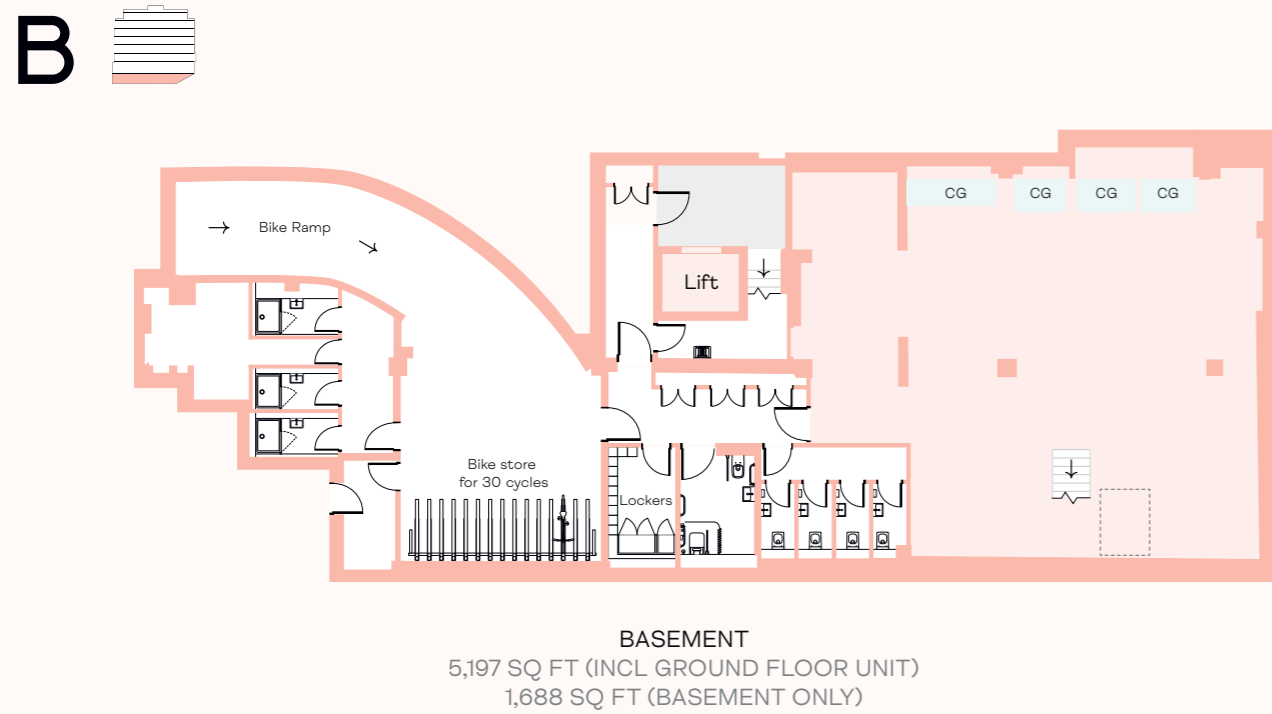
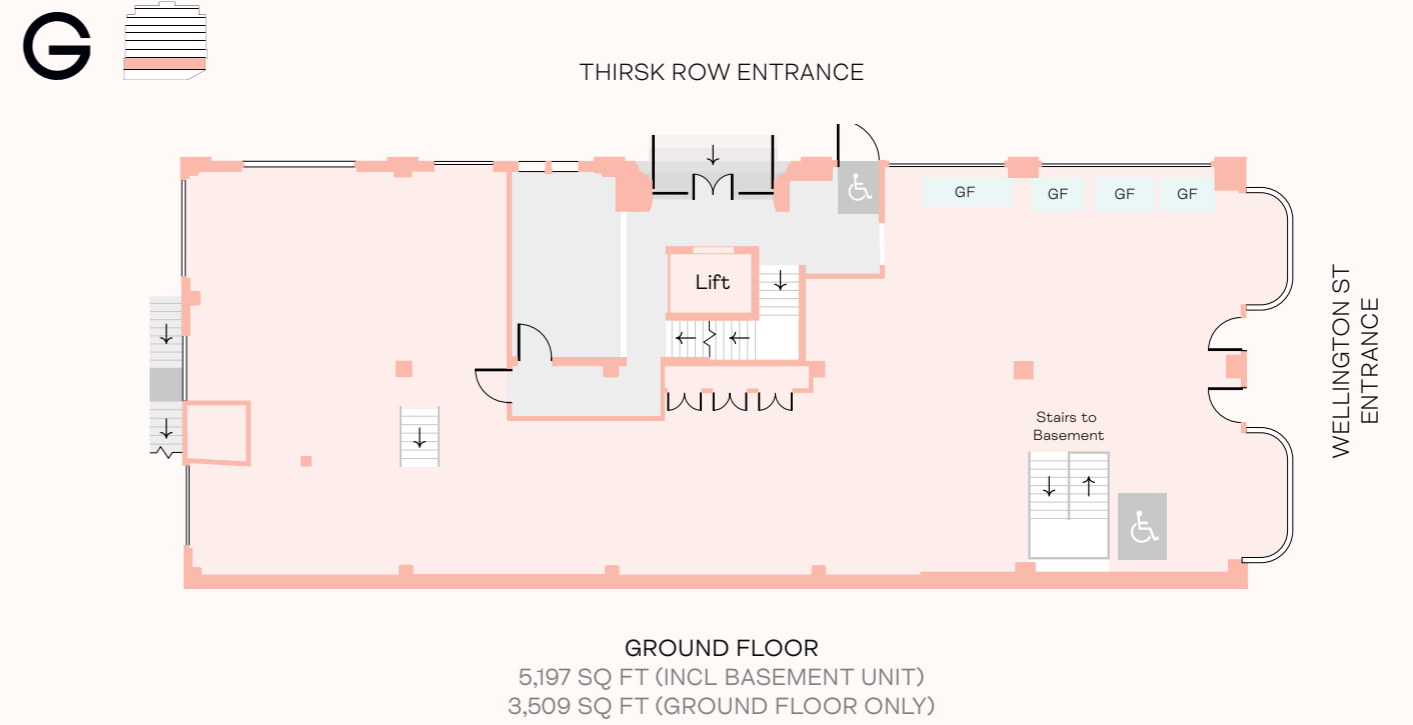
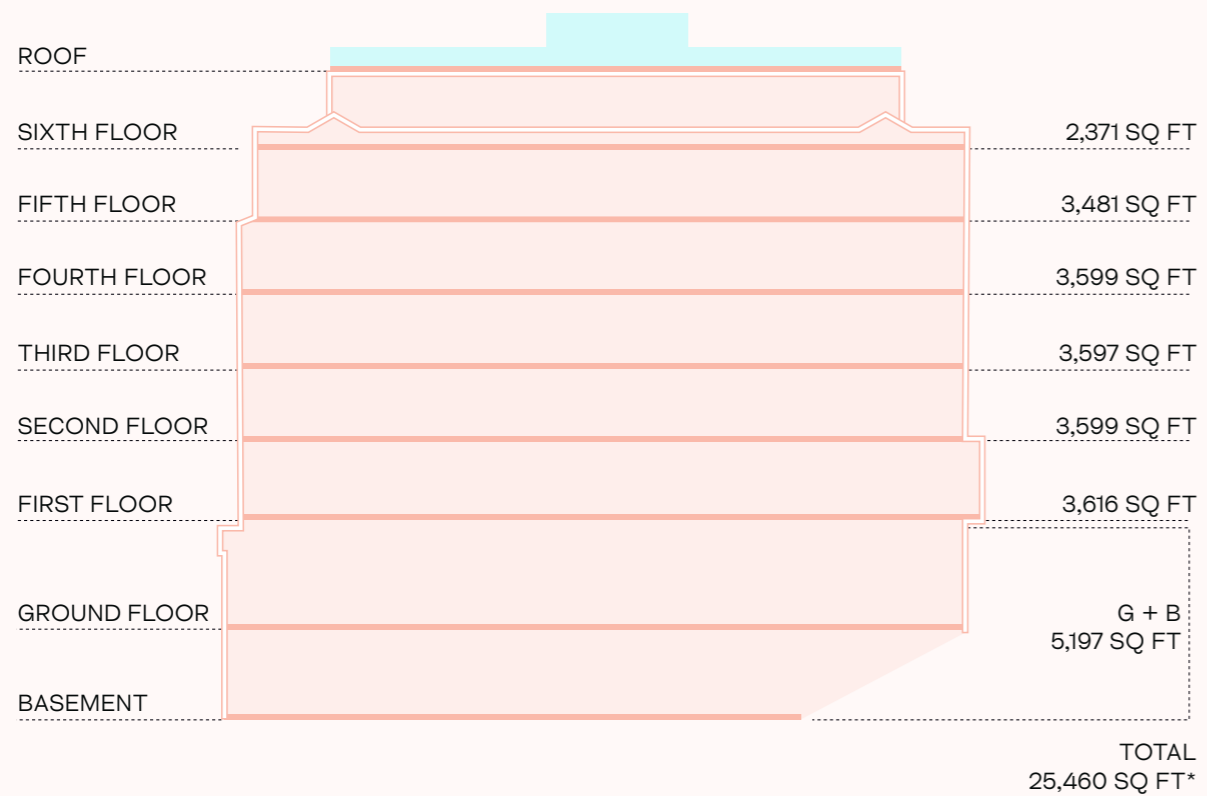
Designed as a contemporary and happy workspace, this historic building is being remade for the modern world, set to wow once more.



Watch the Tailors Corner virtual 360° tour [here](#).

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- AVAILABLE TO LET
- COMMUNAL SPACE
- NORTH
- CEILING GLAZING
- GF GLAZED FLOOR



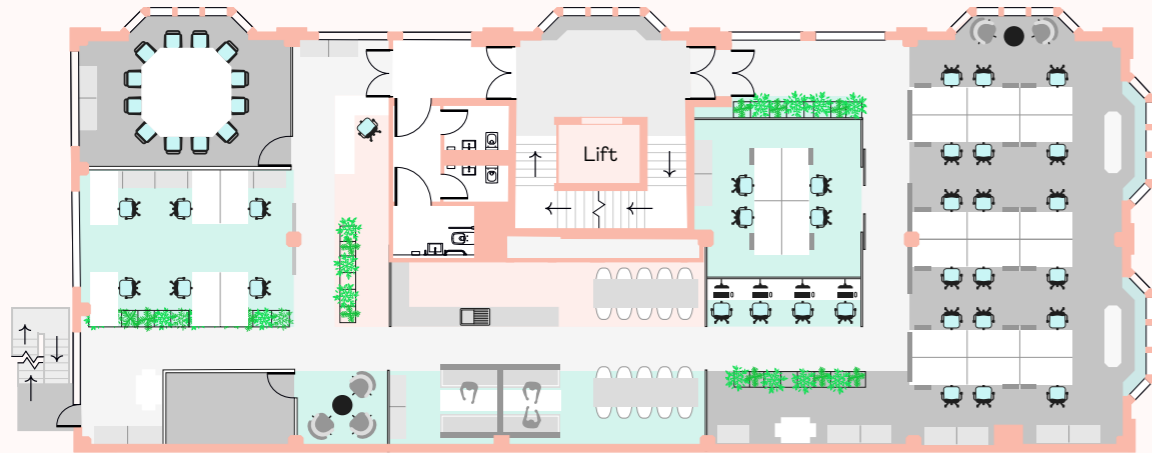
- AVAILABLE TO LET
- COMMUNAL SPACE



02



FULL FLOOR  
LAYOUT EXAMPLE

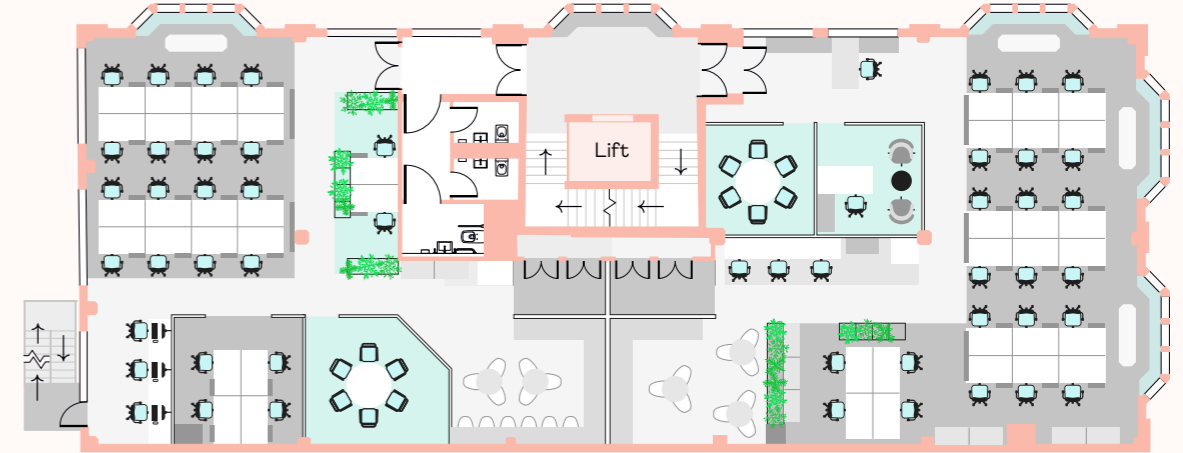


SECOND FLOOR  
3,599 SQ FT

04

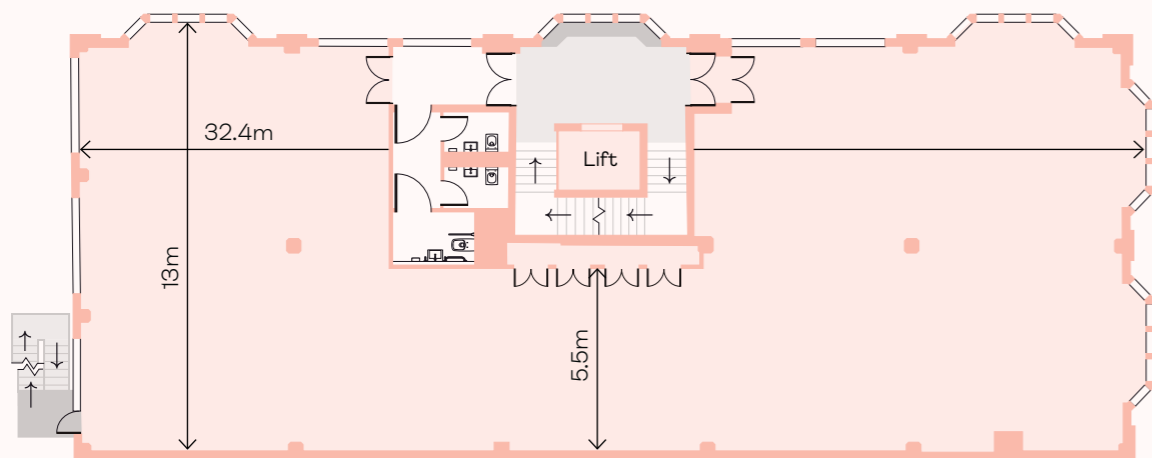


SPLIT FLOOR  
LAYOUT EXAMPLE



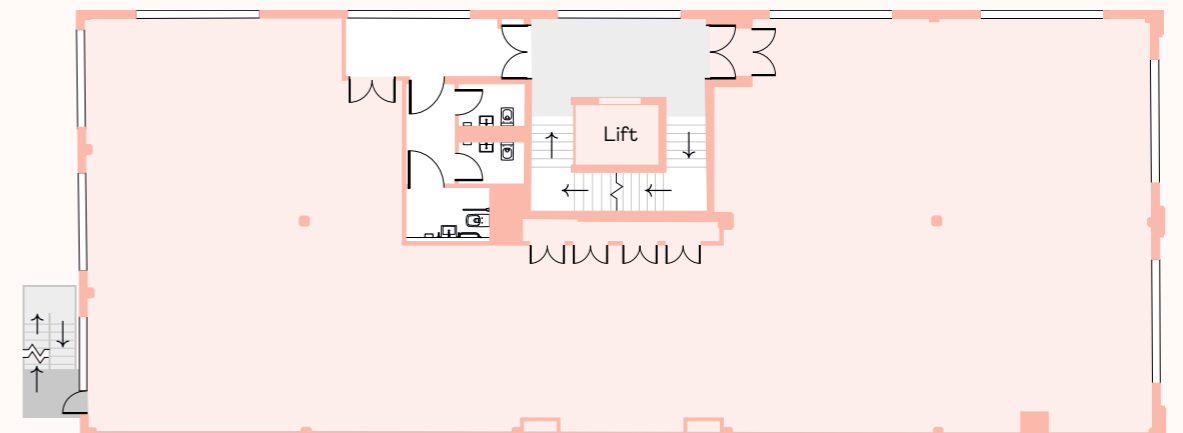
FOURTH FLOOR  
3,599 SQ FT

03



THIRD FLOOR  
3,597 SQ FT

05



FIFTH FLOOR  
3,481 SQ FT

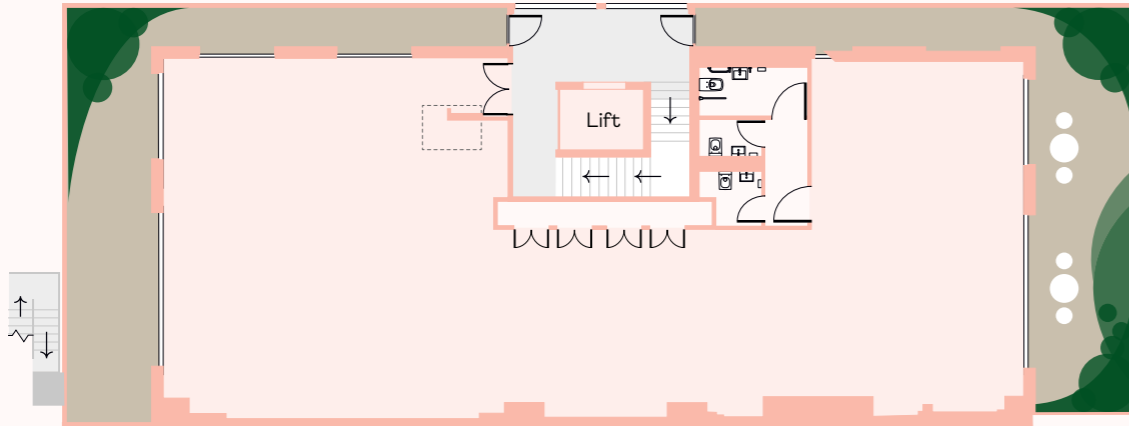
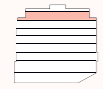
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- AVAILABLE TO LET
- COMMUNAL ROOF GARDEN

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

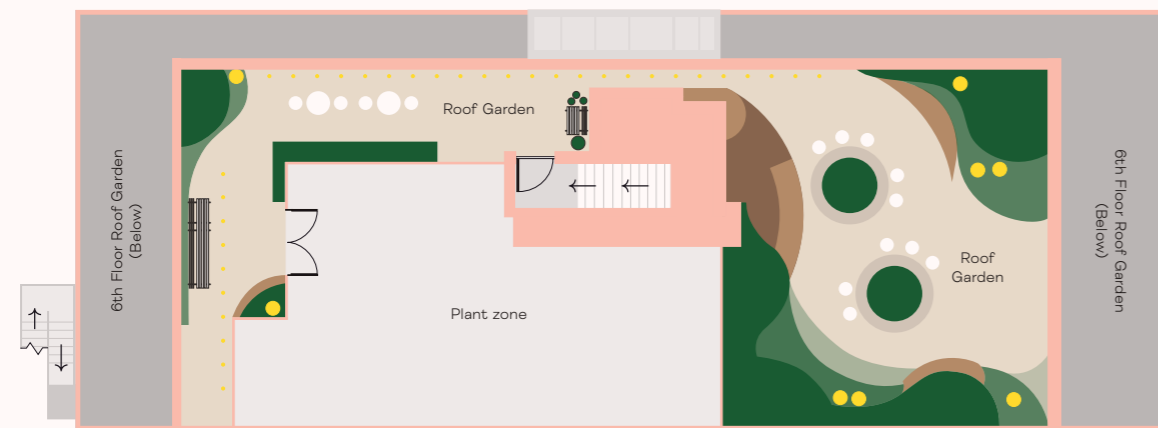
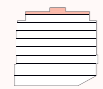
06



SIXTH FLOOR  
2,371 SQ FT

(Sole use of Roof Garden 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're installing 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

For indicative use only. Not to scale.

\*Target areas based on IPMS3 and subject to re-measurement on completion of works.

# LEEDS IS OUR HOME

The city has excellent air, road and rail links - with the opening of the HS2 line set to make Leeds a world class business, residential and retail centre. 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
  - 3 The Tetley
- **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  
(81 mins on planned HS2 route.)  
Current journey time is 2h10m.

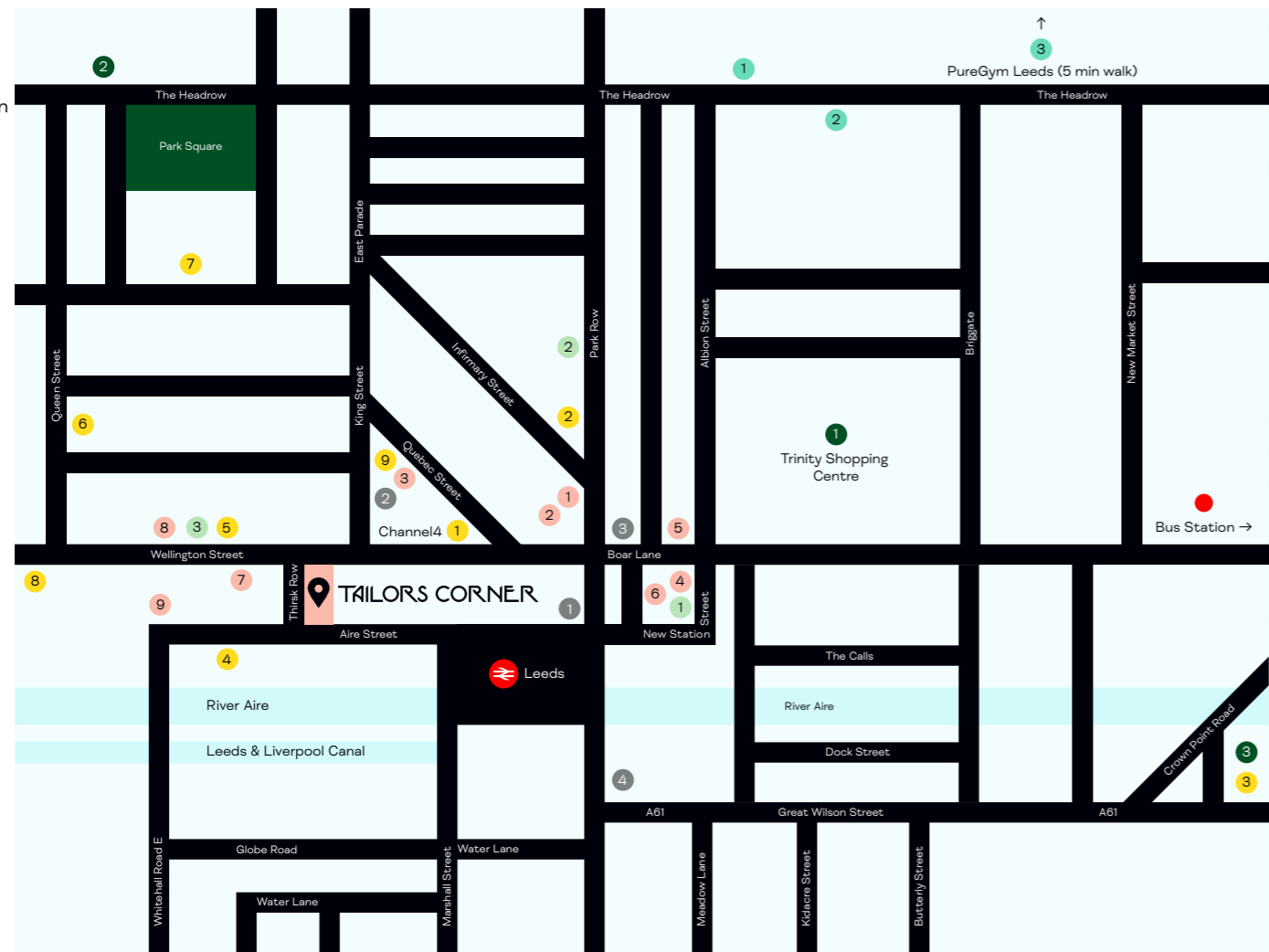


Image credit: Helena Dolby



## 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 already here and more coming soon (hello Channel4!)- 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

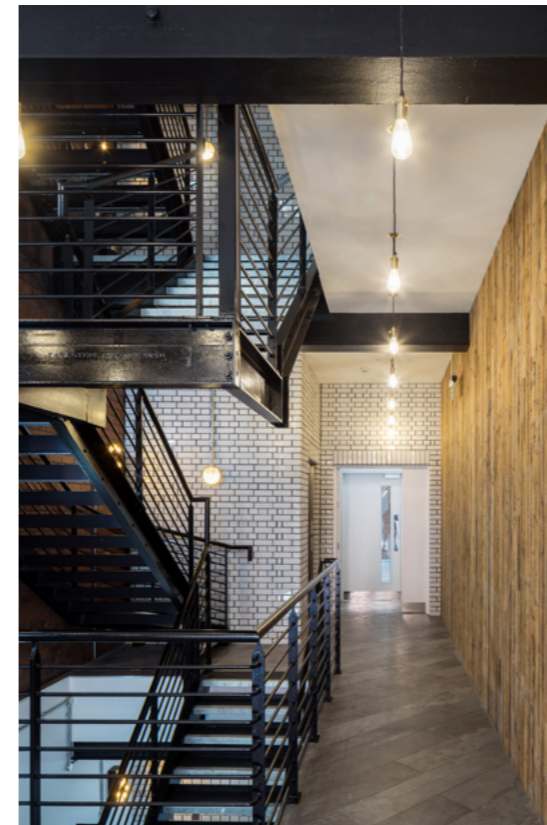
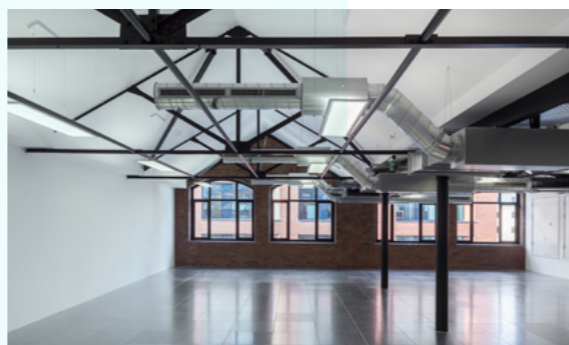


# Boulbee Brooks Real Estate.

Boulbee Brooks Real Estate is an entrepreneurial, family owned company led by Clive Boulbee 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: [boulbeebrooks.co.uk](http://boulbeebrooks.co.uk)



The White Building, Reading

Concordia Works, Leeds (Left + Above)



**BOULTBEE BROOKS**  
REAL ESTATE

THE DEVELOPER

# TAILORS CORNER

FOR ALL ENQUIRIES—



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## FOLLOW US

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