

CENTRE STAGE^{AT}

MAJESTIC

CITY SQUARE LEEDS LS1



TWO BECOMES ONE

One Unique Space Over Two Floors.
The final opportunity to acquire some
of Leeds' finest and most unique space.
A total of 16,940 sq ft arranged at
ground floor and lower ground
floors available to let.

MAJESTIC

A Leeds Landmark 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



YOUR FRONT OF HOUSE

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.



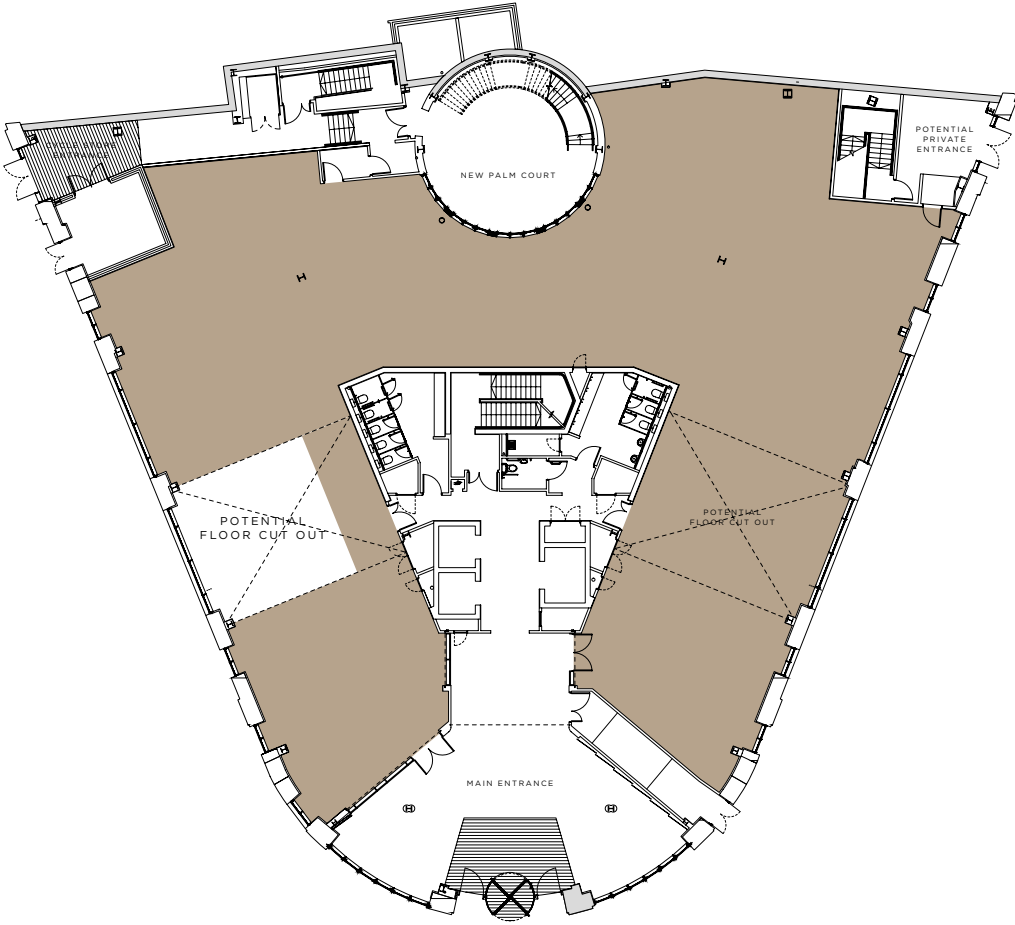
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MAKE AN
IMPRESSION



JOIN CHANNEL 4 &
KNIGHTS PLC IN LEEDS'
MOST DYNAMIC COMMUNITY



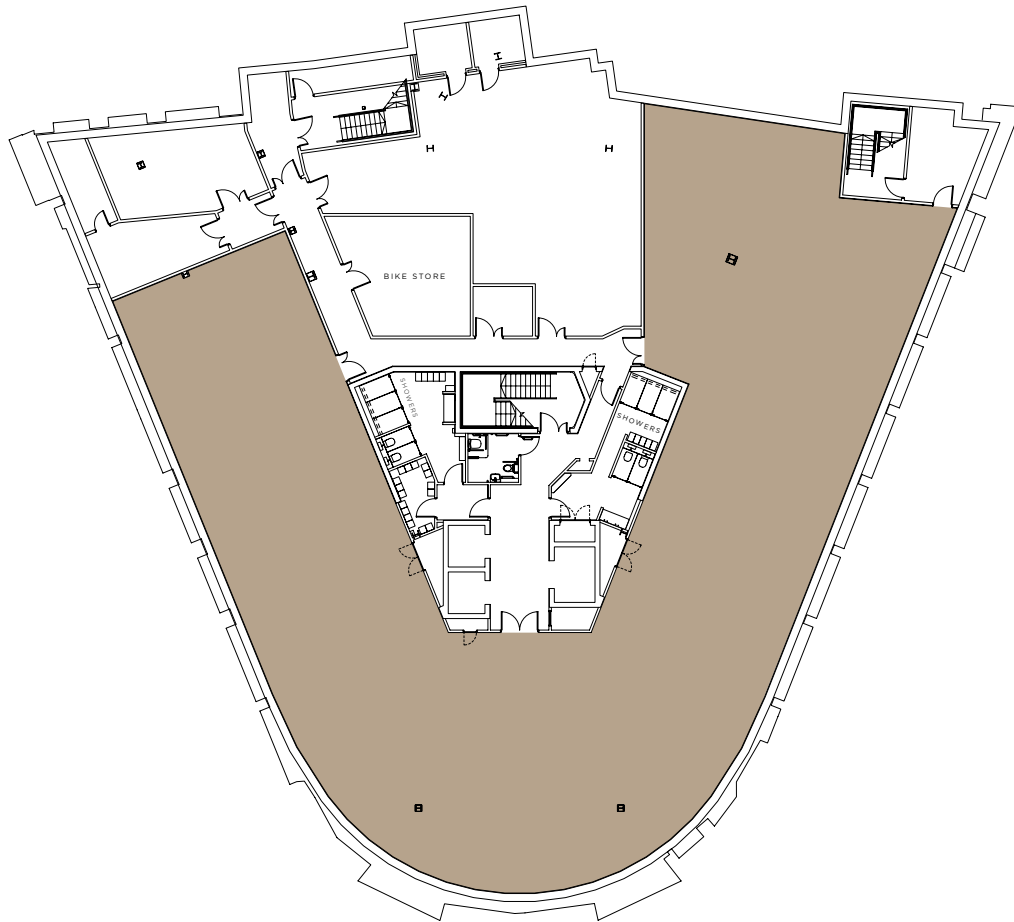
■ Space Available

Ground	8,908	828
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Ground Floor Accommodation

SPACE TO WORK, SPACE TO RELAX



■ Space Available

Lower Ground	8,032	746
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LGF Cycle Stores



LGF Showers and Locker Rooms



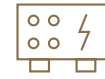
LGF Showers and WC's



LGF Accommodation

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:



Life safety generator



Gas hot water generation



Electronic access controls



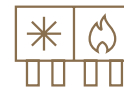
Super prime location



1:8 occupancy ratio



Showers



4 pipe FCU's



Zoned heating and cooling



PIR water shut off in WC's



Cycle storage



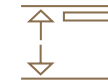
EPC A rating.
Breeam very good



Ready to go super
WiFi



Shallow plan floorplate



Floor to ceiling height:
Ground Floor at 2.8m and
Lower Ground Floor at 4.5m



Raised access floor 150mm



Fresh air filtration



Air handling system



Drying rooms



CCTV internally and externally



Key areas of façade
illuminated



Vertical tenant risers



Concierge reception



Light filled palm court



Opposite Leeds railway
station



3 machine roomless elevators



High efficiency LED throughout



Automatic daylight
dimming lighting

Note: The lower ground floor is currently in shell specification - allowing for the creation of something Majestic.

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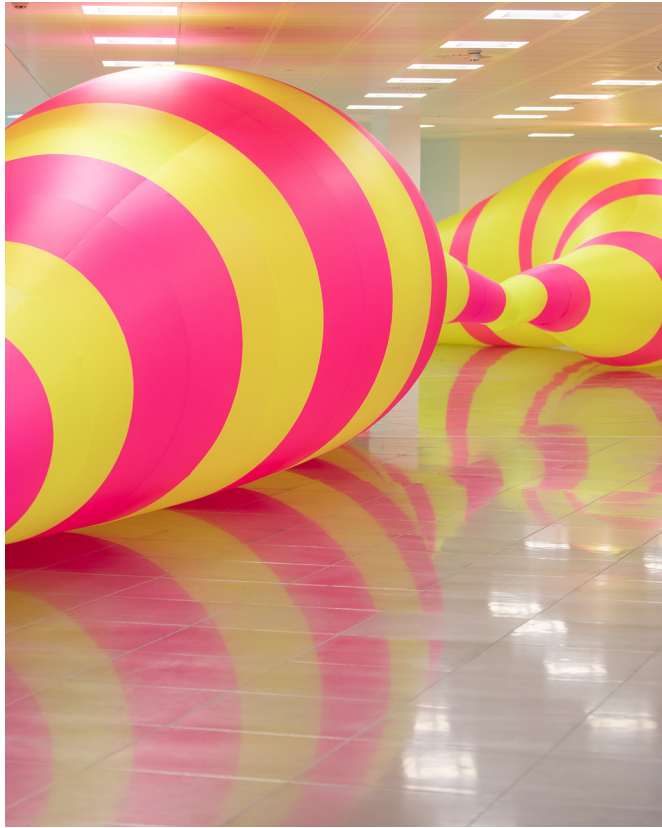


UNRIVALLED PROFILE

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.

MAJESTIC



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