

West Village

WV

bruntwood  
SciTech

An innovative new space that redefines the workspace of the future

W  
V



360  
TOUR



Cycle Parking  
West Village

# Where wellness fuels creativity and innovation

Bruntwood Scitech buildings are the future of workspace design and innovation – the buildings of tomorrow, today.

Each site's forward-thinking spaces offer individuality and flexibility, along with unique events and retail offerings. They create the perfect place for our communities of vibrant businesses to connect.



You'll find bespoke designs at each location, all based on six key themes - amenity, art, biophilia, sustainability, wellness and technology.



Communal space for you and your guests



Bookable space for private events



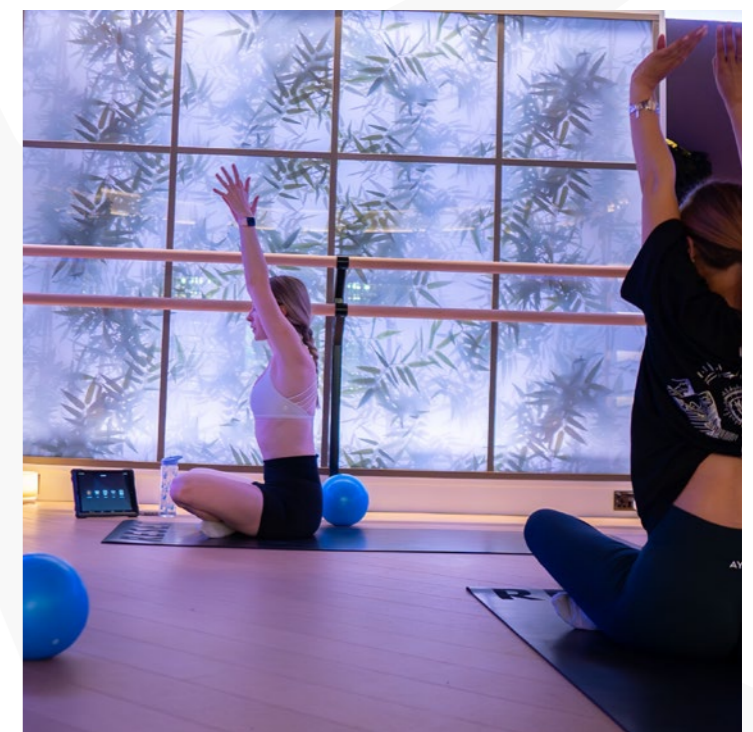
Rooftop Terraces



Collaborative breakout spaces



Outdoor communal space







# Workspace

West Village Leeds offers flexible office and meeting spaces, provides a wealth of unique features and facilities to benefit your business.

West Village

# Workspace Availability

Thirteen	13 - 5,828 sq ft						
Twelve	12 - 5,692 sq ft						
Eleven	11 - 5,692 sq ft						
Ten	10A - 5,576 sq ft			10B - 5,692 sq ft			
Nine	9A - 3,011 sq ft	9B - 2,081 sq ft		9C - 3,266 sq ft	9D - 2,034 sq ft		
Eight	8A - 2,921 sq ft	8B - 2,128 sq ft		8C - 5,692 sq ft			
Seven	7A - 8,299 sq ft			7B - Serviced Space			
Six	6A - 753 sq ft	6B - 1,184 sq ft	6C - 3,020 sq ft	6D - 430 sq ft	6E - 667 sq ft	6F - 887 sq ft	6G - Serviced Space
Five	5A - 8,192sq ft			5B - 5,692 sq ft			
Four	4 - 17,190 sq ft						
Three	3A - 14,401 sq ft	3B - 1,350 sq ft		3C - 663 sq ft		3D - 651 sq ft	
Two	2 - 10,090 sq ft			2 Serviced Space			
First	1A - 3,058 sq ft			1B - 19,754 sq ft			
Ground	GA - 4,035 sq ft	GB - 1,302 sq ft	GC - 1,202 sq ft	GD - 1,489 sq ft	GF - Serviced Space		

Available
  Not available
  Under offer



# Indicative workspace layout

5,692 sq ft




 **66**  
Fixed desks

 **20**  
Hot desks

 **1**  
Kitchen

 **12**  
Breakout seats

 **5**  
Breakout areas

 **3**  
Meeting Rooms



# Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood SciTech community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments.

Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood SciTech team.

## What's included:

Unfurnished private office for you to customise

24/7 building access

Use of communal business lounge

Free access to gym, showers and changing rooms

**25% off** meeting room bookings for any Bruntwood SciTech venue

Amenity at your fingertips through the Bruntwood app

Optional design and fit-out services

Amenity at your fingertips through the Bruntwood app

## Key features



Your own private office



Use of communal areas



Optional design and fit out services



A monthly bill that meets your requirements



# Serviced Offices

This is your choice for maximum flexibility in a team of two or more people.

Bruntwood SciTech's Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

## What's included:

### Serviced is ideal for:

Freelancers, start-ups and small businesses

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A private office

---

24/7 building access

---

Use of communal business lounge

---

Showers and changing rooms

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Cleaning, internet

---

A communal kitchen

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Rent periods beginning at six months

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**25% off** meeting room bookings for any Bruntwood SciTech venue

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Access to the Bruntwood customer app

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## Key features



Furnished offices



Communal Kitchen



Superfast WiFi



Dog-friendly spaces



# Made & Managed

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This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

## What's included:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)

One bill for rent and services

Personalised fit-out at no extra cost

**25% off** meeting room bookings for any Bruntwood SciTech venue

Access to the Bruntwood customer app

## Key features



Flexible contract



Ready to move into straight away



Optional design and fit out services



A monthly bill that meets your requirements



# Feel-good spaces

A destination that's creative, collaborative and with wellness and at it heart. >

The creative design at West Village paves the way for feel-good spaces, complete with innovative lighting concepts, carefully curated art installations, and a groundbreaking blue-green roof that stores rain and uses it to water the living walls. West Village encourages collaboration and community and it works by creating an environment built for people to thrive in.

A truly unique place to innovate the everyday and as well as flexible office and meeting spaces. West Village provides a wealth of unique features and facilities to benefit your business.







# Work. Wellness. Social.

At West Village, work and lifestyle can thrive with innovative spaces that inspires creativity and wellbeing.

>



**West Village Leeds encourages collaboration and community and it works by creating an environment built for people to thrive within.**

A hub of activity is underpinned by dynamic spaces where start-ups can mix with big businesses and creativity can flourish within positive environments designed to stimulate ideas. Alongside this, inclusive and informal spaces for quiet reflection help to calm and focus busy minds.



Communal space for you and your guests



Bookable space for private events



Rooftop Terraces



Collaborative breakout spaces





# A new destination for the city

A destination for creativity, innovation, work and socialising.

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Coffee operator within our entrance, pop-up courtyard hospitality operators who will offer seasonal variety from pizza vans to ice creams in the summer and prosecco/ beer pop ups when we are hosting events.



Pop-up Street food



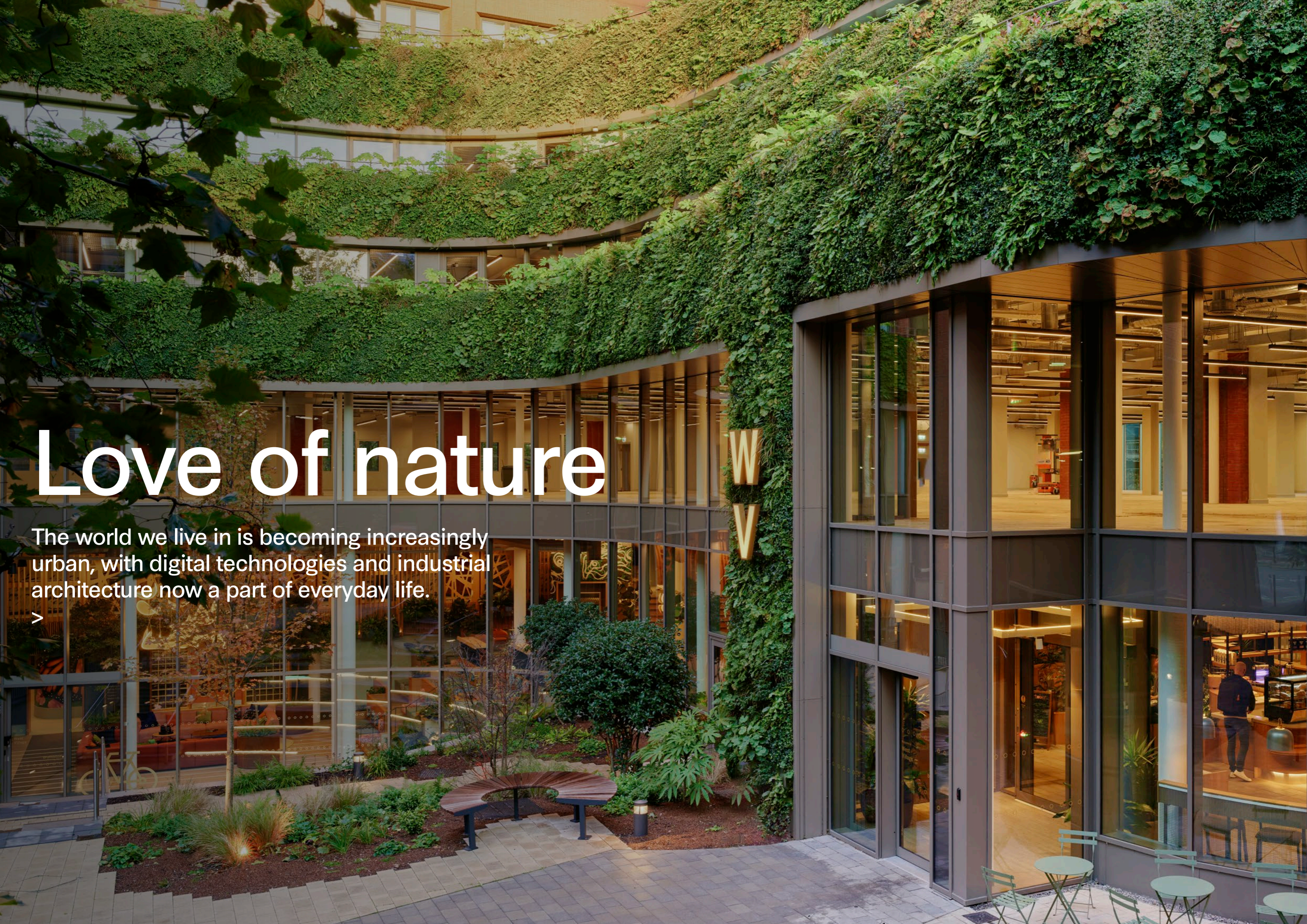
Outdoor communal space



Independent cafe







# Love of nature

The world we live in is becoming increasingly urban, with digital technologies and industrial architecture now a part of everyday life.



In the UK alone, over 80% of us live in urban areas, automatically reducing our connection to nature.

But, as humans, we are intrinsically connected to nature, we all have 'biophilia', literally translated as 'love of nature'. It is with this in mind that more designers are bringing biophilia, through biophilic design, into the workplace.

At West Village lush biophilia cocoons the buildings, and both natural materials and light within mirror the enchanting courtyard and garden terraces outside.

The West Village courtyard will be dual purpose, serving as a social hub for the city complete with local independent food and drink pop-ups, as well as providing restorative green spaces bringing nature to the city centre.



Pop-up Street food



Outdoor communal space



Courtyard



Green spaces





# From pilates to barre

Wellness is prioritised at West Village





^ Yoga Studio



^ Changing area

Wellness is prioritised at West Village Leeds where lush biophilia cocoons the buildings, and both natural materials and light within mirror the enchanting courtyard and garden terraces outside.



25% discount for customers

The West Village courtyard will be dual purpose, serving as a social hub for the city complete with local independent food and drink pop-ups, as well as providing restorative green spaces bringing nature to the city centre. The workspace is elevated by a wellbeing studio and the largest cycle storage in Leeds.



Showers



Wellness Studio



Largest cycle hub in Leeds



Rooftop terraces

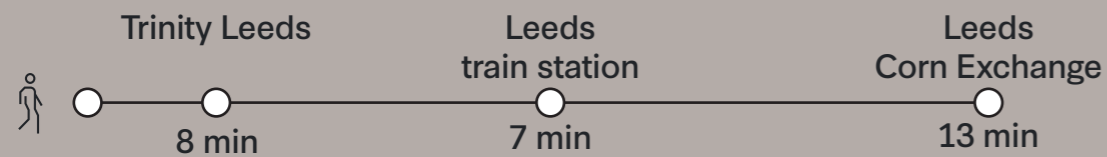


# Working in Leeds

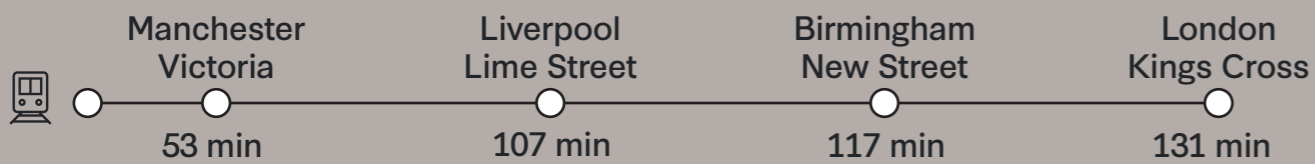
West Village is located on Wellington Street, right next to Leeds' inner ring road giving you easy access by car in and out of the city centre.

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 Leeds City Museum
- 7 Hotel ibis
- 8 Grand Pacific

## Eating & Drinking

- 1 My Thai
- 2 Rudy's Pizza
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Editor's Draught
- 6 Laynes Coffee
- 7 Cafe Nero
- 8 Friends of Ham
- 9 Moose Coffee
- 10 Starbucks
- 11 La Bottega

## Bruntwood SciTech Buildings

- 1 14 King Street
- 2 Platform



# We work to create thriving cities

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.

We'll be operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

We're embedding sustainability across all of our operations - including three key areas that impact our customers:



**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.

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](mailto:sustainability@bruntwood.co.uk).



View our **Sustainability** Brochure

Visit our Sustainability page →

Download Net Zero Pathway ↓



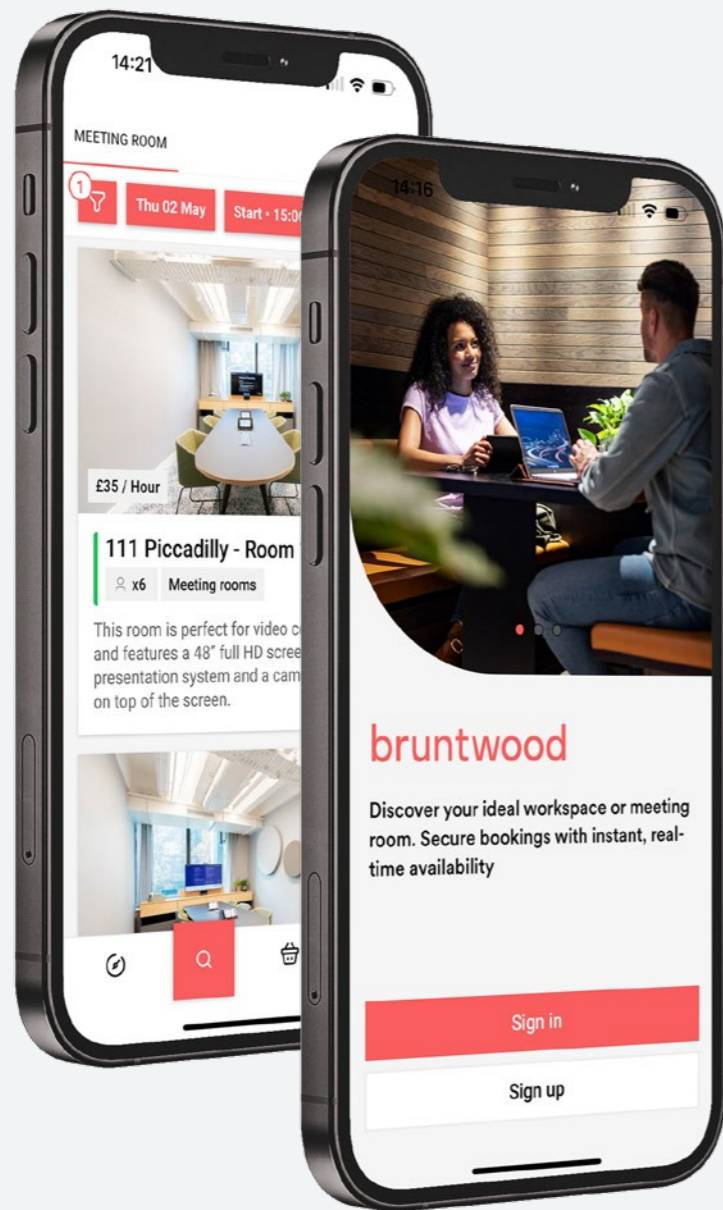
To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

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.

# Download the Bruntwood App

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



Available on:



# Interested in a workspace?

Contact us today: 0113 388 4884

Visit our website: [bruntwood.co.uk/scitech](https://bruntwood.co.uk/scitech)

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**West Village Leeds**

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**bruntwood**  
SciTech

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West Village



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