

Platform





The home of innovation in Leeds

The home of tech in Leeds offering coworking space, serviced offices and leased office space, part of Bruntwood SciTech's network of innovation districts.



A great location - right next door to Leeds train station



Roof Terrace - ideal for meetings and events

Where ideas connect

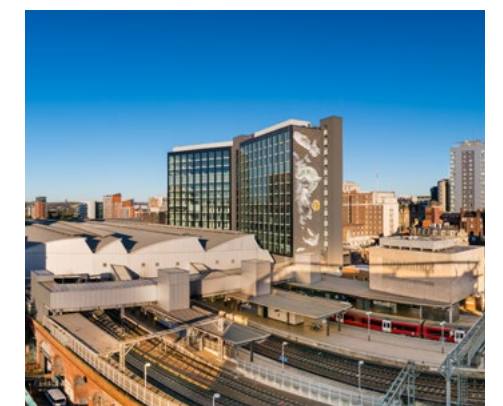
At Platform, we're proud to bring together forward-thinking businesses that are shaping the future of tech, innovation and the city itself. It's a place where collaboration comes naturally and ideas around sustainability, growth and shared success are encouraged and explored.



Co-working lounge



With views across Leeds and everything you need under one roof, you can create a working day that works for you. From catching up with clients in our ground floor café, to taking a break on the roof terrace, or heading to an event in the lounge, Platform is more than just a place to work – it's where ideas connect and communities thrive





A digital tech cluster

Home to a cluster of the region's most innovative and disruptive digital and tech start ups and scale ups.

Platform offers access to the flexible workspace, specialist community and support your business needs to form, scale or grow.

Located next door to Leeds train station, Platform provides a secure location, meeting rooms, lounge, roof terrace, and upto 10GB broadband connectivity.



Lounge - ideal for informal meetings and networking



Startup tech hub



10GB Broadband

The Tech Hub

At Platform, be part of Leeds’ only dedicated hub for tech with the most disruptive start-ups and scale-ups in the region, and access the national Bruntwood SciTech community and partner network.

Home to over 100 thriving fast-growth digital and tech businesses working in fintech, medtech, software development, gaming, legaltech and data analytics. Located in the heart of Leeds city centre, directly connected to Leeds train station.

How we can help you

Through our extensive partner network of universities, investors, councils, government bodies, NHS Trusts and more, we can help your business grow by connecting you to opportunities to access skills, funding, markets and partnerships.



Events programme to connect and collaborate



Access to business support



Flexibility for continuous growth in one location



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At Platform you’ll be joining:



Innovation & Growth

Catalysing fast, sustainable growth for innovative businesses.

At Bruntwood SciTech, we do more than provide space. Through our Innovation and Growth programme, we help ambitious businesses unlock opportunities, build meaningful connections, and access the resources they need to grow - all within thriving innovation communities.

Whether you're just starting out or scaling at pace, we connect you to:

Talent

We help you find and retain the people who'll shape your future. Through partnerships with leading universities, recruiters and skills providers, we bring the UK's brightest talent to your door - from graduate placements and apprenticeships to senior hires and future leaders.

Expertly managed facilities

Capital Access to funding is key to growth. We connect you to a national network of investors, from pre-seed to Series A and beyond, and support you with pitch preparation, funding clinics and investor introductions - whether you're raising for the first time or looking to expand.

Connections

Our spaces are rooted in places where innovation thrives. We connect you with universities, NHS Trusts, research bodies and global corporates - helping you form partnerships, access new markets and collaborate with businesses that share your ambition.

Environments

We create places where innovation happens. Our campuses and city-centre hubs are designed to bring like-minded businesses together - combining workspace, community and support to fuel faster, more sustainable growth.



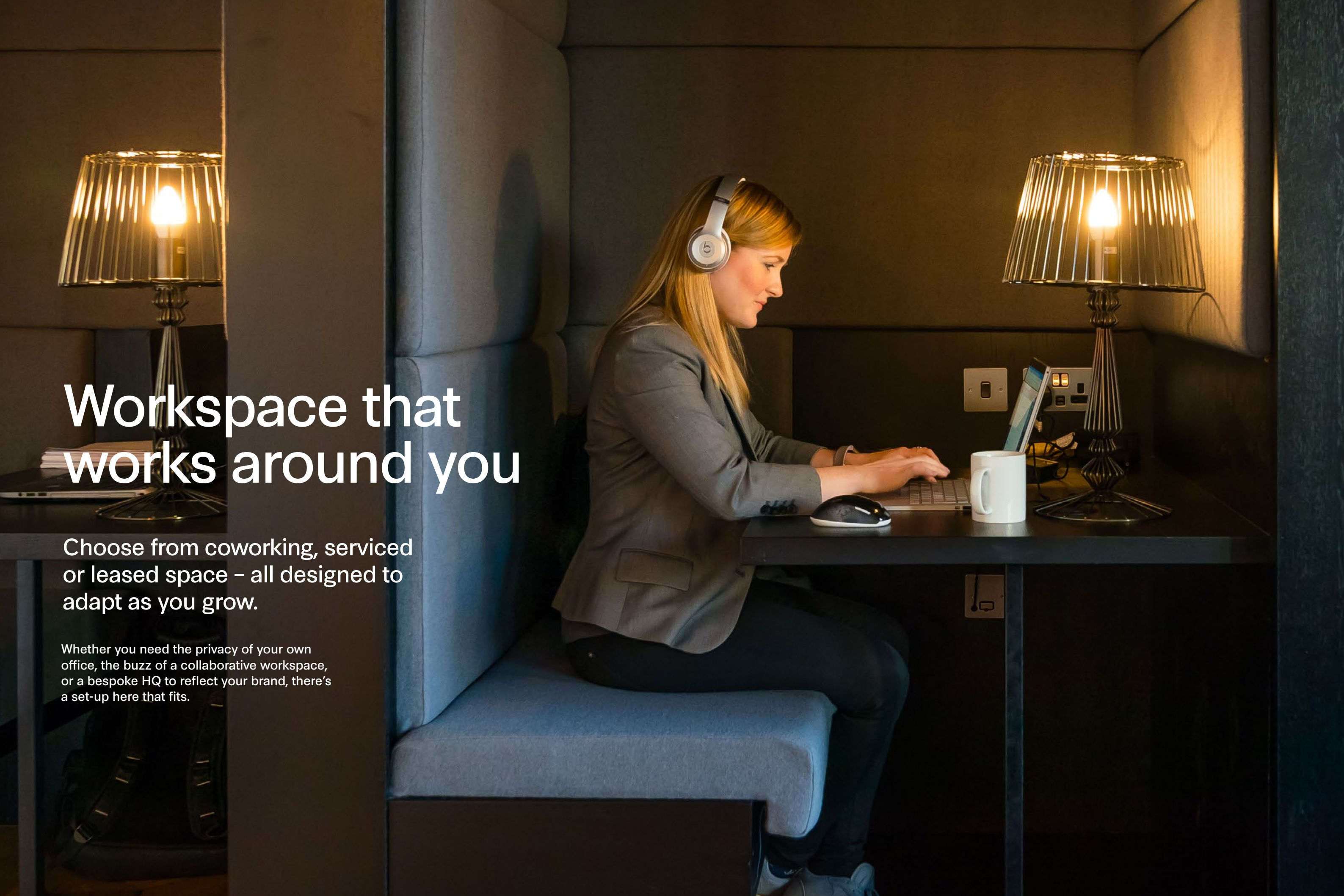
Katherine Megson
Head of Innovation and Growth Leeds & Manchester
Bruntwood SciTech

Katherine supports digital, tech and innovative companies through program delivery, partnerships, and ecosystem building across Leeds and beyond. She launched the successful Bruntwood SciTech Female Founders Incubator, serves on multiple advisory boards, and was named Facilitator of the Year at the 2023 Leeds Digital Awards. Katherine has a wide range of experience and a passion for connecting people and championing diversity.

Above and beyond

The communal roof terrace, features views across the city – it's the perfect space to relax or collaborate with colleagues.



A woman with blonde hair, wearing a grey blazer and large headphones, is seated in a modern office pod. She is working on a laptop. The pod has a blue upholstered bench and a dark wooden desk. Two lamps with pleated shades are on the desk, providing warm lighting. A white mug and a mouse are also on the desk. The background is a dark, padded wall.

Workspace that works around you

Choose from coworking, serviced or leased space – all designed to adapt as you grow.

Whether you need the privacy of your own office, the buzz of a collaborative workspace, or a bespoke HQ to reflect your brand, there's a set-up here that fits.

Furnished

Fully fitted workspaces that combine leased flexibility with fully managed convenience, allowing you to focus on growing your business.

From 150sq ft to 15,000sq ft

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data - so you can focus on work, not setup.

Key features:



Interior designed by us



Fit-out and furniture included



Ready to move in straight away





Leased

High-spec offices designed for flexibility and growth. Tailor your workspace to the needs of your team.

From 150sq ft to 15,000sq ft

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.

Key features:



Space personalised to your requirements



Optional design and fitout service



You're in control of your day-to-day operations

Serviced

Ready-to-move-in spaces with all the essentials handled for you. Ideal for smaller teams, with flexible contracts to suit your growth.

From 2 to 20 desks

Designed for teams of two or more, our serviced offices offer the ultimate flexibility. Whether you need a short-term project hub, an interim workspace or an office that adapts to your business' evolving needs, our workspaces provide the freedom to scale up or down every six months.

With a simplified rental plan, Just pay for the desks you need and adjust as required. Perfect for startups and growing businesses, serviced desks give you the space to scale at your own pace. Alternatively, use us as a satellite office and give your teams a city base of their own.

Key features:



Contracts from 3 months



Simple pay per desk rate



Ready to move into straight away





Coworking

Coworking space gives you the ultimate high-quality, flexible workspace. Simply choose from Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.

Shared Desk

Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move, but thrive within an ergonomic work setting.

Access outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what's best for your schedule.

Dedicated Desk

Your own base in a premium space – that's the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.

As a dedicated desk customer you'll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.

Platform workspace availability

12th floor	12A - 4,622sq ft				12B - 4725sq ft			
	11A - 4,995sq ft		11B - 1040sq ft		11C - 785sq ft		11D - 2,569sq ft	
10th floor	10A - 4957sq ft		10B - 1,258sq ft		10C - 785sq ft		10D - 2,276sq ft	
9th floor	9,692sq ft							
8th floor	8A - 4,995sq ft				8B - 4,689sq ft			
7th floor	7A - 2,752sq ft		7B - 4,725sq ft		7C - 1015 sq ft		7D - 835sq ft	
6th floor	6A - 2,773sq ft	6B - 1,040sq ft		6C - 1,251sq ft	6D - 1,958sq ft	6E - 835sq ft		6F - 1,015sq ft
5th floor	5A - 4,995sq ft		5B - 1,040sq ft		5C - 1,305sq ft		5D - 2,034sq ft	
4th floor	4A - 2,763sq ft		4B - 4,735sq ft		4C - 1,015sq ft		4D - 835sq ft	
3rd floor	3A - 4,995sq ft		3B - 1,112sq ft		3C & 3E - 2,089sq ft		3D - 987sq ft	
2nd floor	9,692sq ft							
1st floor	9,692sq ft							

● Available ○ Occupied



Working in Leeds

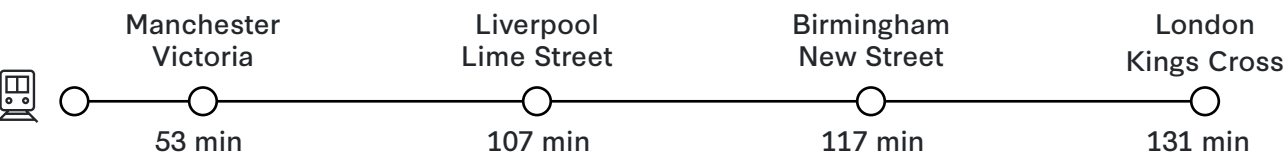
West Village is located on Wellington Street, right next to Leeds' inner ring road giving you easy access by car in and out of the city centre.

The building also benefits from on-site parking provision with a multi-storey car park. Leeds train station is 7 minutes walk away and Trinity Leeds, the heart of the city's vibrant retail district, is within easy reach.

Walk times



Train times



Shopping & Leisure

- 1 Crowne Plaza Leeds
- 2 The Queens
- 3 Sainsbury's Local
- 4 Co-op Food
- 5 Tesco Express
- 6 Hyatt hotel
- 7 Hilton Doubletree

Eating & Drinking

- 1 My Thai
- 2 Rudy's Pizza
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Things in Bread
- 6 Laynes Coffee
- 7 Bundobust
- 8 Friends of Ham
- 9 Moose Coffee
- 10 La Bottega
- 11 Fazenda
- 12 Livin' Italy

Bruntwood SciTech Buildings

- 1 14 King Street
- 2 West Village
- 3 West Gate





West Village., Yoga Studio



Work, wellness and social

Work better in surroundings that support your health and happiness, Platform is designed to help you find balance in your day-to-day.



Studio at West Village



Bike store



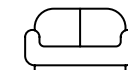
Yoga, running club and mindfulness classes



Free gym at West Gate



Showers



Collaborative breakout spaces



Rooftop terraces

Your Bruntwood benefits

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Leeds.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers.

Here's a selection of what's on offer:



25% OFF
Class packs at RESET Studio



20% OFF
Classes at YogaHero



10% OFF
At Second City Coffee



20% OFF
At TRIB3



25% OFF
At Electric Shuffle & Flight Club



15% OFF
At Hyatt Leeds

Bruntwood Buildings

- 1

West Village

7 min

RESET Studio

Meeting rooms

Second City Coffee

Event space
- 2

Westgate

6 min

Free customer gym
- 3

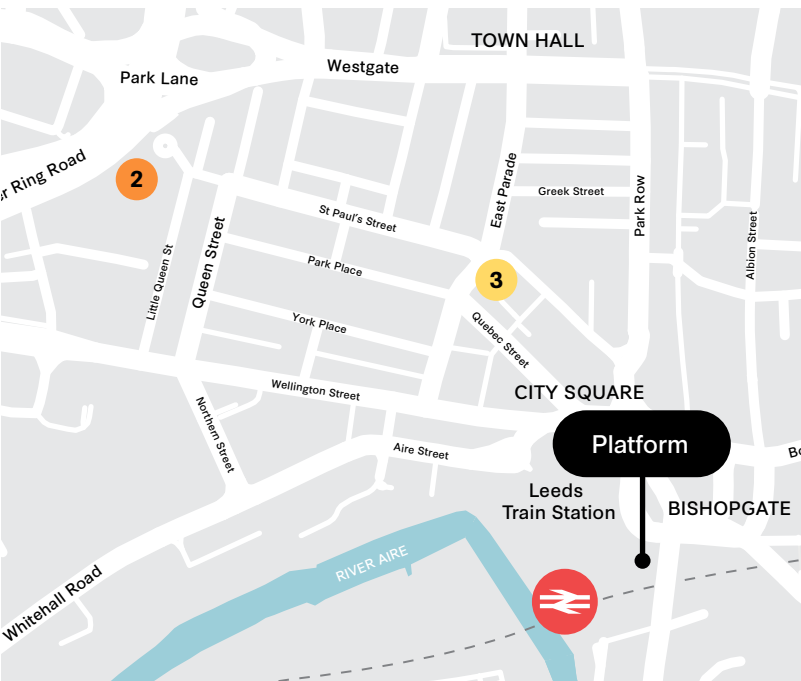
14 King Street

5 min

Roof terrace

Meeting rooms

Event space



Powering economies through innovation in our cities

Bruntwood SciTech is a joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund.

We're the largest dedicated property platform serving the UK's innovation economy - the perfect place for forward-thinking businesses to scale and grow.

4.8M

Sq ft of world-class specialist workspace

£500M

Recent investment from Bruntwood, Legal & General and Greater Manchester Pension Fund (GMPF)

Home to **1,100** high growth start-ups, scale ups, and global businesses

31 city centre innovation hubs and **9** campuses

4.8m sq ft of world-class specialist workspace

Dedicated to supporting the growth of the UK's innovation-led businesses

Recent investment of **£500 million** from Bruntwood, Legal & General, and new partner, Greater Manchester Pension Fund (GMPF)

Our mission is to grow a **£5 billion** UK-wide portfolio that can support **2,600** high-growth businesses by **2032**



A culture of sustainability

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind in four key areas:



Investing in renewable energy - all common areas, serviced offices and our own offices are using grid-supplied electricity generated from renewable sources



Upgrading existing buildings - for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



Creating new, net zero buildings - our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



Recommending sustainable interior design options - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our
Sustainability
Brochure



Scan to find
out more

It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

For more information, or if you have any questions, our dedicated team is ready to assist at sustainability@bruntwood.co.uk

To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas*, a significant milestone on our path to net zero.

*Where we get our electricity from the National Grid.



CONNECTIVITY

Download the Bruntwood App

We offer more than just workspace

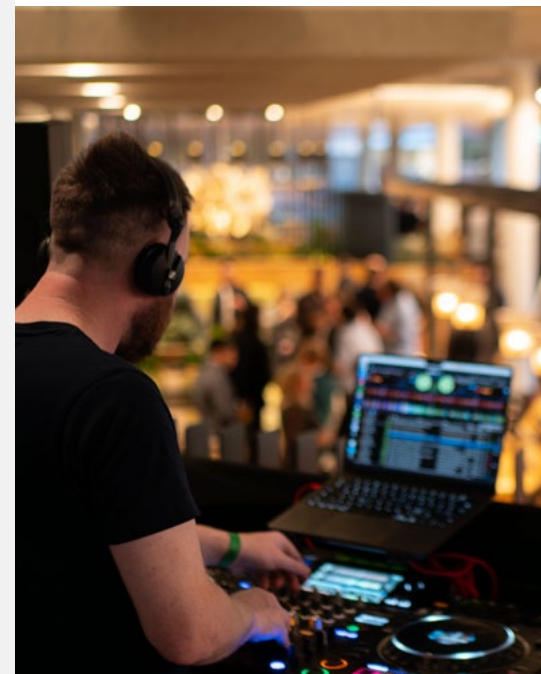
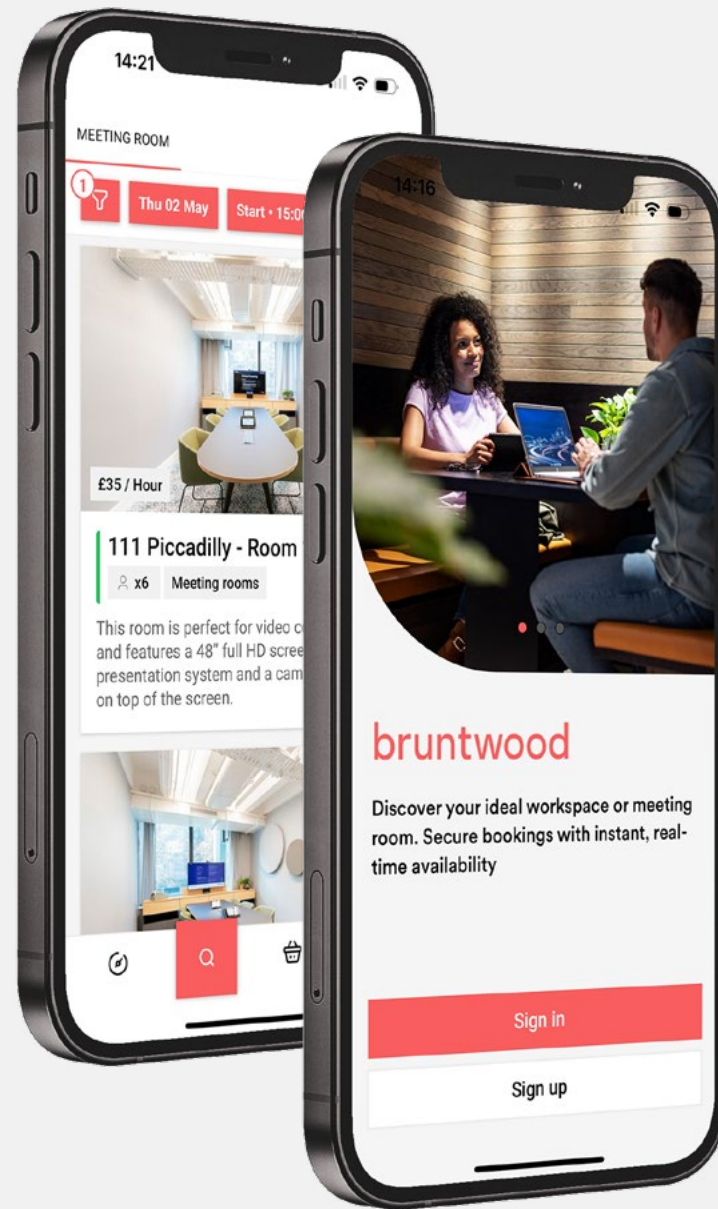
At Bruntwood SciTech, we put our customers at the heart of what we do.

As well as providing premium workspaces, we offer specialist business support as standard and we're perfectly placed to help companies form, scale and grow.

Join our Manchester community of over 400 like-minded businesses.

Book meeting rooms, RSVP to events, and receive exclusive discounts.

Available on:



Find your space at Platform

Katrina Jones
Associate Director, Commercial
katrina.jones@bruntwood.co.uk

Louise Ford
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6. All floor plans are not to scale and are for identification purpose only.

