Kirkstall Forge
Where a walk along the riverside connects to a new platform for business.

Where a thriving city meets a lively modern village.

Where a feeling of escape connects to a sense of being in the heart of the action.

Where the city skyline gives way to natural woodland.
Where new ways of thinking meet **new ways of working**

Where rich heritage meets contemporary culture

Where work life meets balance

Where future thinking meets down to earth attitude

Where pride in Yorkshire connects to a love for Leeds
Where 800 years of history meets 57 acres of new opportunities

The earliest known activities on the Kirkstall site were those of 13th century Cistercian monks who produced leather goods, pottery, lead and other metal works at Kirkstall Abbey.

Iron production took place at Kirkstall Forge from 1580 onwards, and the site's prominent position on the River Aire made it an important place in the early industrial revolution.

Construction of the Leeds and Liverpool canal and later railway lines brought better transport links and a broad range of industries (including brewing, printing, textiles and iron forging) to Kirkstall.
THE FIRST WORLD WAR SAW FURTHER LARGE SCALE GROWTH AT KIRKSTALL FORGE, WITH AXLES FOR MILITARY VEHICLES PRODUCED HERE. BY 1930, MOST LORRIES AND BUSES MADE IN THE UK HAD AN AXLE MADE AT KIRKSTALL. AFTER SOME 800 YEARS OF CONTINUOUS ACTIVITY THE KIRKSTALL SITE EVENTUALLY CLOSED IN 2002.

With the sensitive restoration of the site's important industrial archaeology a key part of development plans, the historic Kirkstall Forge is ready to be fired with new purpose and ambition as a place of pride, vitality and new possibilities.
The Vision
THE KIRKSTALL FORGE DEVELOPMENT WILL BRING TO LIFE A CONNECTED COMMUNITY FOR BUSINESS, RESIDENTS AND VISITORS. A PLACE TO LIVE, WORK, THRIVE AND PROSPER, CLOSE TO THE CITY, IN THE OPEN AIR.

The vision connects rich cultural heritage to modern commercial ambitions and joins up fresh ideas about sustainable new ways of living and working to acres of green space, to schools, to housing, to light-filled office spaces.

With its own purpose built station, Kirkstall Forge joins up the vibrancy of city life with the tranquility of the outdoors and the connectedness of a living, working thriving community.

Kirkstall Forge will not only be unique to Leeds but will establish a new benchmark for the rest of the UK.

Not just a unique vision, a once in a lifetime opportunity.
Where a walk along the riverside connects to a new platform for business

With its own purpose built station opening and active in 2015, the beautiful woodlands and open spaces of Kirkstall Forge will be a mere 6 minutes from Leeds City Centre, 15 minutes from Bradford and 1 hour from Manchester.
Where work life meets balance in a new place to live and play
Our 57 acre site is located on the A65, 3.5 miles from Leeds city centre and 7.7 miles from Bradford city centre.

**KEY DISTANCES**

<table>
<thead>
<tr>
<th>Junction</th>
<th>Route</th>
<th>Distance</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>M62</td>
<td>4.4 miles</td>
</tr>
<tr>
<td>47</td>
<td>M62</td>
<td>7.1 miles</td>
</tr>
<tr>
<td>43</td>
<td>M1</td>
<td>7.5 miles</td>
</tr>
<tr>
<td>Leeds Bradford Airport</td>
<td>A65</td>
<td>4.7 miles</td>
</tr>
<tr>
<td>Leeds City Centre</td>
<td>A65</td>
<td>3.5 miles</td>
</tr>
<tr>
<td>Bradford City Centre</td>
<td>A65</td>
<td>7.7 miles</td>
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</tbody>
</table>

**TRAIN TRAVEL TIMES**

<table>
<thead>
<tr>
<th>Destination</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leeds to Kirkstall Forge</td>
<td>6 mins</td>
</tr>
<tr>
<td>Bradford to Kirkstall Forge</td>
<td>15 mins</td>
</tr>
<tr>
<td>Leeds to London</td>
<td>1 hour 59 mins</td>
</tr>
<tr>
<td>Leeds to Manchester</td>
<td>49 mins</td>
</tr>
<tr>
<td>Leeds to Birmingham</td>
<td>1 hour 47 mins</td>
</tr>
<tr>
<td>Leeds to Edinburgh</td>
<td>2 hours 50 mins</td>
</tr>
</tbody>
</table>
Our 57 acre site is located on the A65, 3.5 miles from Leeds city centre and 7.7 miles from Bradford city centre.

KEY DISTANCES

| Junction 2 | M62 | 4.4 miles |
| Junction 47 | M62 | 7.1 miles |
| Junction 44 | M1 | 7.5 miles |
| Leeds Bradford Airport | A65 | 4.7 miles |
| Leeds City Centre | A65 | 3.5 miles |
| Bradford City Centre | A65 | 7.7 miles |

MOTORWAY DISTANCES

| Leeds to London | M1 | 195 miles |
| Leeds to Manchester | M62 | 42 miles |
| Leeds to Birmingham | M1 | 120 miles |
| Leeds to Edinburgh | A1 | 218 miles |
Where a thriving city meets a lively modern village

Bringing together Grade A office buildings, award-winning housing, woodland walks, cycle paths, schools, bars and restaurants, Kirkstall Forge connects the very best of modern city life to a thriving village community in a simply stunning location.
Independent, connected, entrepreneurial, progressive...

Made in Leeds

Leeds is unique. The fastest growing city in the UK and yet its greenest. Built on a proudly pioneering industrial and manufacturing heritage, yet gateway to some of the UK’s most iconic natural landscapes and open spaces. Historically grand and yet contemporary. Outward looking yet definitively ‘Yorkshire’ in character. Friendly, welcoming, direct... the perfect place for business.
Leeds

The largest centre for financial services outside London

The most important legal centre outside of London

The UK’s 3rd largest centre for manufacturing

The second largest centre for young people’s education

The largest teaching hospital in Europe
Leeds

A transport hub connecting A1, M1 and M62 and Leeds/Bradford airport

Named best shopping destination in UK by The Rough Guide to Britain

Named Visitor City of the year in The Good Britain Guide

A city economy valued at £13.6 billion, projected to grow by a third over the next 10 years
The Opportunity
Where new standards of building meet new ways of working

OFFERING 300,000 SQ FT OF GRADE A OFFICE SPACE ASPIRING TO EPC A AND BREEAM OUTSTANDING, KIRKSTALL FORGE STRIVES TOWARDS THE HIGHEST STANDARDS OF BUILDING SUSTAINABILITY TO CREATE EXCITING OPPORTUNITIES FOR NEW WAYS OF WORKING CONNECTED TO GREEN SPACE, LIGHT AND WATER.
Where sustainability and environmental performance meets design excellence

Great, bespoke design is at the heart of Kirkstall Forge. It’s how we connect new ideas for enlightened, sustainable architecture to fresh thinking about new ways of living and working.

Above all it’s what connects our vision and ambitions for Kirkstall Forge to your individual requirements and ambitions.

The individual flexibility of the design solutions we are able to offer means that you can effectively design your building from the outside in, making your own decisions on environmental and sustainability criteria, as well as aesthetics and floor plans to meet your individual requirements.

We are aiming for Kirkstall Forge to be a site for exemplar buildings that meet BREEAM Outstanding.

GOOD DESIGN ATTRACTIONS
PEOPLE TO PLACES, GREAT DESIGN KEEPS THEM THERE.
Site Sustainability Opportunities

Transport

EXCELLENT PUBLIC TRANSPORT LINKS WITH THE PROVISION OF A NEW STATION.
PROVISION OF A TRAVEL PLAN AND PROMOTION OF CAR CLUBS.

Water Consumption

POTENTIAL FOR RAINWATER AND RECYCLING.
USE OF WATER EFFICIENT FIXTURES AND FITTINGS.

Health & Wellbeing

TARGET GOOD LEVELS OF DAYLIGHT – INFORMED BY DAYLIGHT MODELLING.
TARGET GOOD LEVELS OF INDOOR AIR QUALITY USING HEALTHY VENTILATION RATES.

Energy

ENERGY TARGET ENERGY PERFORMANCE CERTIFICATE (EPC) A-RATED DESIGNS.
REVIEW RENEWABLE ENERGY TECHNOLOGY OPTIONS.
SUB-METERING OF END USES AND AREAS.
OPPORTUNITY FOR ROOF MOUNT SOLAR-PV PANELS.
OPPORTUNITY FOR MICRO-HYDRO POWER GENERATION IN THE LOCAL RIVER.

Waste Management

PROVISION OF RECYCLING FACILITIES, INCLUDING OPPORTUNITIES TO SEPARATE PAPER, CARD, PLASTICS, GLASS, FOOD WASTE AND GENERAL WASTE.

Materials

TARGET REDUCING ENVIRONMENTAL IMPACT OF MATERIALS SELECTION.
RESPONSIBLE SOURCING, AND TARGET ALL TIMBER TO BE SOURCED FROM SUSTAINABLY MANAGED FORESTS.

Management

TARGETING BREEAM EXCELLENT RATING.
PROVISION OF USER GUIDE.
TARGET CONSIDERATE CONSTRUCTORS SCHEME.
CONSULTATION ON ‘SECURED BY DESIGN’.

Ecology

THE SITE OFFERS THE OPPORTUNITY FOR A BIODIVERSE AND GREEN LANDSCAPING STRATEGY.
BIODIVERSITY IMPROVEMENTS INCORPORATED IN THE DESIGN WHERE POSSIBLE E.G. GREEN/BROWN ROOF AREAS, GROUND LEVEL LANDSCAPING.
Setting a new workspace standard

Dedicated mainline railway station linking to Leeds city centre (6 mins) and Bradford Foster Square (15 mins).

Unrivalled public transport links.

Dedicated on-site car parking.

Shops, cafés and restaurants on site.

Riverside setting in mature protected woodlands.

The first building delivered will offer over 100,000 sq ft of Grade A office space split across large efficient floorplates. Typically over 18,000 sq ft, these floorplates can be split to accommodate maximum occupier flexibility.

Target EPC A and BREEAM Outstanding rating.

Impressive entrance and reception, with option for occupier’s own ground floor reception.

24 hour site security.

Long-term landlord committed to maintaining the quality of the wider development.
Kirkstall Forge warmly invites you to join us in pioneering a new place to work and live...

Made in Leeds
With over 650 happy tenant customers, Commercial Estates Group is committed to providing innovative workspace solutions to suit modern business needs.