



# MAJESTIC

CITY SQUARE LEEDS



# MAJESTIC

(ADJ.) –

HAVING OR SHOWING  
IMPRESSIVE BEAUTY  
OR SCALE

# UNRIVALLED PROFILE

CHOSEN BY CHANNEL 4 FOR  
ITS NEW NATIONAL HQ

A Leeds Landmark being transformed.  
The classical façade of a Leeds icon — enveloping  
a new type of office space for a modern future.

The Majestic re-defined.  
The future of workspace — on the doorstep of the  
North of England's busiest railway station.

The Majestic.  
Your opportunity to take the super-prime location  
in the heart of Britain's fastest growing City.

# AT THE HEART OF LEEDS' FUTURE



# SUPER PRIME RE-DEFINED

The Majestic — designed to meet the needs of the modern business — a future re-defined by those who will occupy it.

The Majestic offers a unique opportunity to welcome the world to your business in the City of Leeds, at the heart of a £64 billion plus economy.

Within the Majestic, you will find an elegant yet contemporary three storey atrium and stunning office environment, created over seven floors — the exceptional quality of the design reflecting the exceptional super-prime location.

This is a building not limited by traditional constraints — its landmark presence providing the stage for the modern forward-thinking imaginative business at the heart of a dynamic economy.

MAKING THE  
RIGHT FIRST  
IMPRESSION



MAKE  
A LASTING  
IMPRESSION



FOR A 360° TOUR, VISIT MAJESTICLEEDS.COM



A new Grade A office building designed to provide a flexible contemporary European working environment within this super prime location for the discerning occupier.

The building benefits from the following features:



Super prime location



1:8 occupancy ratio



Showers



Cycle storage



EPC A rating, Breeam very good



Ready to go super WiFi



Fresh air filtration



Air handling system



Drying rooms



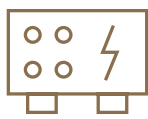
Concierge reception



Light filled palm court



Opposite Leeds railway station



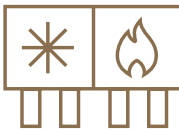
Life safety generator



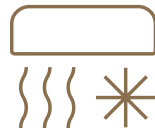
Gas hot water generation



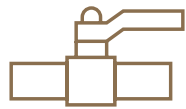
Electronic access controls



4 pipe FCU's



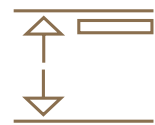
Zoned heating and cooling



PIR water shut off in WC's



Shallow plan floorplate



Floor to ceiling height 2.8m



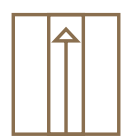
Raised access floor 150mm



CCTV internally and externally



Key areas of facade illuminated



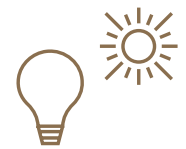
Vertical tenant risers



3 machine roomless elevators



High efficiency LED throughout



Automatic daylight dimming lighting



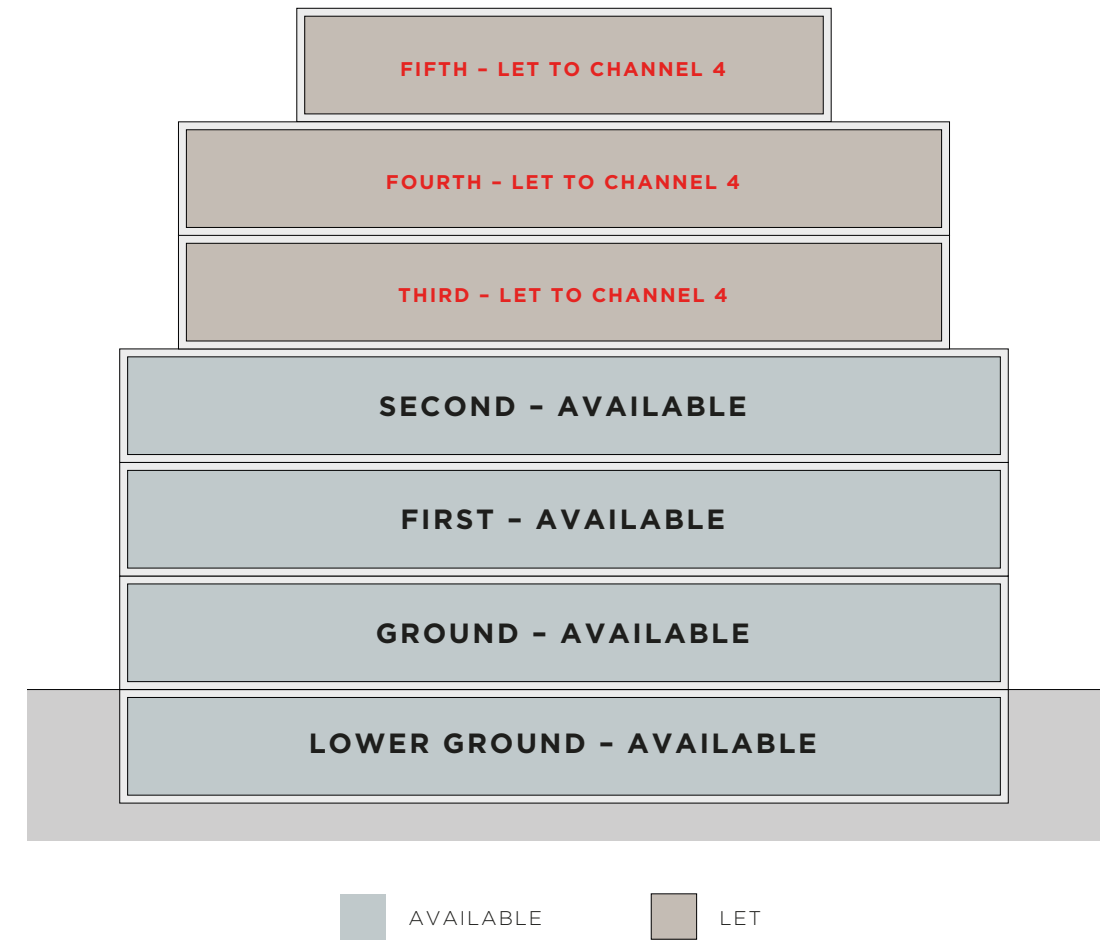
# SPACE TO WORK, SPACE TO RELAX

## Four floors available

From 8,032 sq.ft (746 sq.M.) - 39,106 sq.ft. (3,634 sq.m.)

Floor	Sq Ft	Sq M
Fifth	Let to Channel 4	
Fourth	Let to Channel 4	
Third	Let to Channel 4	
Second	11,094	1,031
First	11,072	1,029
Ground	8,908	828
Lower Ground	8,032	746
<b>Total</b>	<b>39,106</b>	<b>3,634</b>

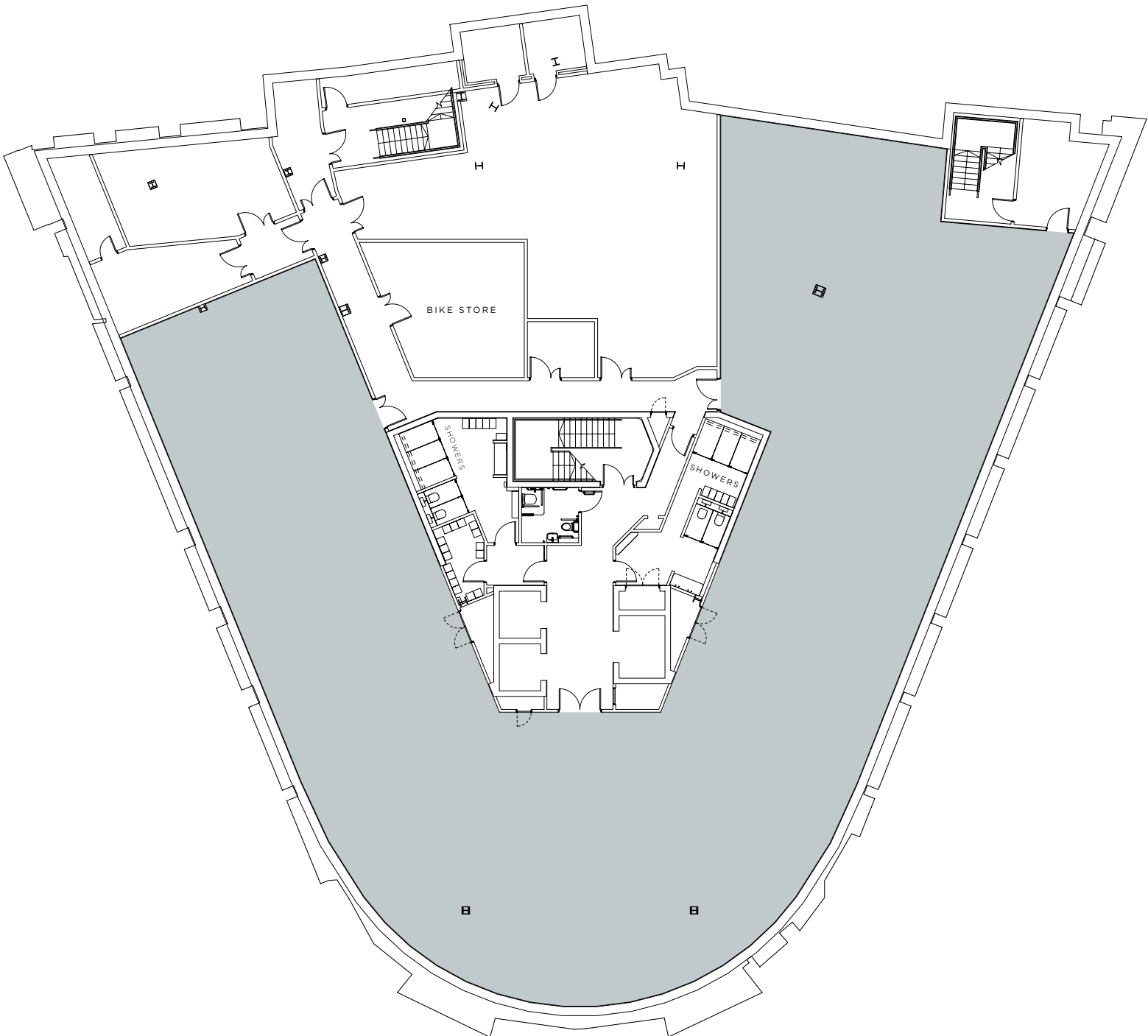
# SCHEDULE OF AREAS



Lower Ground

8,032 sq ft  
746 sq m

Space Available

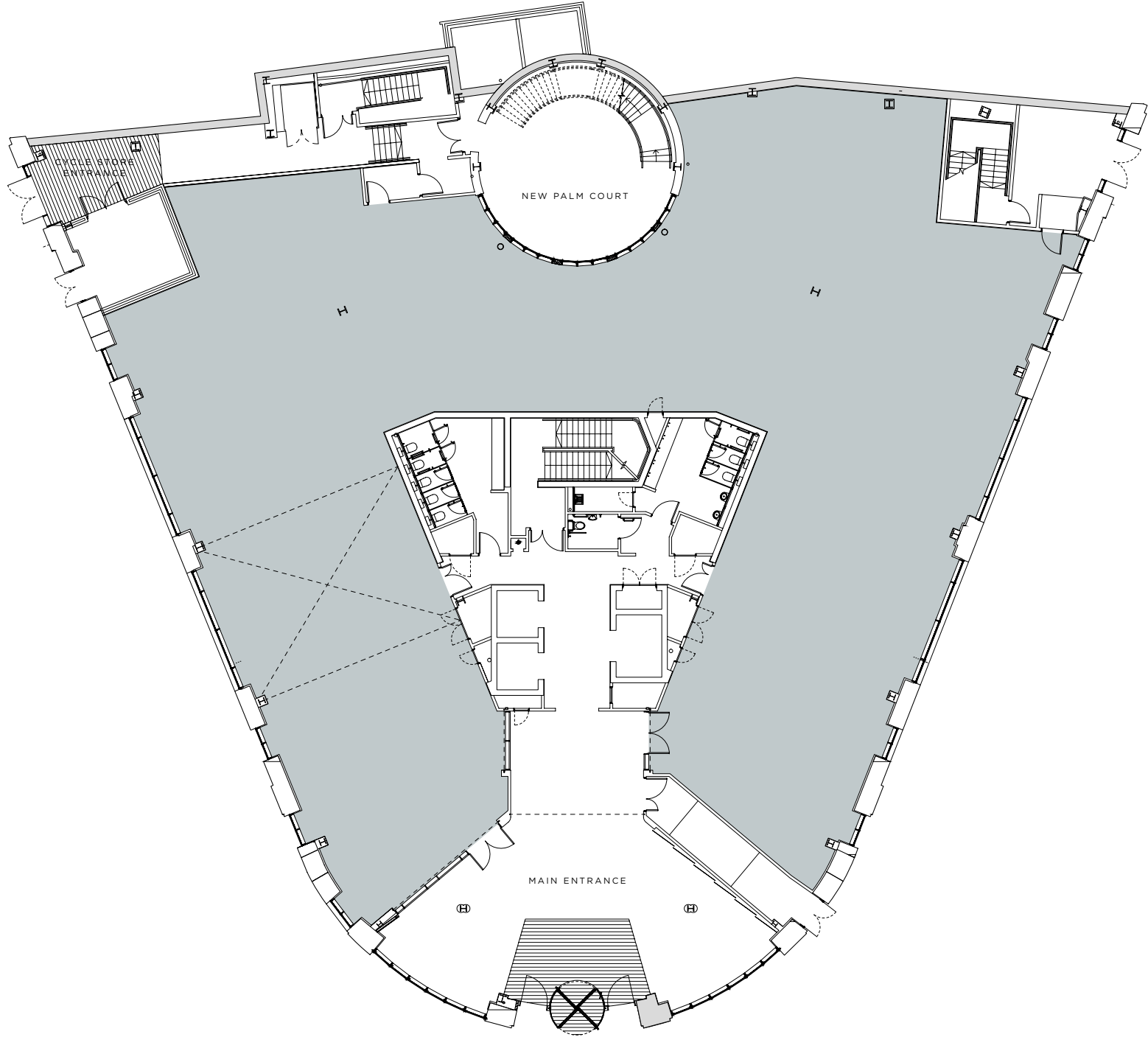


Ground

8,908 sq ft  
828 sq m

Ground Foyer  
1,438 sq ft / 134 sq m

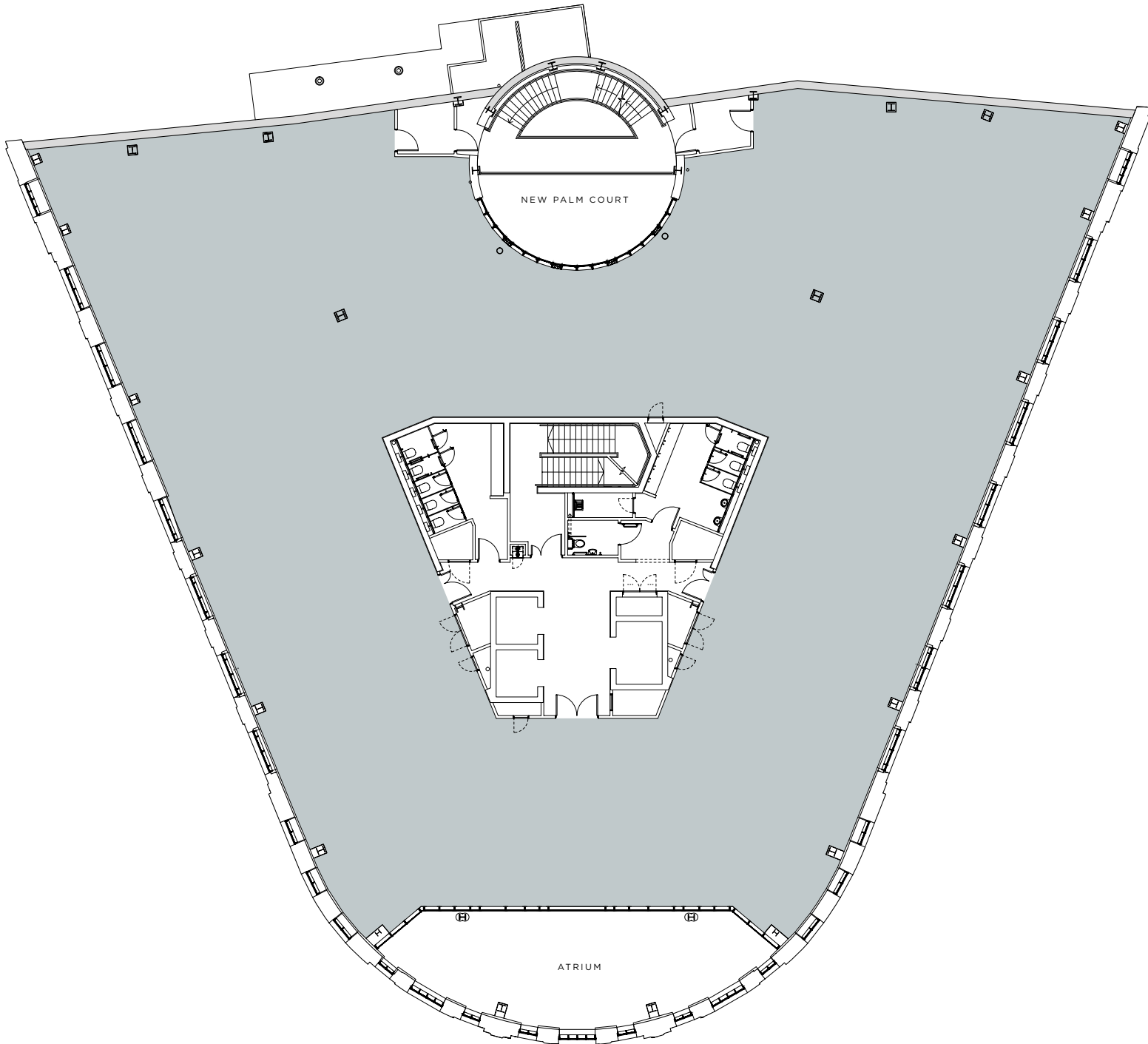
Space Available



First

11,072 sq ft  
1,029 sq m

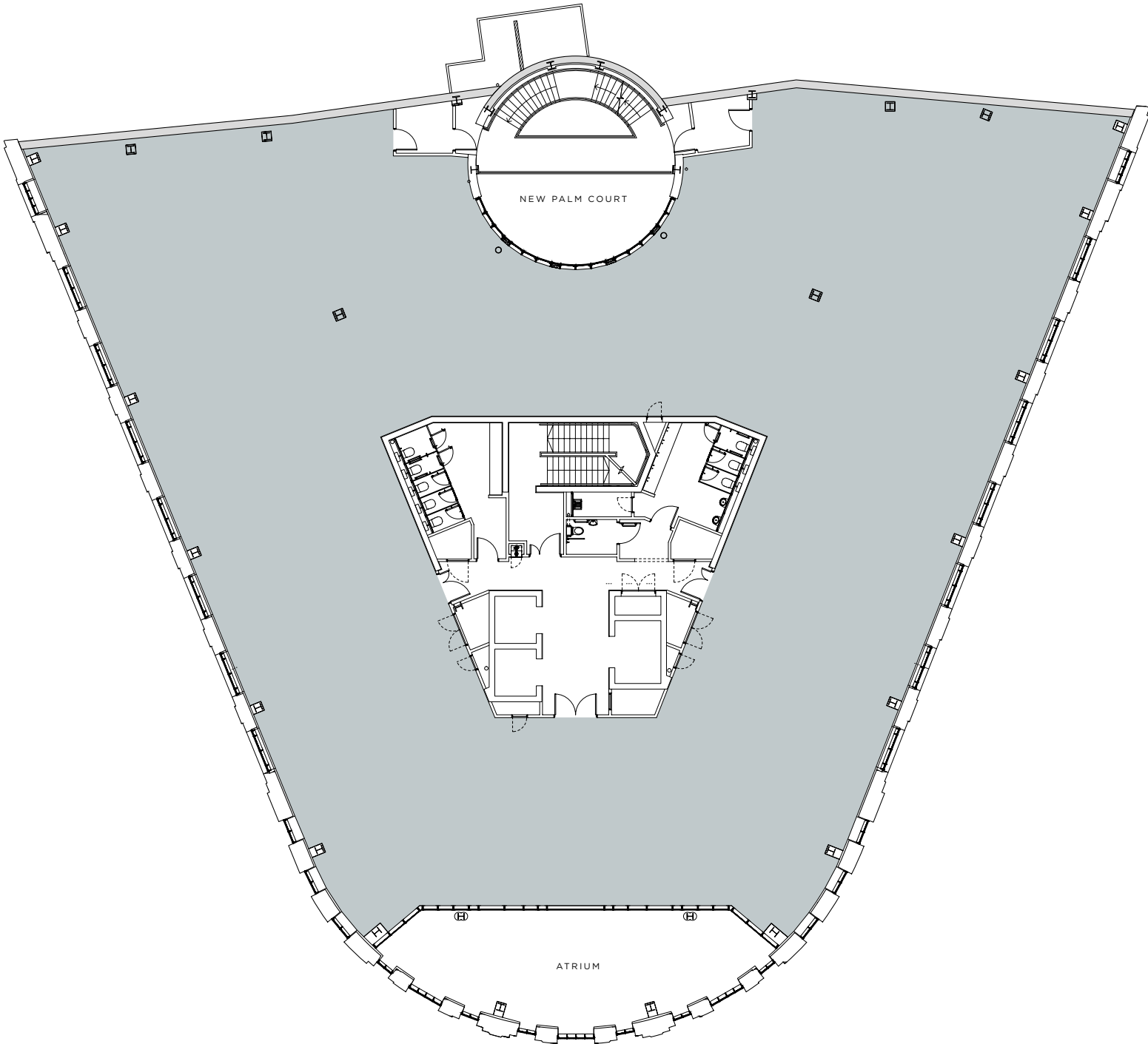
Space Available



Second

11,094 sq ft  
1,031 sq m

Space Available





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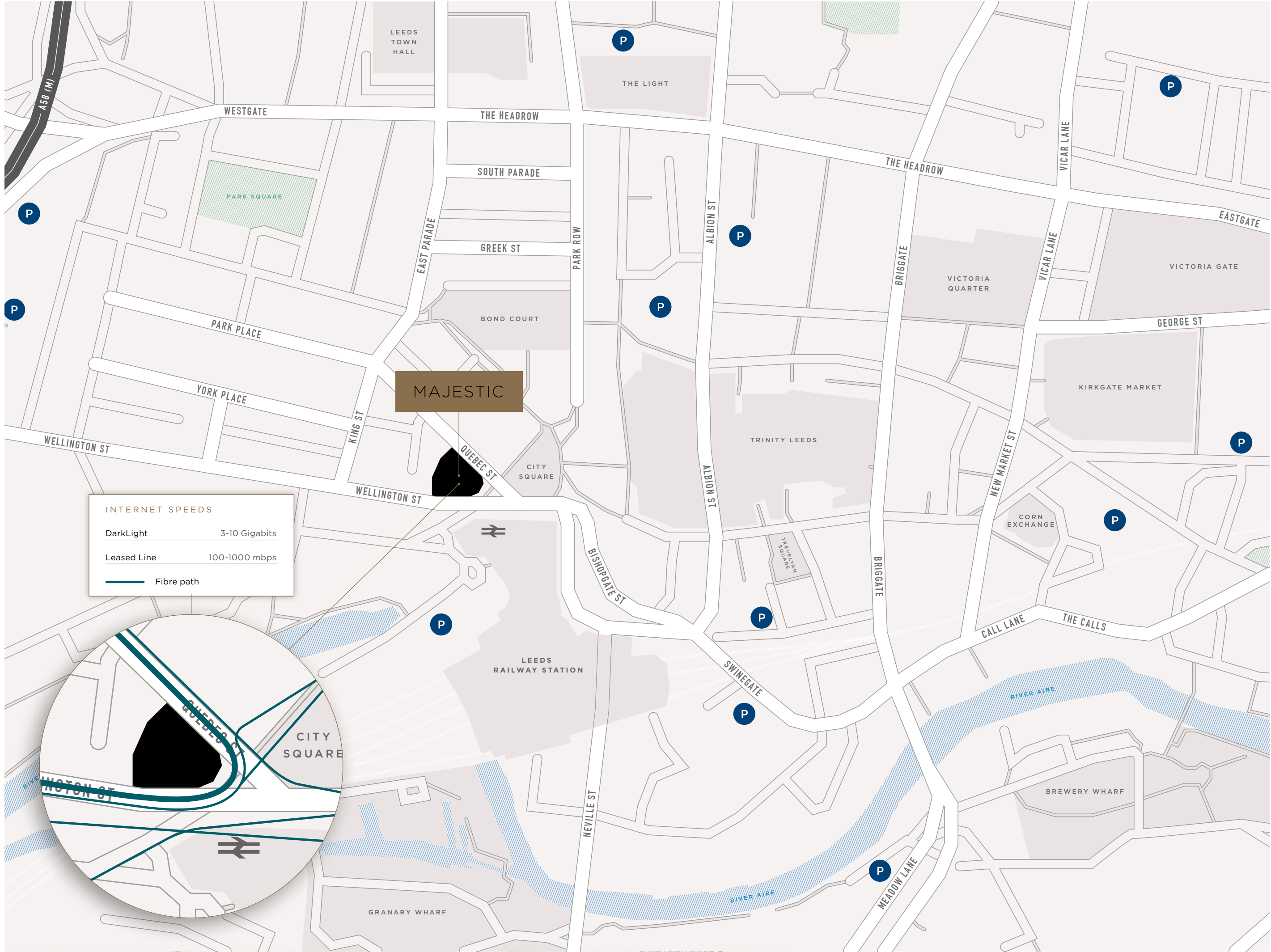
# AN AMBITIOUS & SUCCESSFUL CITY

You'll find the Majestic truly at the heart of it all.  
At the heart of an ambitious City.  
At the heart of a dynamic regional economy.  
At the heart of a glorious Yorkshire.  
At the heart of a true Northern Powerhouse.

Just steps away from the City's railway station, the Majestic not only commands a physical presence – it offers a commercial presence for your business to be within Leeds' landmark office building.


# FULLY CONNECTED

MAJESTICLEEDS.COM



INTERNET SPEEDS

DarkLight	3-10 Gigabits
Leased Line	100-1000 mbps
— Fibre path	

WALKING DISTANCES 

Leeds Railway Station	15 secs
Trinity Leeds	30 secs
Victoria Quarter	5 mins
Victoria Gate	7 mins

On City Square, the Majestic offers the location in Leeds to access the train links to the rest of the Country, and beyond. The Majestic does not just offer the best of business connections — the Majestic is central to a burgeoning City life with its magnificent stores and arcades, fabulous eating and drinking experiences, world-class art and culture alongside an array of leading educational institutions.

Some of our hand-picked local favourites, offering both style and substance, include:



**Friends of Ham**

A Leeds hidden gem, Friends of Ham has earned a prestigious reputation amongst Leeds' knowledgeable restaurant-goers and critics from the national media alike. This modernist charcuterie restaurant is a clear indicator of Leeds' position as a driver of culinary trends and fashions.

4-8 New Station Street, Leeds LS1 5DL



**Angelica & Crafthouse**

Not to be confused as one, Angelica and Crafthouse both offer an impressive destination for those looking for the ultimate drinking and dining experience. Located on the fifth floor of the stunning Trinity Leeds, Crafthouse, with its regularly changing seasonal menus, is the sister restaurant to Angelica, offering its stunning panoramic views of the City.

Level 5/6 Trinity Leeds, 70 Boar Lane, Leeds LS1 6HW



**Restaurant Bar & Grill**

City Square provides a truly impressive backdrop to enjoy brunch, lunch, dinner or a private party. Located within Leeds' grand Old Post Office, this is a restaurant which prides itself on the philosophy of offering great ingredients with service to match, inspired by classical and seasonal cooking.

The Old Post Office, 3 City Square, Leeds LS1 2AN



**Sous Le Nez**

One of the City's most acclaimed restaurants, effectively next door to the Majestic. Translating to 'under the nose', it's a place not to walk past as the subterranean nature provides a unique environment to enjoy the French inspired menu with Yorkshire hospitality.

The Basement, Quebec House, 9 Quebec St, Leeds LS1 2HA



**Tattu**

Tattu Leeds offers diners a culinary experience, the restaurant's menu embraces traditional Asian flavours and delivers contemporary Chinese cuisine in beautiful surroundings. The restaurant has dining space on the ground floor including the White Rose Garden covered terrace, as well as the first floor mezzanine which features a private dining room.

Minerva, 29 E Parade, Leeds LS1 5PS



**200 Degrees Coffee**

Specialist coffee roasters and unashamed coffee geeks. Their aim is to create the perfect cup of coffee so they ship the finest green beans from Rainforest Alliance farms back to the UK where tweed-clad artisans use the traditional art of roasting (at 200° Centigrade) to give a full bodied, smoother taste.

31 Bond Street Leeds, LS1 5BQ



**Iberica**

With its wondrous blend of antique and modern style, Iberica has earned an enviable reputation as a destination restaurant for those who appreciate authentic Spanish cuisine. With a menu created by a Michelin-starred chef, Iberica has played a real part in cementing Leeds' place at the forefront of Britain's burgeoning restaurant scene.

Hepper House, 17a East Parade, Leeds LS1 2BH



**Laynes Coffee**

Laynes is a warm and welcoming destination for busy commuters and informal meetings alike. Focusing on flavour and quality, Laynes demonstrates that this dynamic City believes in style, quality and artisan products, appealing to any aficionado.

16 New Station Street, Leeds LS1 5DL



**Kendells Bistro**

It's relaxed, informal, no waiters topping up wine glasses after every sip, or sneaking up behind you with a six foot pepper mill. Cloth napkins but not starched, blackboard menus open plan kitchen, intimate cosy candles flickering friendly without pretence. In fact they are so French they don't have a service charge and don't charge for bread either!

St Peters Square, Leeds, LS9 8AH

The Majestic offers the style as well as the substance for your business.

## Leeds is an International City, at the core of the Leeds City Region, home to 3 million people and with an annual economic output of over £64 billion.

Leeds is a growing City, which has seen the fastest private sector jobs growth of all UK cities, supported by nearly £4 billion of development investment over the last ten years and with exciting and innovative plans for the future.

Leeds is a connected City. The UK's highest concentration of internet and telecoms providers call Leeds home. Digital connectivity is matched to physical connectivity, with the planned arrival of HS2 into a new state-of-the-art railway station, adjacent to the Majestic.

Leeds is an innovative City. Leeds' population is one of its greatest strength. With a portfolio of fine educational institutions, Leeds is home to 210,000 students from some 150 countries, a hot-bed of talent, driving innovation. Nearly a third of all Leeds jobs are in Knowledge Intensive Business Services, a huge strength and a key component of planned future growth.

Leeds is a skilled City, home to the UK's fastest growing young population with over 3 million people living with the City Region and with significant strengths in key business sectors including healthcare, life sciences and digital technologies in addition to financial and professional services.

Leeds is the Country's most powerful banking centre outside of London, employing some 22,000 people, and the third largest retail destination in the UK. It is a diverse City where international business comes to succeed. A City where talent, quality of life and connectivity combine to deliver unrivalled opportunity and sustained growth.

Leeds is a global City with a sense of purpose.  
**And Majestic is at the heart of Leeds.**

For further details and 360° tours, visit [majesticleeds.com](http://majesticleeds.com)



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