

TEMPLE

148,156 SQ FT  
INSPIRATIONAL  
WORKSPACE

# One Globe Square

ceg:



An architectural rendering of a modern, multi-story office building. The building is constructed from red brick and features a grid of large, rectangular windows. The top of the building has a distinctive, stepped roofline with a rooftop terrace area. The building is situated in an urban environment, with other buildings and trees visible in the background. In the foreground, there is a paved plaza with people walking and sitting, suggesting a lively, community-oriented workspace. The sky is blue with some light clouds.

# The future of workspace

148,156 SQ FT INSPIRATIONAL  
WORKSPACE WITH FEATURE  
ROOFTOP TERRACE

Available from 2027

Indicative CGI



# Meet me in Temple

Only 5 minutes walking distance from Leeds train station, Temple has a mixture of quiet reflective landscaped areas, busy squares and stylish new buildings, providing an inspiring and safe environment for workers, visitors and residents alike. Here is the place to be.



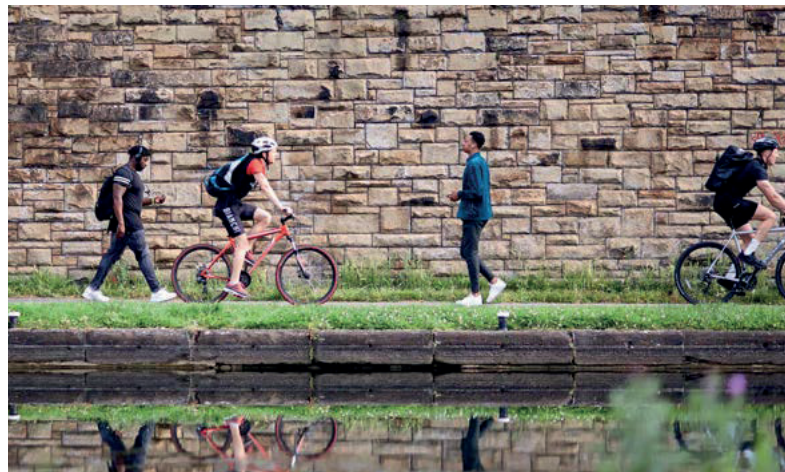


Meet the neighbours

# In good company.

The area is already well established as a business district with over 300 creative businesses, including a number of household names with operations in the immediate neighbourhood.

Temple is an inclusive community for entrepreneurs, innovators and businesses of all sizes.



KPMG

ASDA

EY

Fortrea

ARTS COUNCIL  
ENGLAND

Harvey  
Nash.

EVERSHEDS  
SUTHERLAND

StormBrands

Jet2

blynk

BT

AECOM



# Temple Local Amenities



## F&B and local businesses

1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19		

## New residential

18
19
20



Globe Point

# The First Piece of the Puzzle

To see the building for  
yourself, please view  
[our 3D virtual tour](#)



Having launched in September 2022, Globe Point is an inspiring office building and forms the gateway to the Temple neighbourhood, only a 5 minute walk from Leeds Train Station.

The building's 40,430 sq ft of workspace is laid out over seven floors across dual aspect floorplates. Fantastic for natural lighting. The feature roof terraces on the top two floors, offer spectacular views across Leeds City Centre.

With high quality finishes, the welcoming ground floor offers a cafe kitchen and plenty of collaborative break out space for working, a reception with a front of house manager, a media wall and hotel-quality washrooms complete with showers, towels, lockers, a drying room, hair dryers and straighteners.

Globe Point sets the standard top quality workspace in Leeds and we are delighted to have already welcomed the following companies to our community:

ReedSmith  
Driving progress  
through partnership



GOWLING WLG



JAYWING

Julius Bär



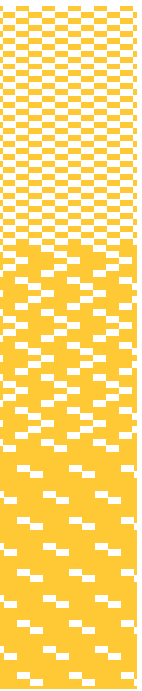
WELCOME TO  
**One  
Globe Square**

Indicative CGI



## Work life balance

One Globe Square is an iconic office building situated at the heart of the Temple district with close connections to the city centre and railway station. Designed using high quality materials and finishes, the reception offers a dedicated café with adjacent landscaped public realm with green space.







A working  
environment  
that suits you

Indicative CGI



## Fit & Well

Hotel-quality washroom facilities complete with fresh towels, hairdryers, straighteners and a drying room, make sustainable travel to work or exercise at lunch a seamless part of your daily routine. Yoga, meditation and wellbeing talks will be just a few of the options available to help your team stay healthy, focused and performing at their best.



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# Something for everyone

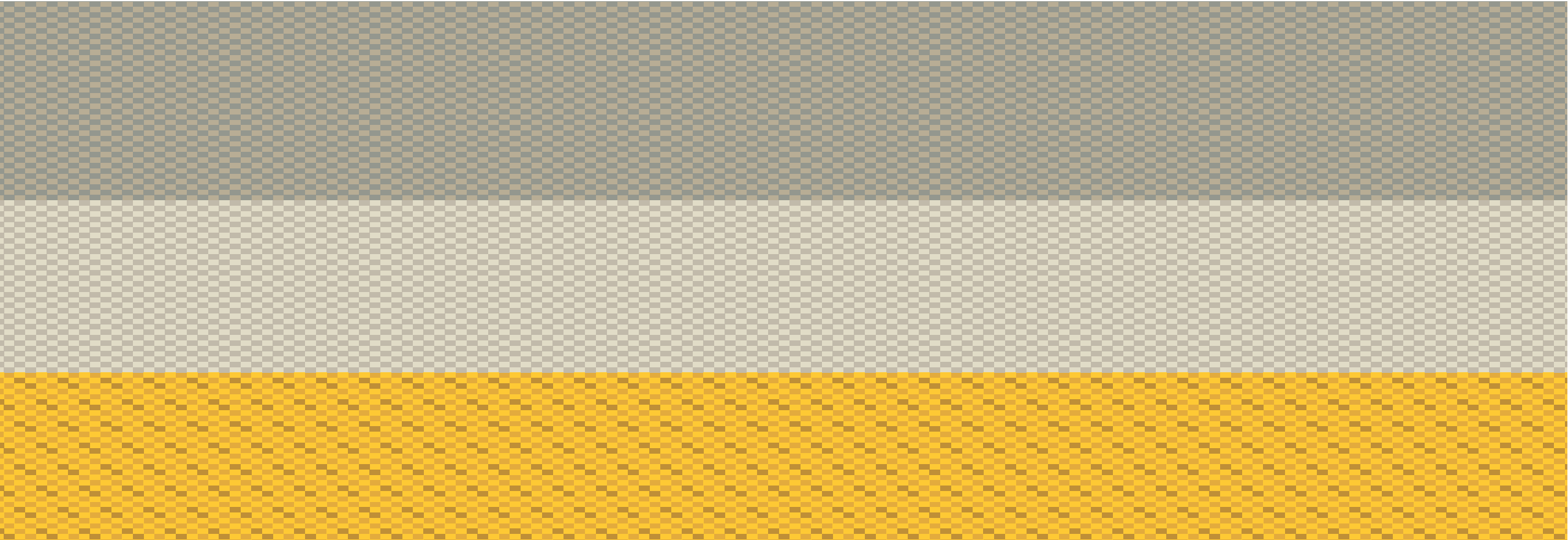
Indicative CGI











THE DETAIL

# One Globe Square





# Building specification

<div><div>NZC</div><div>IN OPERATION</div><div>Committed to Net Zero Carbon (NZC) in Operation in line with UKGBC Requirements</div></div>	<div><div></div><div>EPC A and BREEAM <b>Outstanding</b></div></div>	<div><div></div><div>Ground Floor Café / Kitchen with flexible working areas</div></div>	<div><div></div><div>Highly flexible floorplates of 18,000 sq ft</div></div>	<div><div></div><div>Roof terraces on 7th floor</div></div>	<div><div></div><div>Smart Enabled and Tech Ready – WiredScore Platinum</div></div>	<div><div></div><div>5 minute walk from Leeds Station</div></div>	<div><div>Available for Pre Let</div><div>Planned build programme of 96 weeks</div></div>
<div><div>Reception:</div><div><ul style="list-style-type: none"><li>– High quality decorative decorative finishes and wall panelling</li><li>– Solid and durable floor finishes.</li><li>– Suspended ceilings, coupled with feature rafts.</li><li>– HVAC VRF to Ground Floor amenity spaces.</li><li>– Spotlights in ceiling, supplemented by linear lighting in the raised lobby space.</li><li>– A 2-person reception point with concierge staff</li><li>– Security barriers between the reception and the lift lobby will be provided. CCTV will cover common areas.</li><li>– 24/7 manned presence</li></ul></div></div>	<div><div>Offices &amp; occupancy:</div><div><ul style="list-style-type: none"><li>– Floor to Ceiling: Typical 2.8m</li><li>– Planning Grid: 1.5m</li><li>– Column Grid: Typically 6m x 7.5m</li><li>– Plan Efficiency: 79.3%</li><li>– Lifts: 1 person per 8m<sup>2</sup> (diversified to 1 per 10m<sup>2</sup> as per BCO Guidance)</li><li>– M&amp;E: 1 person per 10m<sup>2</sup> (NIA)</li><li>– WC's: 1 person per 10m<sup>2</sup> (NIA)</li><li>– Means of Escape: 1 person per 6m<sup>2</sup> (NIA)</li><li>– Workplace Density: 1 person per 10m<sup>2</sup> (NIA)</li></ul></div></div>	<div><div>Tenant amenities:</div><div><ul style="list-style-type: none"><li>– 138 lockers, 30 mesh drying lockers, clothing and shoe drying racks</li><li>– Cycle spaces provided</li><li>– Showers: 13 at Ground Floor</li><li>– Drying Room: Yes</li><li>– Dedicated Tenant Risers: Yes</li><li>– Dedicated secure storage and maintenance station.</li><li>– Active Score platinum.</li><li>– Chameleon Café serving locally sourced food and drink from 7am to 7pm</li><li>– The Ground Floor space provides further breakout and business lounge working space alongside the café</li><li>– WiFi throughout the landlord areas</li></ul></div></div>	<div><div>Smart and sustainable:</div><div><ul style="list-style-type: none"><li>– Committed to Net Zero Carbon (NZC) in Operation in line with UKGBC requirements</li><li>– The building will be designed to exceed the energy performance requirements of Building Regulations Approved Document Part L</li><li>– Energy Performance Certificate: Target A</li><li>– Designed with consideration to meet the criteria of 'WELL Ready'.</li><li>– The Building will undergo extensive and regular energy modelling to ensure the energy consumption is minimized and aligns with the design intent. Target UK GBC Net Zero Framework 2025 – 2030 Paris Proof Upfront Embodied Carbon (A1 -A5) ≤ 755 kgCO2/m<sup>2</sup> GIF</li><li>– Wired Score: Platinum Certification.</li></ul></div></div>	<div><div>Accreditations:</div><div><ul style="list-style-type: none"><li>– Targeted BREEAM <b>Outstanding</b></li><li>– Targeted EPC A</li><li>– Targeted Active Score Platinum</li><li>– WiredScore Platinum</li><li>– Targeted NABERS 5* Design for Performance</li></ul></div></div>			



## Accommodation schedule



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Level	Type	Sq Ft
Ground Floor	Office Suite 1	3,150
Ground Floor	Office Suite	2,271
Ground Floor	Café/ Restaurant	3,404
Floor 1	Office	17,527
Floor 2	Office	18,520
Floor 3	Office	18,520
Floor 4	Office	18,515
Floor 5	Office	18,368
Floor 6	Office	18,368
Floor 7	Office	9,530
Floor 7	Business Sky Lounge	2,815
Floor 7	North Terrace	1,535
Floor 7	South Terrace	3,152
Floor 8	Office	12,493
Total		148,156



## Unlocking your building

To ensure exemplary levels of building service for all our occupiers and their visitors, we've created a programme of events and services called 'Life by CEG' at Temple.

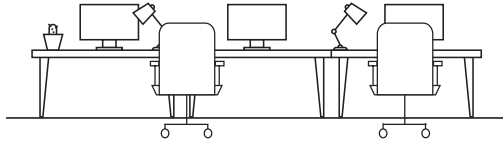
- Ground Floor licensed Cafe
- Town hall address space with digital screen
- Communal business lounge and breakout space
- Customer events
- Dry cleaning
- Cycle & scooter hire schemes
- Pop up retail
- Pet therapy





## Flexible leasing

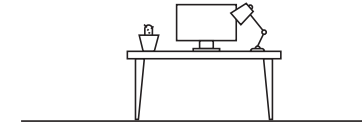
# CORE



### **Longer-term essential space.**

Typical floor plates of 18,000 sq ft of prime workspace with a consistent and coherent design aesthetic, flooded with natural daylight. Space to reflect your brand and to energise your colleagues.

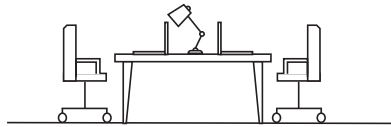
# FLEX



### **Space to flex to your business needs.**

Lease on your own terms.  
Space to grow or contract.

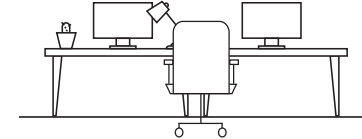
# CUSTOM



### **We deliver your bespoke fitout.**

Make your relocation capital cost neutral and keep the focus on what you do best, by leaving us to design, specify, source, project manage and fitout your space. We have the experience, people and buying power to deliver your perfect customised solution.

# COMPLETE



### **Aspirational space. Everything covered.**

Certainty of cost in an ever charging world. Bring your rent and all other occupational costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business.

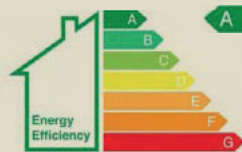


# Building a sustainable future

Targeting Net Zero Carbon (NZC) in operation in accordance with the UKGBC framework.

**BREEAM®**

Target BREEAM Outstanding



Target EPC A



WELL Ready



All electric using 100% green energy

**NZC**  
IN OPERATION

Targeting NZC in Operation





## TRANSPORT

- 5 min walk to Leeds station
- Cycle storage with showers
- Car Club
- EV charging for bikes



## WATER CONSUMPTION

- The building utilises water efficient fittings
- Water consumption is reduced by 39%
- The annual water saving equates to ½ an Olympic swimming pool



## HEALTH & WELLBEING

- Carbon dioxide sensors help us to monitor the air quality and adjust the air flow as required, to maximize air quality while optimising energy efficiency



## WASTE MANAGEMENT

- 100% operational waste diverted from landfill



## MANAGEMENT

- Life Team on site
- Post occupancy evaluation
- Continuous customer engagement



## ENERGY & CARBON

- Heating from low carbon technologies
- No fossil fuels burnt on site
- 36% lower energy consumption than an average building
- Targeting Net Zero Carbon in Operation



## MATERIALS

- Smart selection to reduce environmental impact
- Responsible sourcing
- Target all timber sourced from sustainably managed forests
- Renovated brownfield site

**Sustainability is built into  
the fabric and operation  
of One Globe Square**

One Globe Square looks to people as well as technology to help create the next generation of truly sustainable office buildings. Changing people's behaviour, as well as achieving market accreditations, is the path to a more sustainable future.

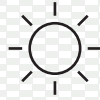


## Smart ready & tech enabled



### Smart Enabled, Digital Ready and Secure

For future smart applications, and ready to work and interact with Tenant installations.



### Energy metering & Management

Real time energy data and enhanced controls allow you to focus on energy efficiency and sustainability.



### Building App

Seamless interaction for intuitive user experience, enriching building services and life events.



### Lighting Enabled Digital Services

Intelligent LED lighting enhances comfort and reduces energy usage.



### Indoor Air Quality

Zoned heating and intelligent sensors support performance, wellbeing and energy usage.



### Visitor Management System

Streamlining the check-in process for visitors.



### Contactless Access Control

Contactless means for entering and navigating the building.



### EV Charging for bikes

EV charging booked and managed through the Building App.





# TEMPLE



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We welcome

**25,000**

visitors to our buildings daily

**16** <sup>cafés</sup> / **9** <sup>fitness centres</sup>  
operated nationally

**£800m**  
capital value

**9 million**  
square feet

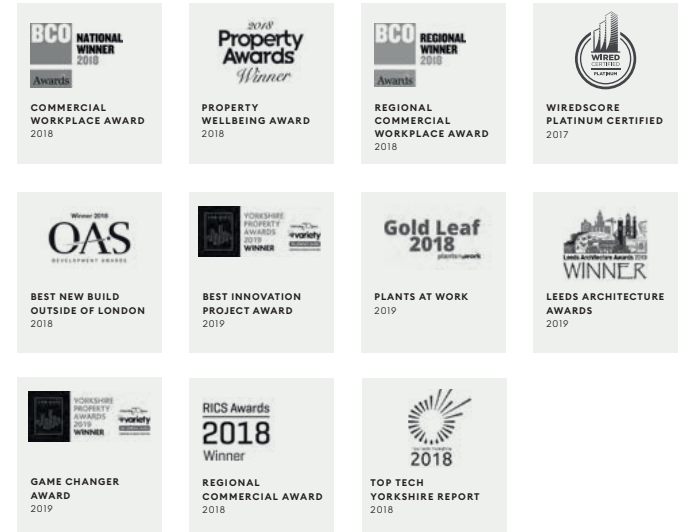
**120+**  
Current investment  
& development sites

**We don't just invest.  
We are invested.**

With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them.

We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.

**ceg:** [ceg.co.uk](http://ceg.co.uk)





TEMPLE

# One Globe Square



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