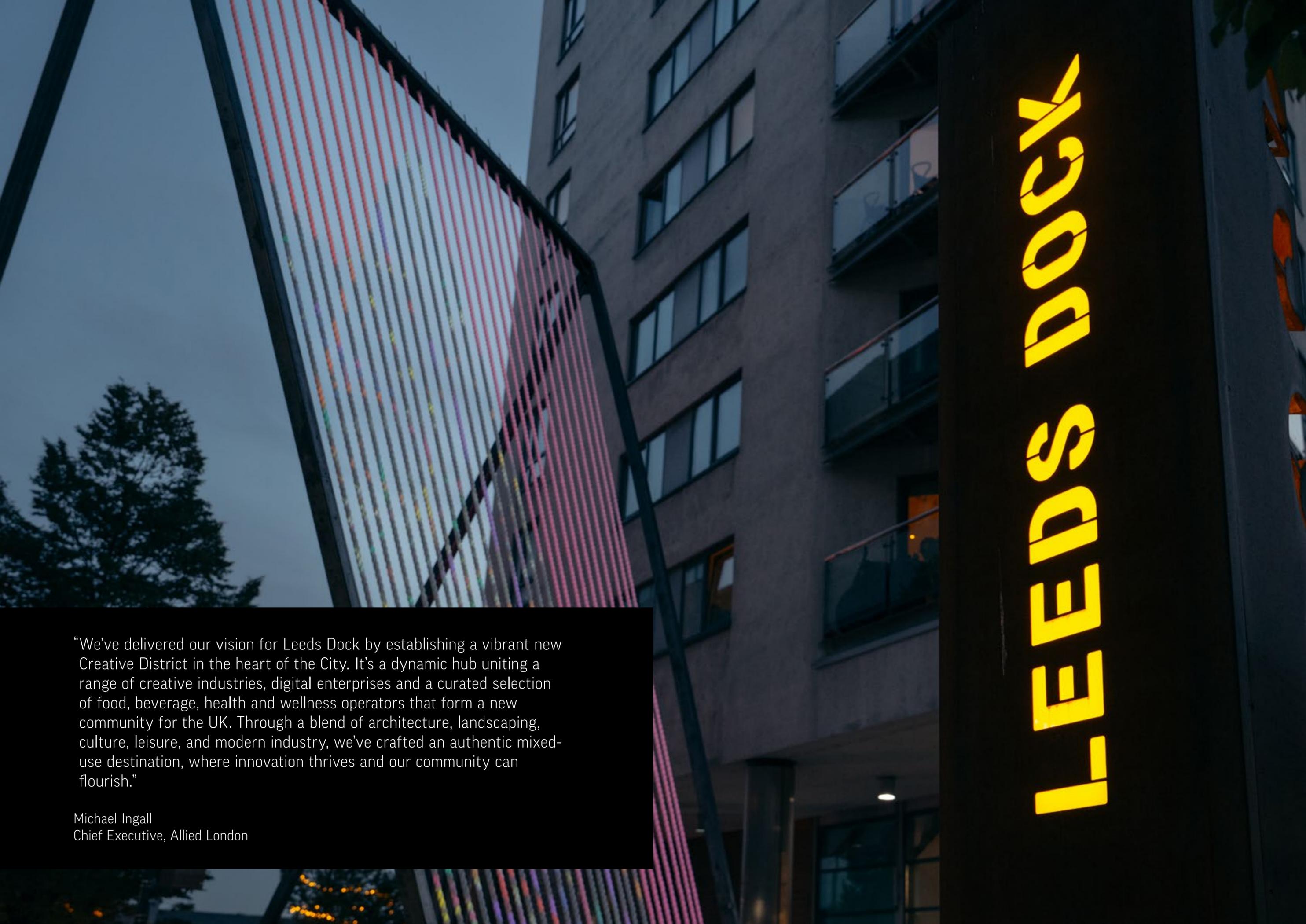


**LEEDS
CREATIVE
DISTRICT**

LEEDS DOCK



“We’ve delivered our vision for Leeds Dock by establishing a vibrant new Creative District in the heart of the City. It’s a dynamic hub uniting a range of creative industries, digital enterprises and a curated selection of food, beverage, health and wellness operators that form a new community for the UK. Through a blend of architecture, landscaping, culture, leisure, and modern industry, we’ve crafted an authentic mixed-use destination, where innovation thrives and our community can flourish.”

Michael Ingall
Chief Executive, Allied London



180 YEARS OF INDUSTRY INNOVATION

HISTORY

Leeds Dock was built in 1843 and stands as an icon of the pioneering spirit of Northern England, igniting the flames of the Industrial Revolution and propelling Leeds to the forefront of Victorian innovation. It served river traffic on the Leeds & Liverpool Canal and the Aire & Calder Navigation to transport goods and commodities to and from Leeds City Centre.

The Dock was primarily used to bring coal from collieries around Rothwell and Wakefield to supply heavy industries in Hunslet and supply business and commerce in the City Centre. In its heyday the Dock was the source of all raw materials for the development of Leeds and the surrounding region, providing essential commodities

including, timber, oil, lime, sand, stone, aggregate and coal, thereby shaping the very fabric of commerce and progress in Yorkshire.

The western side of the Dock once had a large crane on tracks along the side of the dock to load and unload goods from canal barges. In the 1990s the surrounding area was made up of Victorian industrial buildings most of which were derelict. Throughout the second half of the 20th Century the area suffered steady industrial decline and the mills and many heavy engineering works began to close, move further out of town or scale down.

“A place with a story to tell...”



Insurance Plan of Leeds Vol. II (1901)



GENERATIONS

After the gradual decline of Dock industries, the site was earmarked for regeneration. The £42.5 million Royal Armouries Museum kickstarted redevelopment in March 1996. Further additions included a multi-storey car park in 2004 and the Holiday Inn Express hotel in August 2006. Soon after, the conference centre, formerly known as The Armouries, opened to host large-scale events and catering, now known as New Dock.

Following this, a series of seven mixed-use buildings were built, blending residential and commercial spaces. These structures featured vibrant lower floors, reinvigorating the Dock area. The seven residential buildings were all given names, including Magellan House, Mackenzie House, Livingstone House, La Salle, Franklin House, and Clarence House, the tallest at 66 metres high.

The Dock unveiled its fresh retail and leisure offering on 11 October 2008, featuring fashion shows curated and presented by celebrity consultant Gok Wan. Despite this, few retail chains were drawn to the area, and it struggled to establish itself as a shopping hub.

In 2012, Allied London acquired the entire site, renaming Clarence Dock to New Dock. In 2013, Allied London introduced a new vision for the area, initiating a longer-term rebranding effort that transformed it into Leeds Dock.



Royal Armouries Museum



MODERN TIMES

Today Leeds Dock has grown into a vibrant waterside community, offering diverse dining, fitness, health, workspaces, and cultural experiences. Home to the renowned Royal Armouries Museum, a major UK museum holding the national collection of arms and armour. It's part of the Royal Armouries family of museums, with other sites at the Tower of London and Fort Nelson, Hampshire. The site attracts around 1.5 million visitors a year, making it the most popular public attraction in Leeds.

The Royal Armouries Museum has contributed to a contemporary waterside transformation, introducing New Dock Hall, the city's premier conference, exhibition, and event venue. With its contemporary minimalist feel, it offers a versatile backdrop for diverse occasions, from conferences to gala dinners, product launches, and meetings, giving limitless scope for creative ideas.

In addition to the cultural attractions, Leeds Dock has a superb array of amenities and leisure within the district. From waterfront dining to artisan cafes, health and wellbeing to fitness. You can enjoy strolling along the Docksider, try some paddle boarding or immerse yourself in regular cultural events on the Dock. With a vibrant atmosphere and loads to do, Leeds Dock is the perfect destination for work, leisure and culture.





THIS IS THE NEXT GENERATION OF LEEDS DOCK

The Leeds Creative District is designed to promote businesses, services, leisure and entertainment through the innate link between Leeds Dock the place, people in the community and the businesses that call it home. It aims to attract new investment, stimulate the economy of the City, generate movement among creative businesses and individuals, and form a hub of professionals in the creative industries enabling knowledge exchange and opportunities for collaboration.

WATERSIDE WORKING

A creative waterside destination where
innovation, culture & enterprise collide

COMMUNITY LIFE



Home of community, collaboration & experience
in a vibrant & dynamic City Centre destination

DOCKSIDE EXPERIENCE

A person and a dog are seen from behind, standing in a dark space filled with a complex, colorful light installation. The installation consists of numerous thin, brightly colored beams (red, yellow, blue, green, purple) that crisscross and intersect, creating a dense, abstract pattern of light. The person is on the left, and the dog is on the right, both looking towards the light display. The overall atmosphere is mysterious and artistic.

Enjoy a unique programme of year-round events & relax in the independent bars, restaurants & cafes

PLACEMAKING

Allied London's continued development of Leeds Dock has transformed it into a thriving Creative District, nurturing a diverse and welcoming community hub for residents, workers, and visitors. From the scenic waterfront to dynamic workplaces and leisure spaces, every aspect has been designed to cultivate a sense of belonging and engagement. The blend of residential, commercial, and cultural elements creates a dynamic district where people can live, work, rest and play.

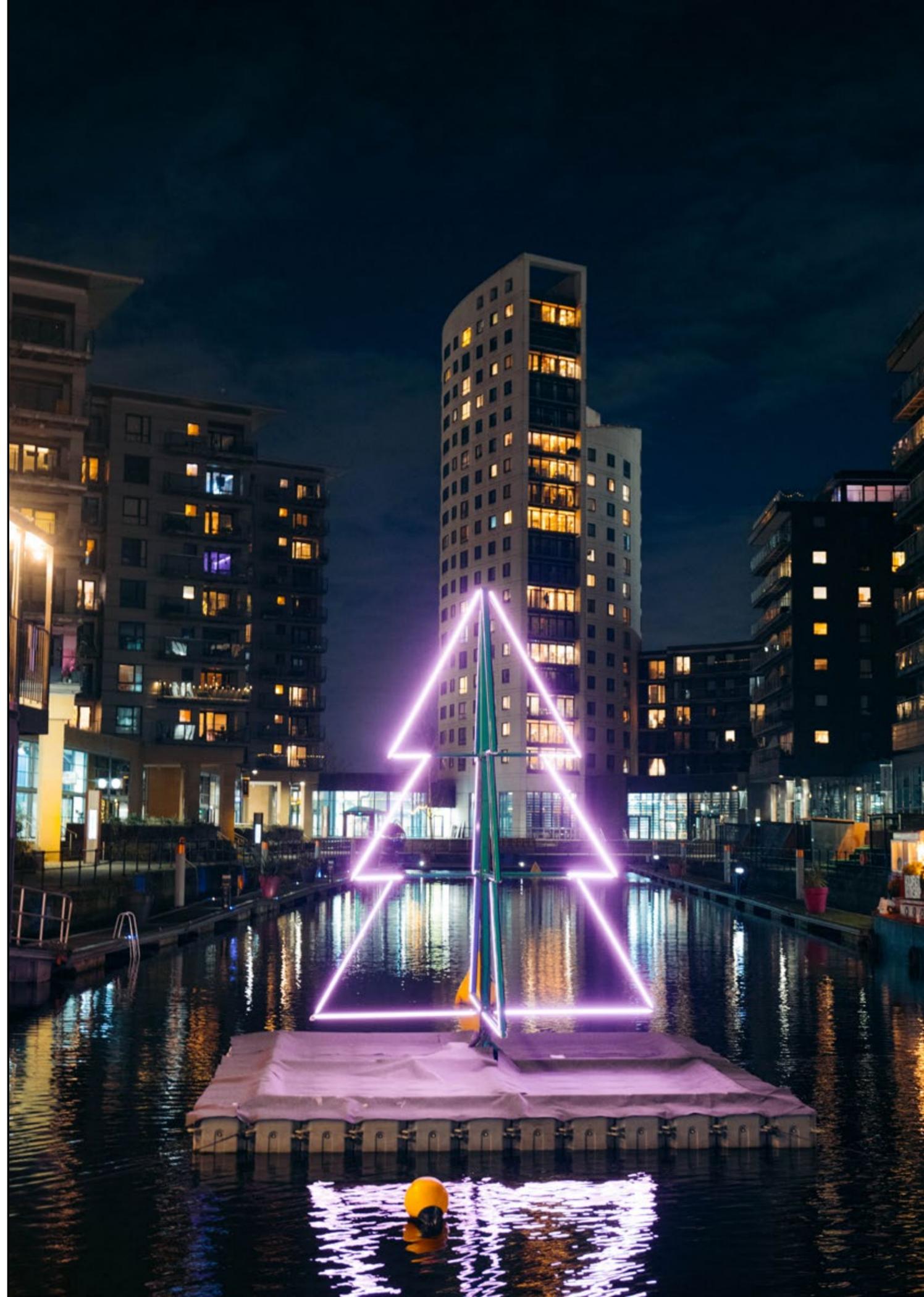
We have a focus on creativity, innovation and sustainability, meaning Leeds Dock is continuously evolving,

embracing new trends and implementing new technologies to enhance the quality of life for its community.

Leeds Dock offers an array of dining and socialising options, from the Italian fare of Pizza Express to the waterfront ambiance of The Canary, perfect for sunset drinks on the waterside. In 2023, Department introduced innovative coworking and office suites to the Dock, while Fearn's debuted, providing high-quality food, drinks and events in a breathtaking ground-floor setting.

Furthermore, Leeds Dock hosts an active health and wellness programme,

featuring activities like yoga, running clubs, swimming, and even paddle boarding on the Dock. Complemented by an annual events lineup, including the Waterfront Festival and Leeds Light Night, it has emerged as the go-to venue for community happenings and public events. This vibrant atmosphere has set Leeds Dock's reputation as the most exciting waterside neighbourhood in the City.



LIGHT NIGHT LEEDS

Over 10,000 visitors every year over two days, hosting world-renowned artists including Squid Soup, Four Tet, Luke Jerram and Stefan Reiss.

WATERFRONT FESTIVAL

A large group of people are participating in a dragon boat race on a body of water. They are wearing orange life jackets and are rowing with red oars. The dragon boats are decorated with logos, including 'Spectrum' and 'dragon boat'. The participants are dressed in various costumes, including striped shirts and black hats, suggesting a themed event or festival.

Home of the annual Leeds Waterfront Festival with over 13,000 visitors over one amazing fun packed weekend.

EVENT & SOCIAL SPACES

Whether it's a quick drink, tasty food, or one of their unforgettable events, you're in for a treat at Fearn's. With eclectic tunes and engaging happenings year-round, there's always something exciting to enjoy.

350,000 VISITORS PER YEAR

The Royal Armouries Museum hosts over 350,000 visitors every year, making it the No.1 attraction in Leeds.

SUSTAINABILITY CREDENTIALS

Leeds Dock's dedication to sustainability forms the cornerstone of its approach to asset management. This commitment fuels innovative change, creating immersive spaces that go beyond functionality towards improving the lives of those who use, work and live in the District, where people can be active participants in a thriving community.

The public realm has a significant impact on the environment, accounting for a large share of energy consumption, greenhouse gas emissions,

User comfort & wellness

All of the spaces at Leeds Dock promote wellness in the public realm. Access to open water space, bikes for hire, and yoga offerings promote the physical, mental, and emotional well-being of users.

Energy consumption & waste management

Minimising energy consumption and optimising waste management practices can significantly impact environmental sustainability and public wellbeing. Zero waste is diverted to landfill from within Leeds Dock and occupiers receive a breakdown of different waste streams to manage and measure their own impact. These initiatives safeguard local ecosystems from pollution whilst promoting a circular economy where materials are reused or recycled.

Occupier experience & engagement

Leeds Dock uses technology integration and user-centric design to create multifunctional spaces, infused with comfort, art and culture. The estate has a comprehensive events schedule which prioritises community engagement,

and resource depletion. Embracing sustainability practices helps reduce these negative impacts by minimising energy consumption, promoting renewable energy generation, and preserving natural resources.

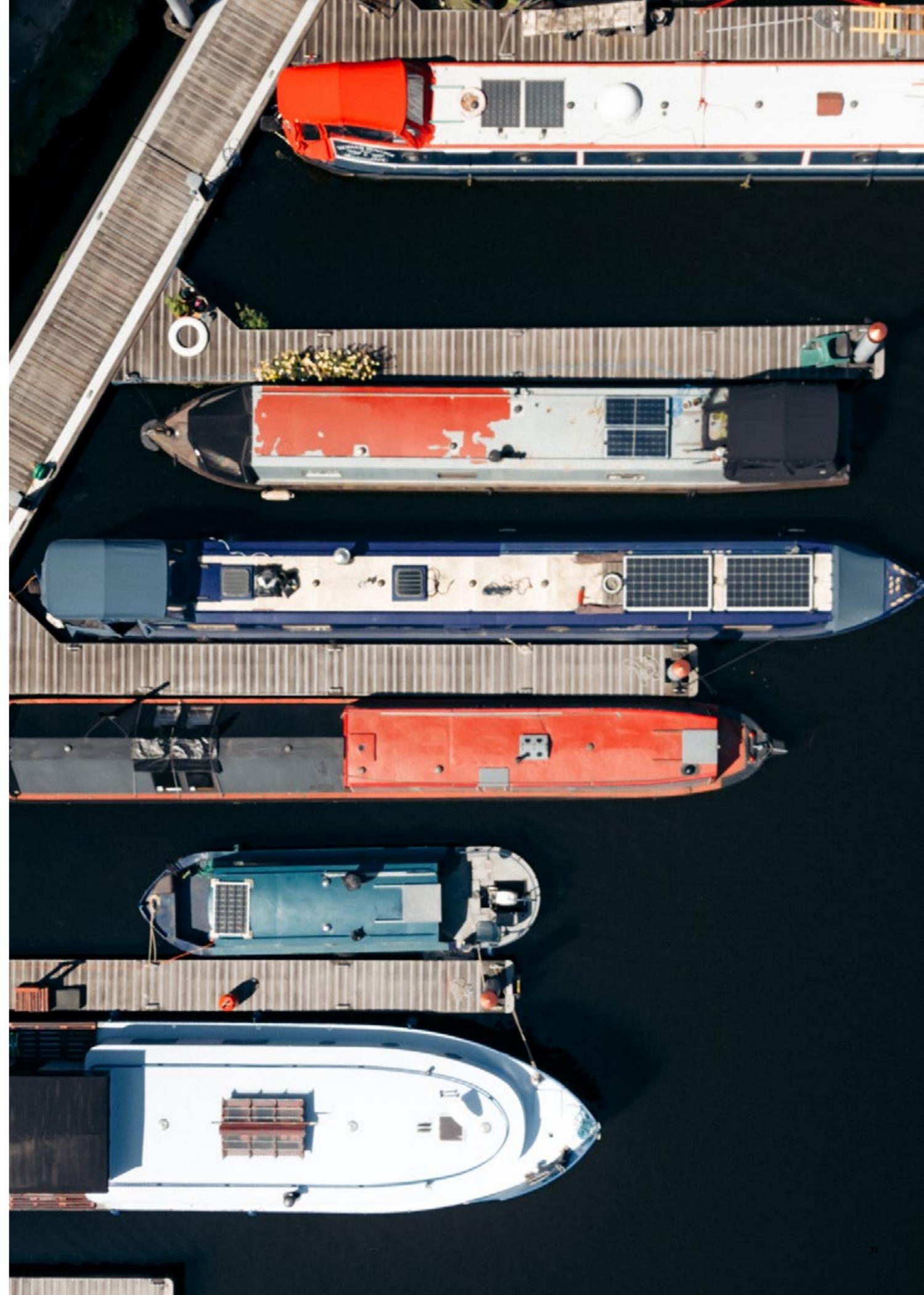
Sustainability at Leeds Dock prioritises the use of its natural waterways to boost its sustainable credentials in creative ways, and the engagement of the local Leeds community and charities to ensure the relevance of events and placemaking efforts.

Supply chain & risk management

The team at Leeds Dock work to maintain a sustainable supply chain by managing procurement processes, materials, and logistics that minimise environmental impact. The team are committed to the careful selection of suppliers who are dedicated to sustainability in terms of environmental practices and ethical labour standards.

Community engagement & social impact

Community engagement in the public realm is crucial for fostering a sense of belonging and creating spaces that cater to the needs the community. Leeds Dock holds community-centred events that are carefully chosen to promote important causes in Leeds.



READY FOR 2030 NET ZERO CARBON EMISSIONS

Sustainability is at the core of Leeds Dock. We're powered entirely by 100% pure green energy and achieved impressive EPC ratings of A/B. Additionally, the District proudly boasts a zero waste to landfill policy, actively contributing to environmental conservation efforts. Embracing biodiversity, Leeds Dock fosters a thriving local ecosystem, while also implementing sustainable transport schemes to further reduce its carbon footprint and promote eco-friendly practices within the community.



LEEDS DOCK ESG STRATEGY

OUR TWO-YEAR PLAN

We are committed to our pursuit of initiatives aimed at enhancing every facet of ESG within the Dock. Over the next two years, we are poised to introduce a range of schemes targeting community engagement, energy efficiency, waste reduction, health and wellness promotion, supply chain optimisation, and the integration of renewable/reused materials in construction and development projects. Below shows an overview of our strategic focal points for 2024-25.

Energy consumption & waste management

Energy optimisation and reduction across the Dock including an EPC upgrade scheme.

User comfort & wellness

Leeds City Bikes Partnership and green accreditation.

Occupier experience & engagement

Streamlined collaboration with occupiers on projects and opportunities.

Community engagement & social impact

Increased biodiversity and green space within the Leeds Dock district.

Supplier management

Sustainability supplier management programme launch.



LEEDS DOCK WATER TAXI



Running every 15 minutes to ferry residents, workers and visitors to and from Leeds Dock, our Water Taxis transported 70,000 people last year.

LEEDS DOCK: THE PLACE TO BEE



We have our very own honey bees at Leeds Dock, with two harvests a year producing the freshest local honey for our restaurants to serve hot honey toast and homemade dressings.

HEALTH & WELLBEING

Leeds Dock is a vibrant hub where health and wellness activities thrive, offering a sanctuary for residents and visitors to rejuvenate and refresh mind and body. Whether it's a leisurely stroll along the waterfront, an energising fitness class, or a mindfulness workshop, Leeds Dock offers a whole host of health and wellness activities to nourish the body, mind, and spirit, fostering a vibrant and thriving community. Amidst the Dock a diverse

range of activities await, catering to individuals of all ages and interests.

Fitness enthusiasts can join our running and club or take part in invigorating outdoor yoga sessions, finding serenity amidst the scenic waterfront backdrop. For those seeking a more dynamic workout, boot camp classes and group fitness sessions at Condition gym provide an opportunity to break into a sweat.

Furthermore, the presence of health-conscious cafes and eateries at Leeds Dock ensures that visitors can fuel their bodies with nutritious and delicious fare, supporting overall wellbeing.



LEEDS DOCK RUNNING CLUB

The Dockside social running club meet three times a week for a variety of sessions for all levels of runner. Join in for fitness, fun and friendships.

OPEN WATER SWIMMING IN THE DOCK

Leeds Dock open water swimming is the only open water swimming in Leeds City Centre, plus we have the highest award for water quality graded as 'Excellent' under EU Bathing Conditions.

LEEDS DOCK PADDLEBOARDING



An exciting urban outdoor adventure, Leeds Dock hosts paddleboarding through the heart of the Dock for a unique and unforgettable experience.

WHO'S IN THE LEEDS DOCK COMMUNITY

Leeds Dock is a vibrant hub that plays host to a diverse array of leisure, wellness and amenity operators alongside a range of businesses, each contributing to our rich Creative District. Together, they form a dynamic mix, creating an environment brimming with vitality and diversity. From cosy cafes to bustling restaurants, from wellness activities to innovative startups, Leeds Dock includes enterprises that cater to the needs of all who call it home. It's this vibrant blend of residents that makes Leeds Dock a truly unique and thriving community.

FEAST ON THIS



Enjoy street food every day at Leeds Dock. A rotating series of vendors every week giving you the best lunch time options in the city.

NOVA BAKEHOUSE

YOUR NEIGHBOURHOOD BAKERY IN LEEDS DOCK

With a commitment to fresh flour and guided by nature, Nova apply intuitive techniques to all they bake. Providing sourdough bread and flavourful pastries for the community, whilst creating an alternative economy for farmers that regenerate land with diversity. Nova focus on the human scale and champion positive interactions over commercial extraction.

BAKING THINGS BETTER

The unique Nova range includes naturally leavened country loaves, pastries made with stoneground flour,

wholegrain cookies and house made pantry staples. Every product they make is developed around a dedication to the sensory qualities of their ingredients, their flavour, texture and aroma, alongside their potential to be re-imagined in more delicious ways.

GRAINS & FLOUR SOURCED FROM ORGANIC FARMS IN THE UK

Nova are crazy about grains and everything that comes from these mighty wonders. In particular about organic, UK grown grains that are produced within a sustainable farming

system. These grains hold a whole host of merits from wholesome nutrition, soil regeneration, diversification for farmers and bags and bags of flavour.



Why not sign up for a bread subscription via the online shop!

novabakehouse.com



NORTH STAR COFFEE ROASTERS & GENERAL STORE

COFFEE. BREAKFAST. BRUNCH. LUNCH.

North Star cook a short and creative menu from scratch, inspired by local produce grown by small farmers locally. Their bakes are created on site by their partners at Nova Bakehouse who apply regenerative and intuitive techniques to all they create. They're the go-to spot for brunch and award-winning coffee.

COFFEE WITH PURPOSE

North Star are a B Corp certified coffee roastery, focused on impact, prioritising people and planet before profit. North Star source specialty grade coffees from a network of producing partners, working closely with them to build

long-term relationships based on trust, respect and the potential for positive future impact.

“ *A family united by a love for coffee and a desire to build a bright future for all it supports.* ”

northstarroast.com



THE CANARY

YOUR LOCAL BAR & KITCHEN

Canary Bar is a welcoming cosy bar and kitchen in the heart of Leeds Dock, serving locally brewed beers, cocktails and spirits, with one of the best waterside views in the city, especially from the heated terrace. The kitchen serves healthy eats and comfort treats including lunchtime bites, burgers, loaded fries and more. It's perfect for catch-ups with mates or evening dates.

A SPLASH OF CANARY YELLOW IN THE DOCK

If you're looking for bars in Leeds with private hire options, events, quiz nights and a happy hour, then The Canary has you covered. There is complimentary

canarybar.co.uk

“
Say hello to your new favourite neighbourhood hangout, The Canary.”

WiFi as well as plug points and USB sockets to suit remote working and lunchtime meetings. Inside booths seating up to eight people are available to book online via the link above. The first floor space is also available to book for private hire events, with the option to add on the upstairs terrace space, and curated packages.

QUIZ NIGHT | WEDNESDAYS | 7.30PM

Everyone is welcome to join The Canary's weekly quiz night. Entry is free. No reservation is needed. Simply bring a phone or tablet and you're good to go! Plus, there are special prizes up for grabs.



Fitness. Wellness. Sleep. Nutrition. Community.

Join Condition's experience.



conditiongym.com

CONDITION

FITNESS MEETS COMMUNITY

Condition gym by Department simplifies wellness to bring fitness, nutrition, mindfulness and specialist treatments all under one roof, so you can maintain a positive lifestyle. Train independently, in small group personal training sessions or start a bespoke program with our coaches. Condition Leeds Dock brings two floors of training space with state-of-the-art kit, a class studio and specialist treatment rooms.

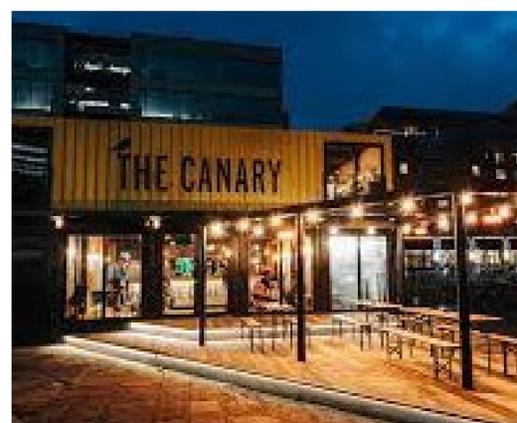
360 TRAINING

Discover Condition's holistic approach to wellbeing, targeting the key pillars of a positive lifestyle to bring you a rounded and personalised experience.

Strength, stamina and aesthetics training using multifunctional equipment and varied classes allowing you to train across different disciplines and for different goals.

Become conditioned to make conscious choices: discover access to the tools, education and resources to make healthy progress in multiple areas of your lifestyle across sleep, stress, nutrition, mindset and skin.

Focused training and personalised programmes to target your short-term or long-term goals, delivered by specialist trainers versed in athletic training, mobility rehab and post-partum.



FEARNS

KITCHEN, BAR, LOUNGE

Fearns showcases the creative side of Yorkshire: from farm to fork, people to products. Enjoy early mornings and late nights, with all day dining and drinks after dark. DJs every weekend and Sunday Roast. Dress up or dress down; dine for breakfast, lunch or dinner; or stop only to browse our resident retailers. Anything goes.

THRIVING CITY OF CREATIVITY & CULTURE

Fearns showcases the creative side of Yorkshire's people, products and produce. Beyond the kitchen and bar, Fearns brings you weekly DJs, monthly events and resident retailers all year round. Where Leeds offers up the produce, brands, music and homegrown talent, Fearns is the trading post bringing all of this together in exchange for new experiences.

LOCAL. SEASONAL. SUSTAINABLE.

The menus are a celebration of all things Yorkshire, with specific nods to Leeds. The menus create talking points, from interesting suppliers to the chef's personal recipes. Leeds is a region with fruitful produce and amazing small businesses producing wonderful local goods. Fearns is proud to showcase this produce throughout their menu.



Fearns gets its name and inspiration from the city around us. The name derives from Fearns Island, a small area of land within Leeds Dock's waterways.

fearnsuk.com



TESCO EXPRESS



QUICK STOP GROCERIES ON THE DOCK

Tesco Express offers a selection of essential groceries, fresh produce, snacks, and ready-to-eat meals. It's your quick and convenient shopping stop in Leeds Dock. So if you're looking to grab a sandwich at lunch or if you're planning to whip up some gourmet cuisine for dinner at home, Tesco has you covered.

OPEN SEVEN DAYS A WEEK

Open early until late it's the perfect shop to have on your doorstep for those extras you need at home or going out, you'll find fresh and frozen food, drinks, household essentials and more. Shop in-store and collect Clubcard points today.

tesco.com



You can also get Whoosh – on-demand home delivery. Meals, ingredients and more delivered from as a little as 20 minutes.

MUMTAZ



DECADENT INDIAN CUISINE

A chance to experience authentic Kashmiri cuisine in Leeds Dock, with food and service all crafted to create truly unforgettable dining for all the family. You can enjoy a selection of traditional delicacies, meat and vegetarian curries, biryanis, house classics and a selection of kids meals.

A spacious function room provides seating for up to 300 guests and with busy kitchen serving a wide variety of delicious Kashmiri cuisine. The beautifully styled restaurant overlooking the Dock can also be booked for private events and seats up to 80 guests.

PRIVATE HIRE

Mumtaz Leeds Dock is the perfect place to hold your event, whether a corporate meeting or nikah wedding celebration – they have the ideal space for you.



In 1979 Farzana Begum, mother of the Mumtaz Family, opened a tiny shop in Bradford that quickly became famous for its authentic Kashmiri cuisine. Today Mumtaz Leeds continues to use Mother's original recipes to create wonderful Indian dishes.

mumtazleeds.co.uk





royalarmouries.org

ROYAL ARMOURIES MUSEUM

ROYAL ARMOURIES

THE NATIONAL COLLECTION OF ARMS, ARMOUR & ARTILLERY

The Royal Armouries Museum is home to a vast collection of arms and armour. It's a place to discover all kinds of military history over the centuries including a variety of immersive experiences, interactive exhibits, and fun for all the family.

VISIT FOR FREE

Explore thousands of incredible objects, from ancient times to the present day. From Japanese samurai to iconic movie props, from Henry VIII's armour to an

Indian war elephant. Watch history come to life with free, daily live shows and combat demonstrations and discover how the collection has shaped history, society, art and culture.

Visitors can explore arms and armour from across the world and throughout time in six themed galleries. Don't miss the opportunity to learn more about the objects, their uses, and the people behind them in our entertaining daily talks. Admission is free.



A chance to delve into fascinating stories about how the collection links to history, politics, art, popular culture, manufacturing and more.

NEW DOCK HALL

ROYAL ARMOURIES
NEW DOCK HALL

LEEDS DOCK'S CONTEMPORARY EVENTS VENUE

Adjacent to the Royal Armouries Museum, New Dock Hall Leeds has a contemporary minimalist feel providing you with the perfect blank canvas to create your event. Our largest event space and one of Leeds's largest banqueting and exhibition venues, New Dock Hall is unrestricted by pillars, giving limitless scope for your presentations and creative ideas. This makes it ideal for anything from conferences and exhibitions to gala dinners, impressive product launches and meetings.

Situated on the ground floor, this space is fully serviced, flexible and adaptable in its own right or can be used in



New Dock Hall offers a unique range of facilities for conferences, banqueting and exhibitions.

combination with other spaces at the Royal Armouries Museum as part of larger scale events.

THE MOST VERSATILE EVENTS SPACE IN THE CITY

Events at Royal Armouries & New Dock Hall are always spectacular, it's one of the largest and most diverse venues in Leeds. You can host anything from small meetings for 20 people to large conferences for 2,500. Packages include state-of-the-art technology and world-class catering, while you can also incorporate the unique culture of the Royal Armouries Museum to make sure your event is an unforgettable one.

royalarmouriesconferenceandevents.org



PIZZA EXPRESS



A SLICE OF ITALIAN CUISINE ON THE DOCK

Pizza Express in Leeds Dock offers a vibrant atmosphere, waterfront views, and a diverse menu of delicious pizzas, pastas, and salads. Modern, cozy, and family-friendly ambiance. Plus they're really convenient after a visit to the amazing Royal Armouries just opposite, or after exploring the Dock.

A PASSION FOR PIZZA

Ever since 1965 when Pizza Express founder, Peter Boizot, opened the first restaurant in Soho, the same Pizza Express values of great food, evocative music, and distinctive design have remained in their DNA. This is one recipe they've never changed, and today they take the same pride in offering great hospitality and unforgettable experiences.

pizzaexpress.com



Don't forget to join the Pizza Express Club and get free dough balls on your first visit! By becoming a member, you get free rewards and collect Pizza Stamps every time you dine-in Pizza Express.

YOGA HERO



YOGA FOR ALL IN LEEDS DOCK



Studio, online and yoga-on-demand classes for all levels and all aims, including beginner yoga classes, classes for experienced yogis, chilled classes, upbeat classes... and much more... At Yoga Hero, they put a focus on feeling fit and fabulous through yoga. The team at really believe yoga is one of the best things you can do for your body and mind.

OFFERING YOGA CLASSES FROM BEGINNERS TO BOFFINS

All of the yoga classes are drop in, there's no need to book. The Yoga Hero team provide all the equipment you need, but you can also bring your own! Take a look at the timetable on the website link above. There's no joining fees, no cost for in-studio equipment hire, just simply yoga for you to enjoy as you wish!



There's a jam-packed timetable of yoga, Pilates, meditation and much more, there's bound to be something to suit you.

yogahero.co.uk



HOLIDAY INN EXPRESS

PERFECTLY LOCATED WITHIN LEEDS DOCK

Explore the comforts of the wonderful Holiday Inn Express, positioned adjacent to the renowned Royal Armouries. Unwind in a reliable and comfortable setting, making it your go-to choice of local hotels! Prepare to relax in the cosy, air-conditioned rooms complete with complimentary Wi-Fi.

ALL YOU NEED FOR A COMFORTABLE STAY

Plus, they're pet-friendly too and Breakfast is always included in your stay, so no need to worry about that. And if you're craving more, they have a modern bar and restaurant offering a 24/7 selection of delicious meals and a full dinner menu.

ihg.com/holidayinnexpress



Cracking hotel. We had an excellent experience across the board. The hotel is so clean throughout, the staff are helpful and friendly, and my room was 10/10 for comfort.



holdfastleeds.co.uk

HOLD FAST BOOKS

HOLD FAST

THE LEEDS DOCK FLOATING BOOKSHOP



Hop aboard and discover some hidden gems waiting to be enjoyed.

Moored on Leeds Dock, Hold Fast Bookshop has all kinds of genres, classics, contemporary, young adult and children's books. Climb aboard and browse their selection of new and used books in the cosy hull of the historic former coal barge 'Marjorie R'.

BOOKS, PLANTS & CURIOSITIES

It's not just books on the barge, you can get all kinds of gift, greetings cards

and plants, plus they can order almost any book you want and accept National Book Tokens. For more information please email Hold Fast using the link at the top of the page or drop the team a message on social media: @holdfastleeds



DEPARTMENT

WORK | WELLNESS | SOCIAL

Department Leeds Dock is a work, wellness and social destination for media, creative and digital communities. Department creates modern working environments where people feel fulfilled and businesses achieve success. Spaces where your work and life can coexist. Hospitality is at the heart of everything Department do, with exceptional service, wellness amenities, social spaces, and community experiences.

THE INVENTORY

Department Leeds Dock is a vibrant mix of spaces for businesses, leisure and socialising. Department Leeds Dock creates opportunities for growth, expansion, and the fusion of ideas within its truly unique and inspiring hub atmosphere.

COWORKING, PRIVATE STUDIOS & PREMIUM SUITES

Enter into Department's coworking experience with the double-height mezzanine space on Level 1. Complete with an elevated meeting room and premium communal kitchen. Whether you require a flexible hot desk or resident desk with storage, Department have a solution to suit. Department's studios and suites provide businesses with a private workspace, whilst still benefitting from all the perks that come with being part of the community.

departmentuk.com



The inventory of Department Leeds Dock stops at nothing to fulfil member requirements: work, social, wellness, tech, outstanding hospitality and inspiring experiences.



THE GLASS BOX DEPARTMENT

BY DEPARTMENT LEEDS DOCK

The Glass Box is a stand-alone space located on the waterfront of Leeds Dock, just around the corner from Department. With a full wall window view of the canal and the Leeds Dock hub, The Glass Box is the perfect setting to bring some grandeur to a meeting or networking event.

The large space makes a perfect setting for workshops, group meetings/ get-togethers, business proposals,

collaborative projects and networking events.

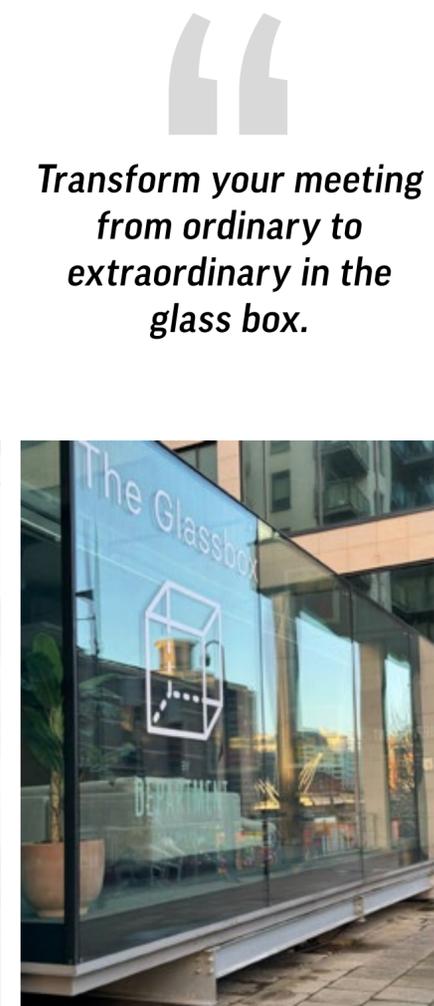
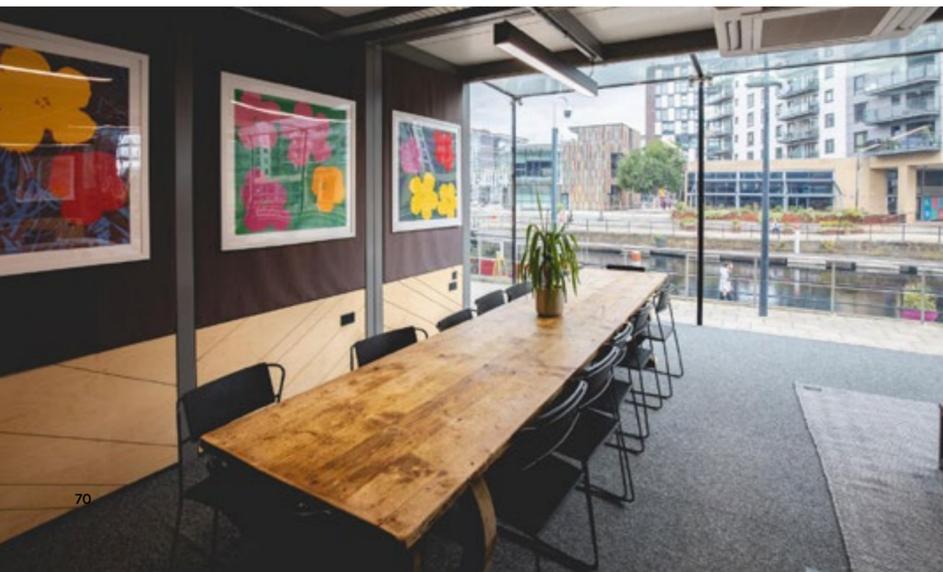
The space boasts a 12-seat conference table and plenty of breakout space, including a large corner sofa which is perfect for meetings or breakout sessions to relax.

The room comes with WIFI, an 85" wall mounted flat screen TV with HDMI connectivity and aircon/heating. Catering packages are also available.

HIRE YOUR OWN PRIVATE SELF-CONTAINED MEETING VENUE

The space boasts a 12-seat conference table and plenty of breakout space, including a large corner sofa which is perfect for meetings or breakout sessions to relax.

The room comes with WIFI, an 85" wall mounted flat screen TV with HDMI connectivity and aircon/heating. Catering packages are also available.



Transform your meeting from ordinary to extraordinary in the glass box.

CITIPARK CitiPark

WELCOME TO LEEDS' LARGEST CITY CENTRE CAR PARK

CitiPark Leeds Dock is one of the most environmental sustainable multi-storey car parks in the UK. Operating 24-hours a day, 365 days a year, it offers 1,500 spaces, making it the largest car park in Leeds City Centre. With a 2.1-metre height restriction, it caters to a wide array of vehicles while championing eco-conscious practices, setting a new

standard for urban parking facilities, plus accessible parking and electric vehicle charging.

YOUR PARKING, ON THE MOVE

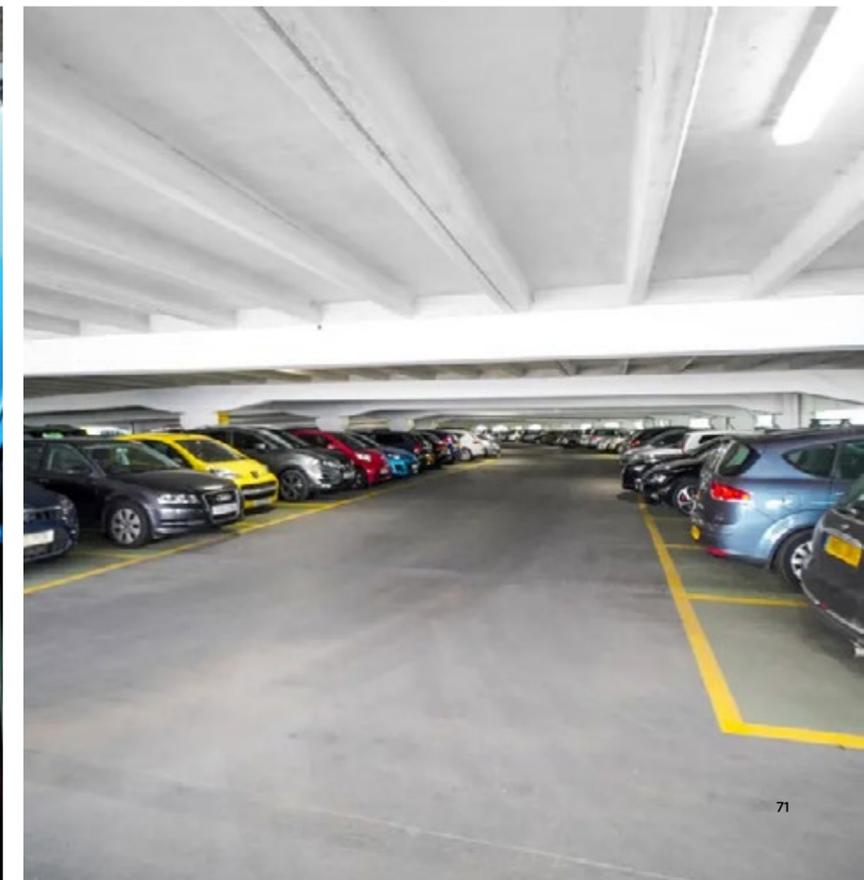
CitiPark offers cutting-edge technology through its mobile app, ensuring seamless parking management. With the app, you can effortlessly pay

for parking and even pre-book your desired space. The facility is fully secure, equipped with 24-hour patrols, a dedicated Help Cabin, and state-of-the-art surveillance including CCTV and Automatic Number Plate Recognition (ANPR) technology, guaranteeing peace of mind for customers.



CitiPark concentrate on an innovative approach to parking, utilising the latest technology to deliver the highest possible customer service and the best value.

citipark.co.uk



HATCH

DELIVERING NEW IDEAS & CUTTING-EDGE CAMPAIGNS



Hatch Communications, located in the vibrant hub of Leeds Dock, stands as a versatile creative agency specialising in PR, sponsorship, social media, and events. Their ethos revolves around a strategic, honest, and straightforward approach, aiming to craft and execute public relations campaigns that are not only intelligent but also return the best results.

Proudly PR-led, Hatch boasts unparalleled media expertise and an extensive network of journalist contacts. However, recognising the dynamic nature of the media landscape, they understand that effective campaigns necessitate more than just solid media relations. Thus, Hatch collaborates closely with their clients to curate a cost-effective array of activities, ensuring meaningful interaction and engagement with target

audiences across all levels of media. Their commitment lies not only in garnering attention but also in fostering genuine connections that drive lasting impact.

DELIVERING THE UNORTHODOX

Hatch pride themselves on results, not just in column inches and media coverage, but results that genuinely impact their client's businesses. Whether it's changing consumer attitudes, increasing sales or getting people talking on their Facebook pages! Effective PR can help manage reputation by communicating and building good relationships with all stakeholders. Hatch work with a range of organisations from business to business, consumer and sport.



As an agency, one thing that sets Hatch apart is their belief in the power of ideas – ideas that are the difference between making news, and delivering a return.

hatch.group



LIVING WALLS



SPECIALISTS IN THE DESIGN & INSTALLATION OF LIVING WALLS

Living Walls UK Install and maintain living walls across a number of different sectors. They have many years of experience in the industry and are known for their premium-quality, eco-friendly living walls, which sport stunning, luscious foliage to make a real style statement and bring people closer to nature.

No matter whether it's a living wall for an office or workplace or for residential living walls, they've got you covered. They provide internal and exterior living walls for schools, colleges and universities, hotels and resorts, offices and workplaces, homes and residential buildings, bars and restaurants, retail establishments, showrooms, and much more.

BRIGHTEN THINGS UP

Living walls help to brighten up workplaces and living areas, bringing humans closer to nature and inspiring hard work and creativity. They also help to create a healthier environment by purifying the air and reducing ambient temperature and noise both inside and outside. Living walls create a healing environment that boosts the feeling of wellbeing, thus is something that all homeowners and businesses can benefit from.



Living Walls UK have a wealth of experience providing living walls to a variety of clients across the UK, as well as a passionate, reliable, and friendly team who want to help make the future greener.

livingwallsuk.co.uk





JOURNEY FURTHER

MAKING COMPLEX MARKETING SIMPLE

journeyfurther.com



Robin Skidmore, Journey Further



Journey Further are a performance marketing agency specialising in PPC, SEO, PR, paid social and programmatic advertising. It's where human meets technology, art meets algorithm and brand meets performance. It's a world of opportunity, but where you can be hoodwinked by data and blinded by opinion. Somewhere, you need clarity at speed. At Journey Further you can quickly find truth, they break down traditional marketing silos and remove needless bureaucracy to deliver performance.

CREATIVITY

Journey Further really get under the skin of the way customers think and feel, they do this by leveraging data from the marketing science team and combining this insight with a deep understanding of behavioural science. This in turn provides the directional spark for creative ideation. They jointly create concepts that push the boundaries through experimentation. They strive to discover what truly captures attention, what resonates with customers and what ultimately drives performance.



Always driving distinctiveness in a crowded market.

IMA-HOME

IMA—HOME

BUILDING BRANDS FOR REAL PEOPLE.

Informed by human behaviour. Fuelled by creativity and content. Connected by data, media and digital. IMA-HOME are a global connected marketing agency with 11 offices in six countries, a turnover of over £70m and hugely ambitious growth plans.

75% of brands could disappear and people wouldn't care. So being real means putting people before brands. Taking the time to understand what they really want and need, and delivering it. And cutting the BS while they're at it.

THRIVING IN THE DOCK

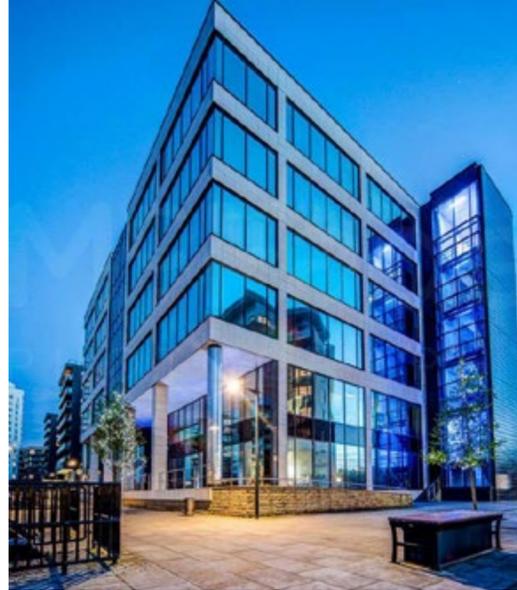
IMA-HOME has won a diverse range of new accounts including Wren Kitchens, Diesel, CLOUD NINE, Rubicon, Bumble, Great Rail Journeys and Vaillant Boilers.



Thinkers. Doers. Dreamers. 400 creative specialists. Fully integrated. Fully connected. Across the work. Across the world. Building brands for real people.

imahome.global





yorkshirewater.com

YORKSHIRE WATER

PROVIDING ESSENTIAL WATER SERVICES FOR LEEDS

Livingstone House serves as the main headquarters of Yorkshire Water, who oversee the management of water resources across Leeds and the broader Yorkshire region. They ensure the collection, treatment, and distribution of approximately 1.24 billion litres of water daily. In tandem with their water management, Yorkshire Water undertakes the responsibly collecting, treating, and reintegrating around one billion litres of wastewater into the environment, safeguarding ecological balance and sustainability.

INNOVATION

Yorkshire Water is dedicated to a journey of exploration and innovation, constantly seeking new approaches to enhance operations. Embracing a mindset of innovation is fundamental to developing groundbreaking solutions that challenge existing methods, both in the present and the future.

At the core of Yorkshire Water's ethos lies a commitment to innovation, serving as a driving force within their business. This commitment not only enables them to achieve greater efficiency while keeping costs down, but also positions innovation as a vital tool in approaching the challenges posed by climate change, population growth, and economic constraints.



YorkshireWater



Yorkshire Water actively engages with local communities, forging strong bonds and collaborative partnerships that amplify their collective impact and contribute to the region's health and wellbeing.

DEALTRAK

DEALTRAK
SIMPLIFY. CONNECT. ENHANCE.

THE UK'S LEADING AUTOMOTIVE F&I PLATFORM

DealTrak is a market-leader in the motor industry providing a software platform dedicated to connecting the automotive finance and insurance sector. The platform brings together motor dealers, lenders, finance brokers and VAP providers into one efficient and compliant platform. The DealTrak software helps increase efficiencies, connect F&I suppliers and ensures consumer credit and general insurance compliance throughout.

DEDICATED TO AUTOMOTIVE F&I FOR OVER 15 YEARS

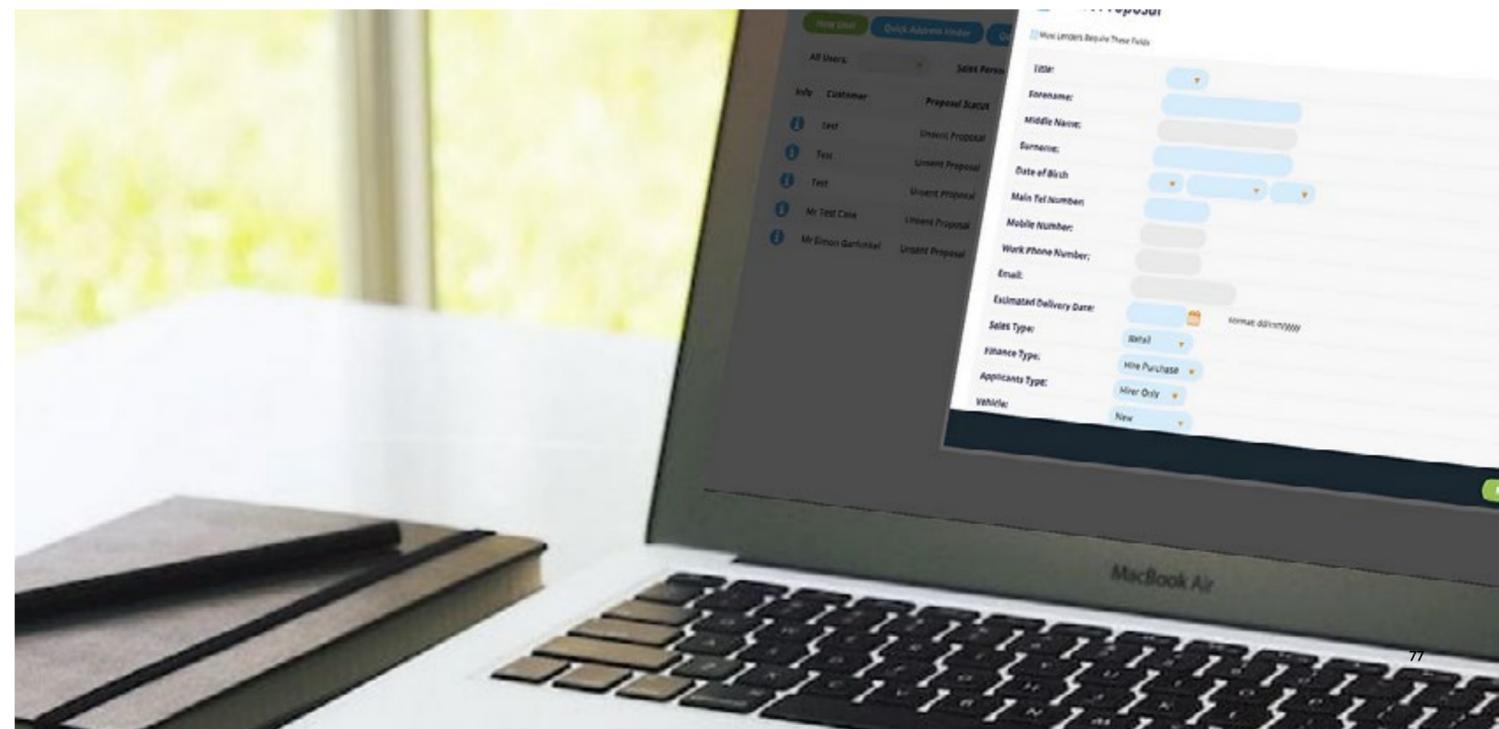
They are based in Leeds Dock, one of the UK's primary creative and FinTech hubs, with a team of developers, techies, client services and more. The platform has grown and developed with users in mind, supporting dealers, brokers and lenders of all sizes.

DealTrak is part of the AutoProtect Group along with AutoProtect, i-Comply and Shine! Repair, offering an unrivalled range of finance, insurance, compliance and data solutions to the automotive industry.

dealtrak.co.uk



A platform dedicated to driving value in the motor finance and insurance sector.



ILK



BRAND - PR - SOCIAL - DIGITAL

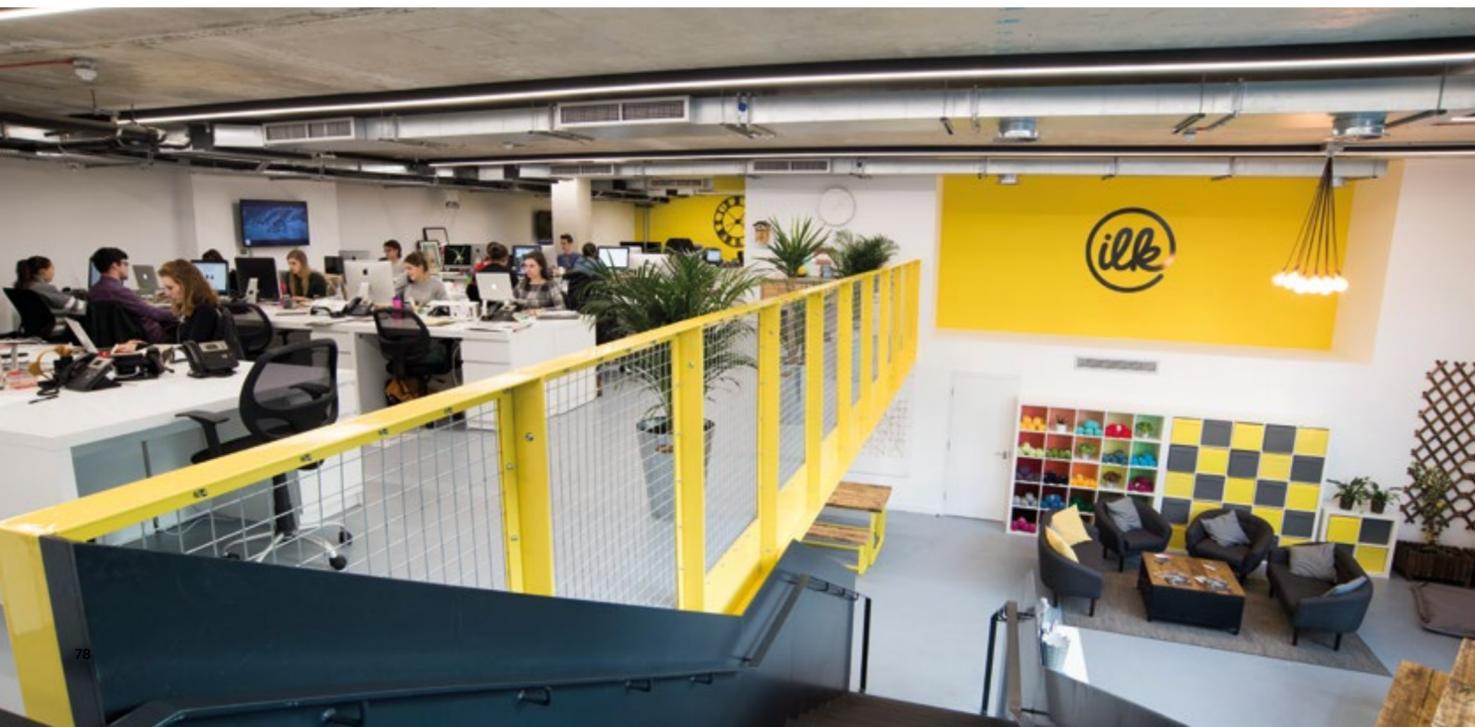
ILK. An award-winning integrated marketing agency based in Leeds Dock specialising in marketing, digital solutions, creative design and PR strategies. The 30-strong team spans all sorts of specialisms and skill sets, from strategy and branding, to social and paid media, content marketing, digital PR, video, web development and SEO.

Their approach is to bring together what works, creating bespoke solutions to the opportunities and challenges their clients offer. It's all about building brands, growing businesses and finding audiences that achieve tangible objectives, with companies as diverse as BrewDog, Aardman Animations, the NHS and Sport England.



**Northern Digital Awards
winner 2024.**

ilk.agency



ISEEPR



AWARD-WINNING B2B TECH PR & COMMUNICATIONS AGENCY

iseepr are an award-winning and nationally recognised PR and communications agency, experienced in a variety of technology sectors. They specialise in strategic comms to global tech organisations.

Helping clients create opportunity by championing technology transformation, iseepr's consultants are experienced and knowledgeable in a variety of

technology, B2B and professional services sectors, with the team delivering a full spectrum of PR and communications services.

CLARITY & CONSISTENCY = EFFECTIVE COMMUNICATIONS

Iseepr have built deep knowledge in core technology sectors, through years of working with international leaders in the

fintech, payments and digital security/ID and technology standardisation space. From their Leeds Dock base, they help clients across the globe to meet their strategic goals, enabling them to change the world through technology.



iseepr is an excellent and trusted partner that acts as an extension of the team. They are responsive and adaptive, plus the scope of work is always customised to suit every client and the job required.

iseepr.co.uk



PLACES FOR PEOPLE



ONE OF THE UK'S LEADING PLACEMAKERS

Places for People work across the full spectrum of placemaking, building homes and communities where everyone is welcome and everyone can thrive. They provide and manage all kinds of housing, plan and build new developments, and manage leisure facilities.

From affordable housing to retirement homes to city apartments, Places for People make places where community comes first, and home starts long before you reach the front door. They have developed a broad offer; they are end-to-end partners to clients and communities, always pioneering – solving problems and leveraging new

opportunities in the industry. These differences make places that thrive. Places to live, places to work and workout, places to relax, places to think and play. Exceptional places for everyone. Creating places for people.

SOCIAL IMPACT

Places for People are a placemaking and regeneration company that takes a commercial approach to delivering social outcomes. They are committed to investing in the long-term sustainability of their places with an aim to make a positive difference to customers and communities – this is what sets them apart from others.

“
As the UK's leading social enterprise, Places for People have a responsibility to ensure their products and services make a positive impact on people, places and the planet.”

placesforpeople.co.uk

CITU

HEALTHY CITY LIVING

Citu is a developer specializing in new concept builds to create a community based on Scandinavian urban densities with an exceptional standard of environmental performance. The masterplan in Leeds converts an industrial environment into a walkable, healthy, family friendly environment.

Housing is fully integrated with services, accessible healthcare and schools, offices and manufacturing plant. The entire district is punctuated by a diverse range of urban social spaces that are open to everyone.

ONE OF THE UK'S FIRST LOW-CARBON HOMES FACTORIES

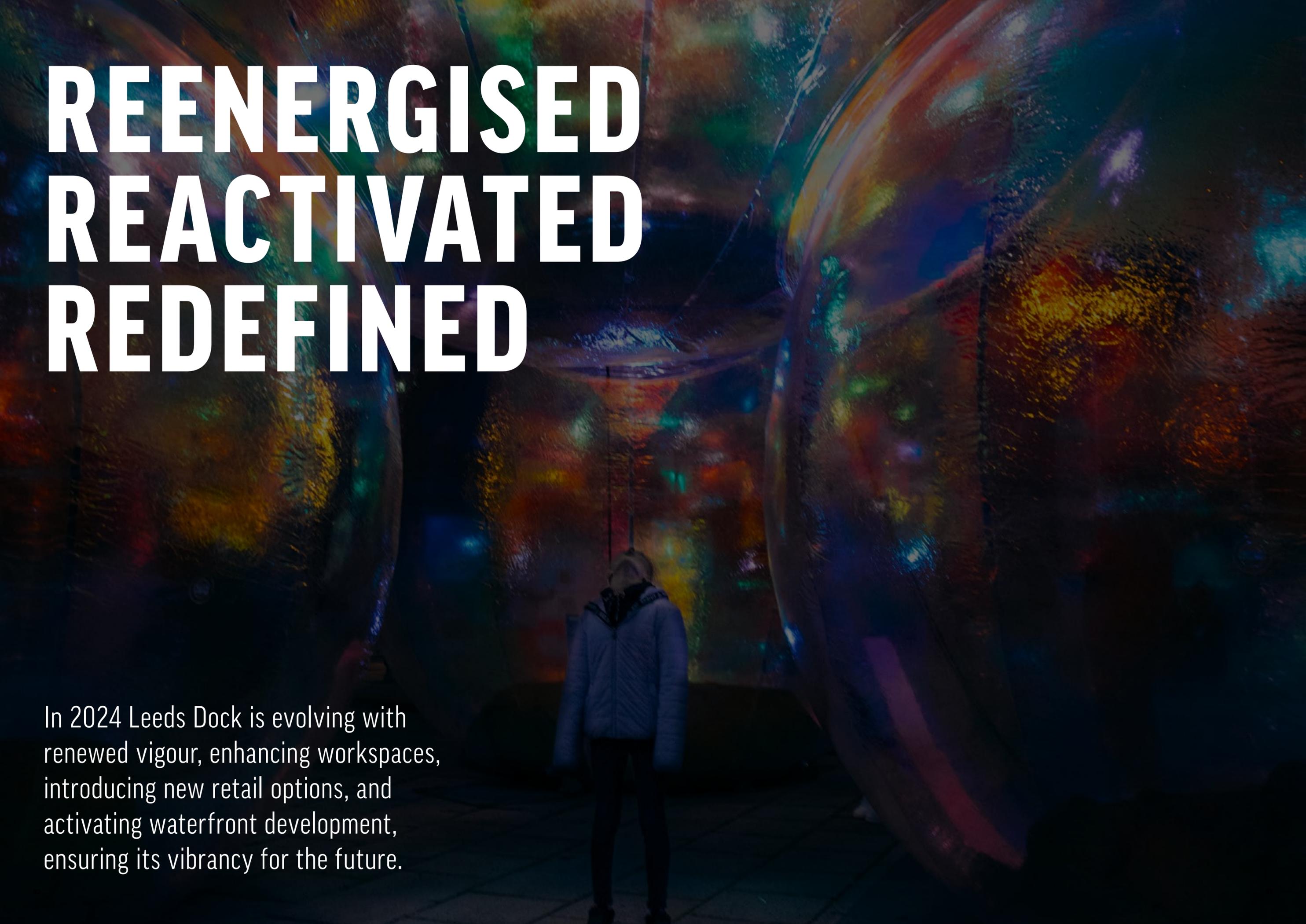
An on-site manufacturing plant, Citu Works, fabricates the timber-frame housing system. The plant is capable of producing up to 750 low-carbon homes each year, and is among the first of its kind in the UK.

CITU



Pioneering Yorkshire developer Citu has created a new community of 51 low carbon, high performance, low energy homes - Climate Innovation District.





REENERGISED REACTIVATED REDEFINED

In 2024 Leeds Dock is evolving with renewed vigour, enhancing workspaces, introducing new retail options, and activating waterfront development, ensuring its vibrancy for the future.

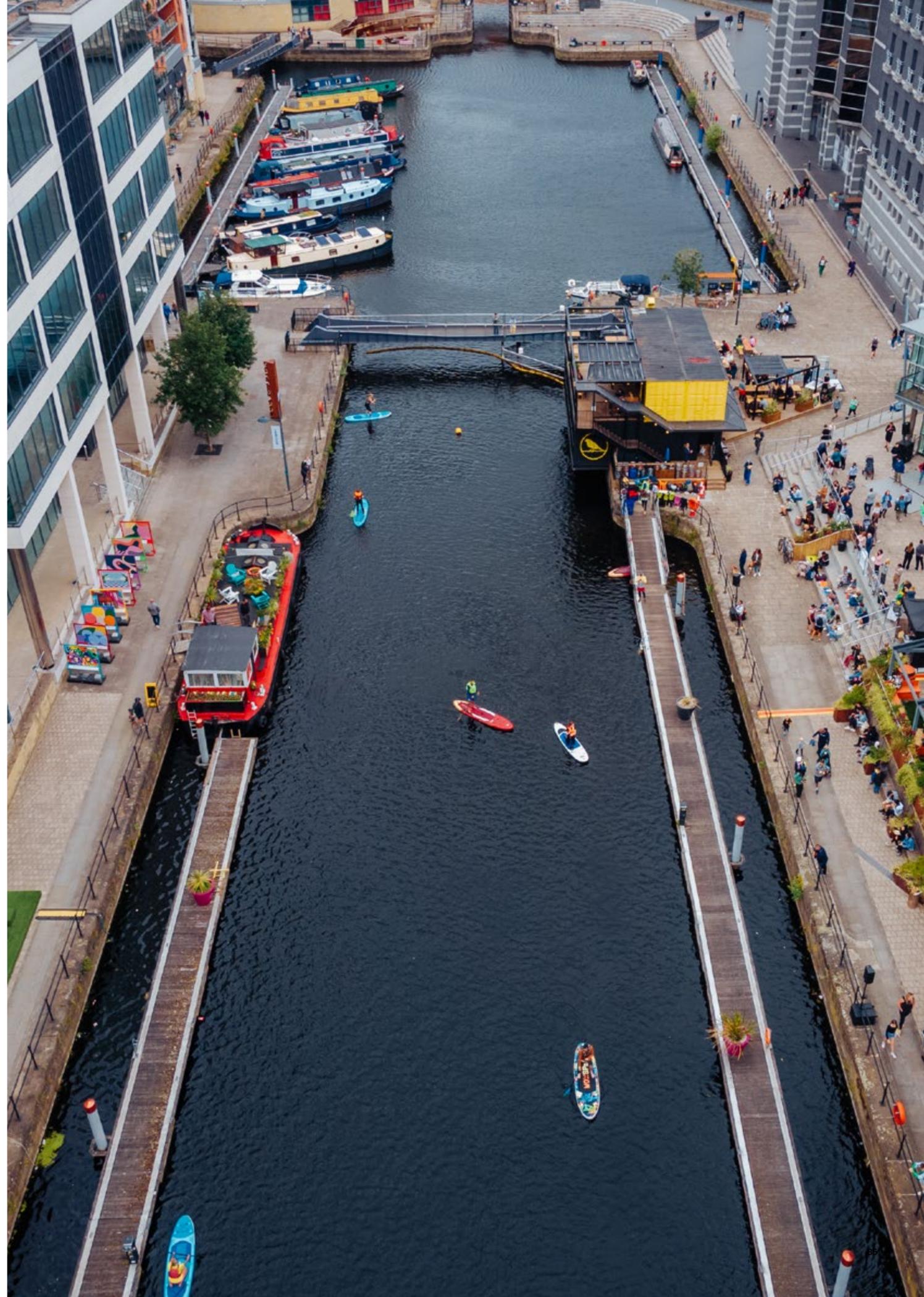
THE FUTURE OF LEEDS DOCK

The vision for Leeds Dock remains steadfast, aligning closely with the initial delivery plan established in 2012: to create a dynamic new district within the city, characterised by creativity, technology, and innovation, catering to business, leisure, and residential needs. This vision has been successfully delivered, and as we move into 2024, we're poised for further development and enhancement across the Dock and its workspaces.

The opening of Department has revitalised The Boulevard and breathed new life into the old casino building, while the thriving coworking spaces and boutique studio suites operated by

Department, along with Fearn's as an exciting new destination for dining, drinks, and events, signify a promising future for Leeds Dock.

We are embarking on a fresh strategy to enhance our workspace offerings throughout the entire Dock, with plans to refurbish and relaunch four new workspaces in 2024-25; introduce additional retail options; and activate further development along the dockside and waterfront. This proactive approach reflects our commitment to continual improvement and ensures Leeds Dock remains a vibrant hub for years to come.



LEEDS DOCK HAS EVOLVED & A NEW CULTURE CREATED

Our culture is a beacon for innovation, creativity, opportunity, health, wellbeing, and sustainability. It's fuelled by our environmental ambition, the co-location of tech, media, and creative businesses, and the demand for exceptional services, amenities, and a vibrant community. Together, these pillars forge a dynamic environment where ideas flourish, collaborations thrive, and individuals and businesses succeed.

A VARIETY OF WORKSPACES:

ALL SIZES

ALL GENRES

ALL FITTED

ALL SERVICED

Leeds Dock offers a diverse range of fully-fitted and fully-serviced workspaces, driven by a commitment to excellence in service, sustainability, resilience, and amenity. These elements foster a distinctive vibrancy within the community, energising its atmosphere with innovation and collaboration.



NEW WORKPLACES FOR 2024-25

A diverse selection of workspaces tailored towards the 2030 net-zero carbon target. All fully-fitted for immediate 'plug-and-play' so occupiers can move straight in with no fit-out costs.

WEST DOCK

West Dock is perfectly positioned on the waterfront of Leeds Dock, serving as an ideal hub for innovative businesses to establish their headquarters.

SOUTH QUAY

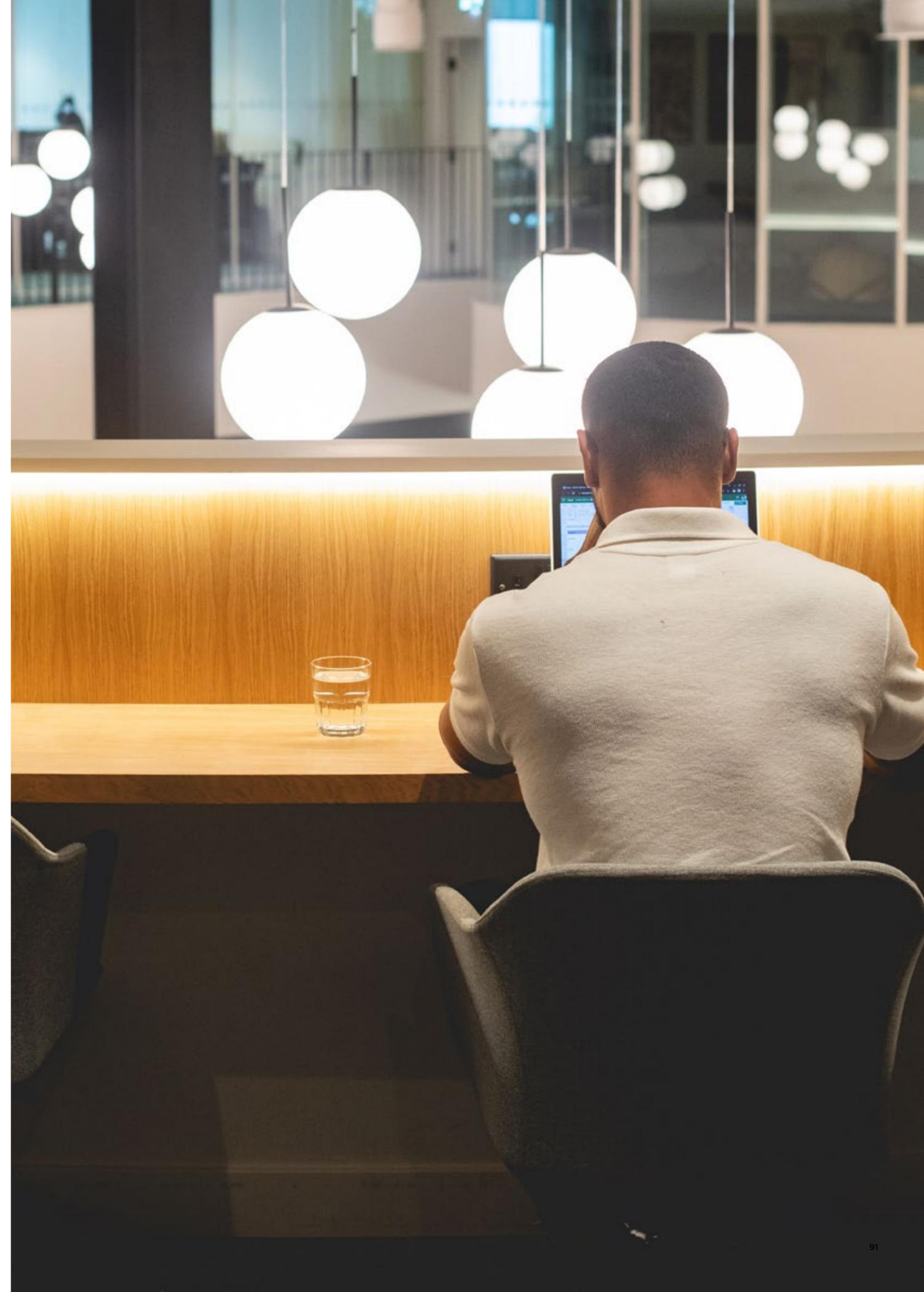
A spacious building on the Docksider offering a variety of work studios, serving as an ideal workplace for creative and innovative businesses.

SOUTH DOCK

South Dock is a prime opportunity within Leeds Dock, a highly visible flagship building for a statement business, with views across the whole Dock.

EAST DOCK

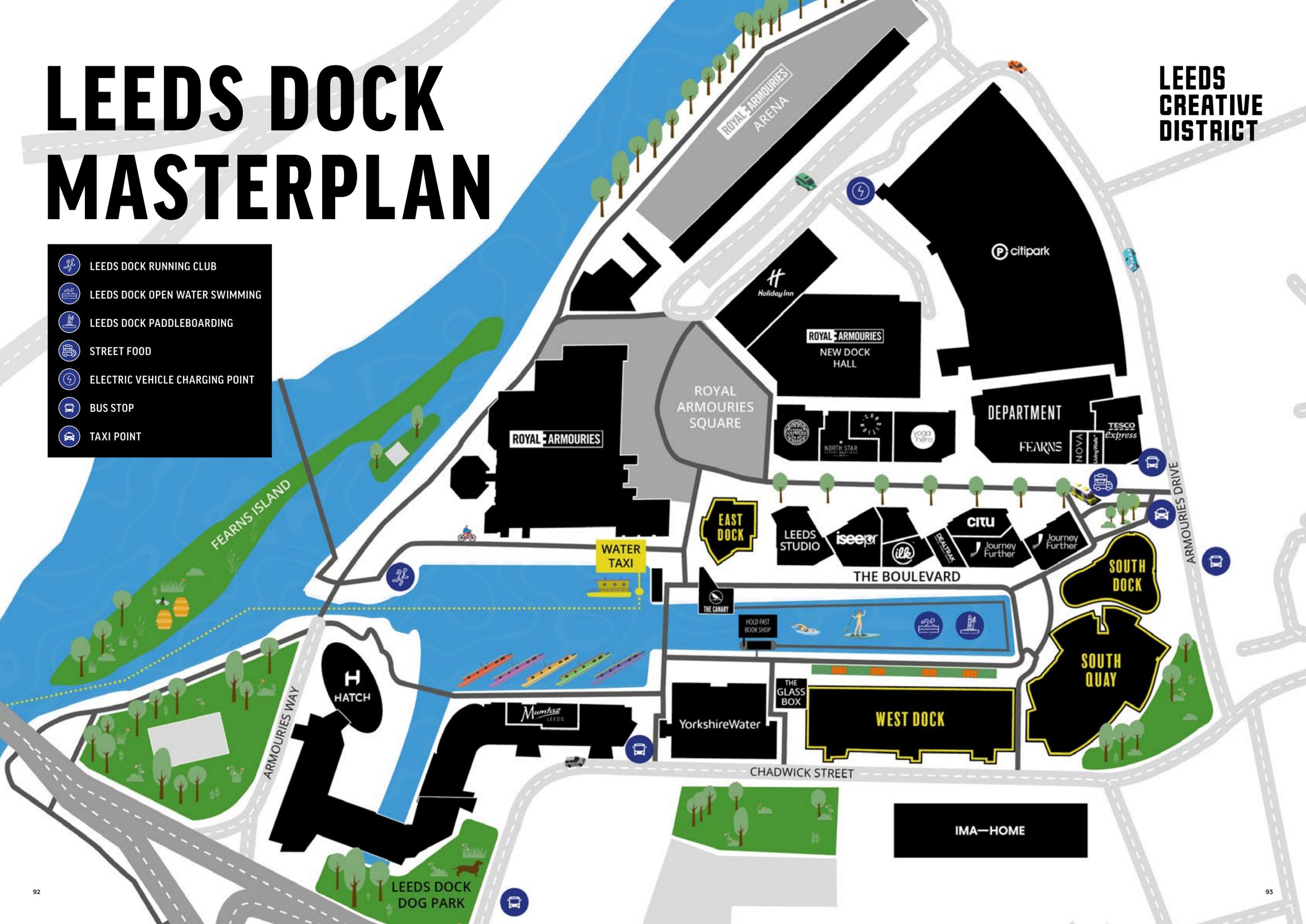
Siting proudly in the heart of Leeds Dock with its timber exterior and unique shape, East Dock is a flagship standalone independent workplace building for scaling businesses,



LEEDS DOCK MASTERPLAN

LEEDS CREATIVE DISTRICT

-  LEEDS DOCK RUNNING CLUB
-  LEEDS DOCK OPEN WATER SWIMMING
-  LEEDS DOCK PADDLEBOARDING
-  STREET FOOD
-  ELECTRIC VEHICLE CHARGING POINT
-  BUS STOP
-  TAXI POINT



WEST DOCK

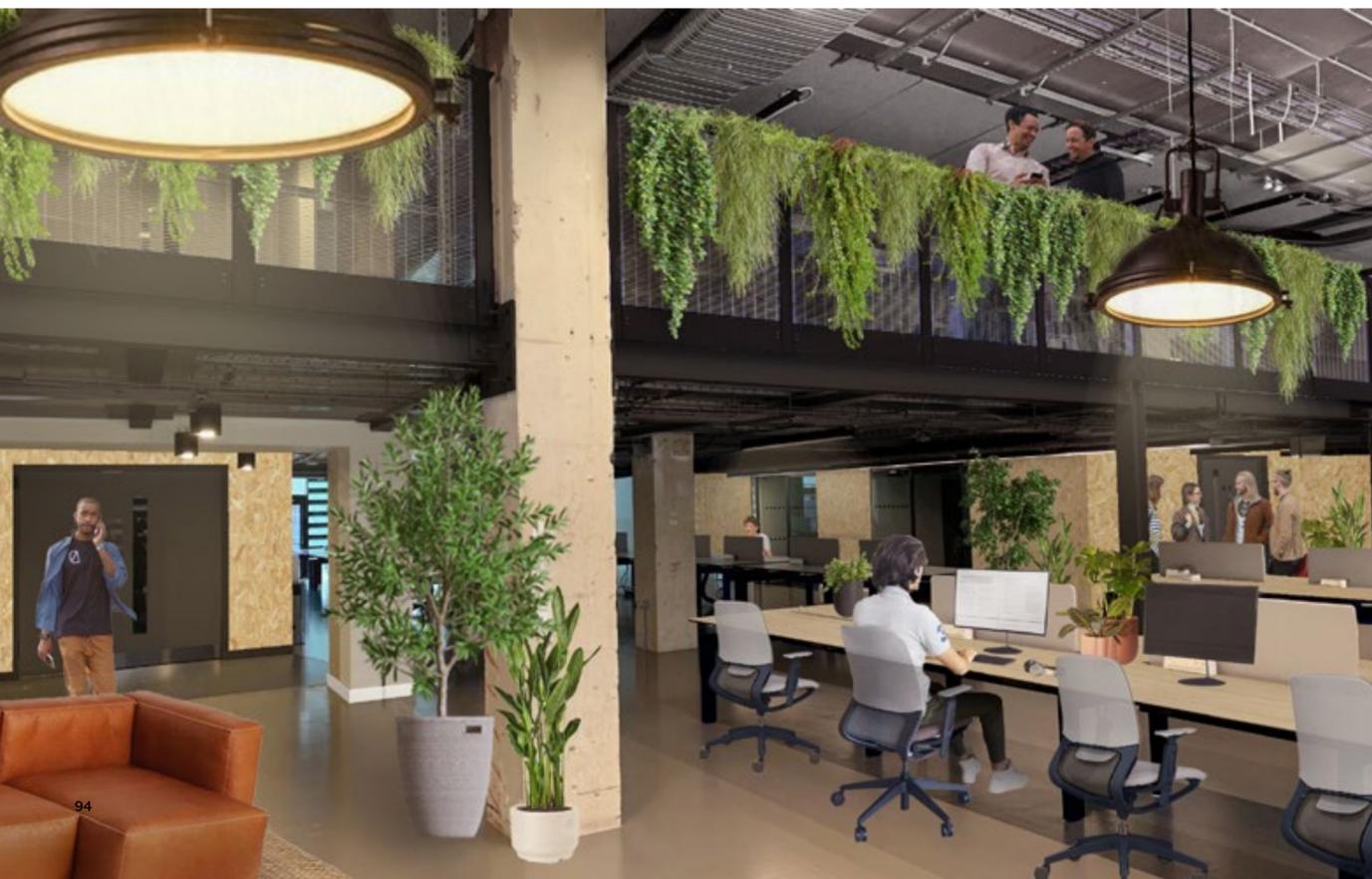
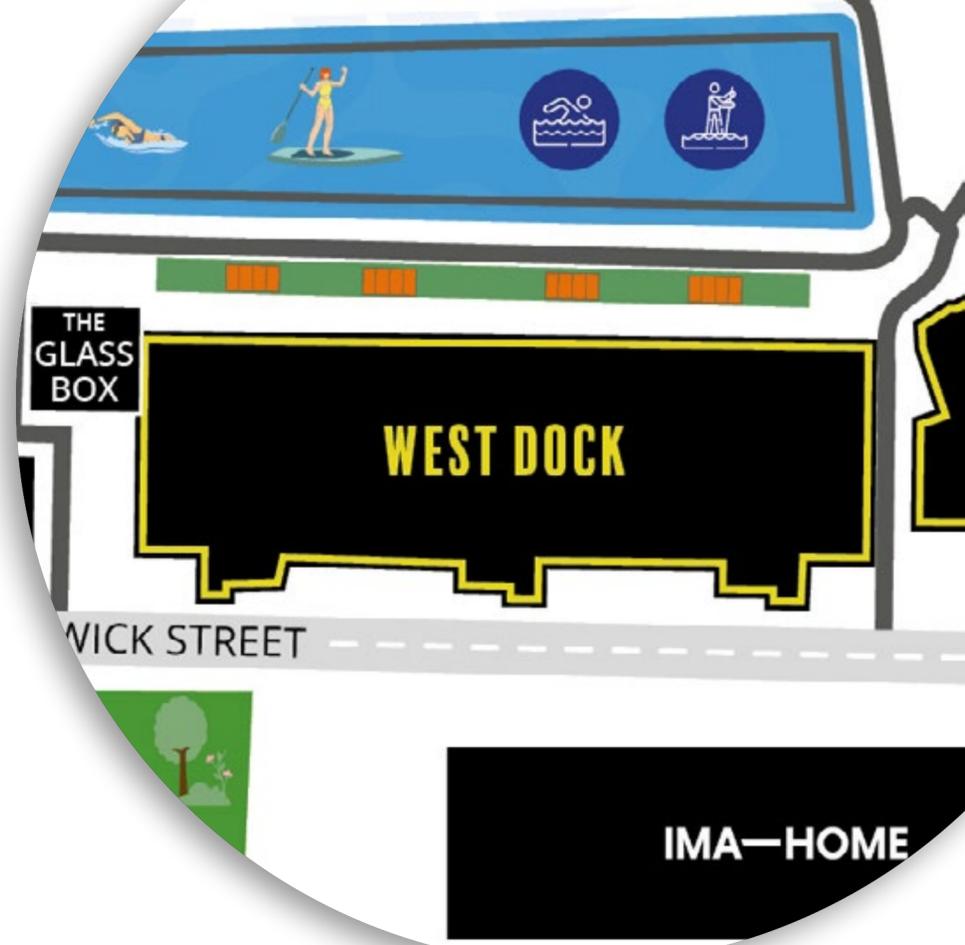
DOCKSIDE INNOVATION WORKSPACE

GROUND & MEZZANINE LEVELS
22,300 SQ FT | 2,072 SQ M

West Dock is perfectly positioned on the waterfront of Leeds Dock, serving as an ideal hub for innovative businesses to establish their headquarters. Boasting highly adaptable workspaces across ground and mezzanine levels, each unit comes with a private entrance and is equipped with private kitchens, meeting rooms and breakout spaces.

PERFECTLY POSITIONED ON THE WATERFRONT

Positioned on the waterfront, West Dock provides panoramic views of the Dock, offering a unique vantage point for everything happening on the water. For your breakfast, lunch and dinner needs, Leeds Dock is a culinary haven, featuring an array of dining options ranging from quick coffee and café takeaways to inviting restaurants for leisurely sit-down dining. Moreover, you can indulge in the diverse flavours served by daily street food trucks, presenting an array of global cuisines from Monday to Friday. West Dock not only provides an ideal workspace but also immerses you in the vibrant Leeds Dock community.



SOUTH QUAY

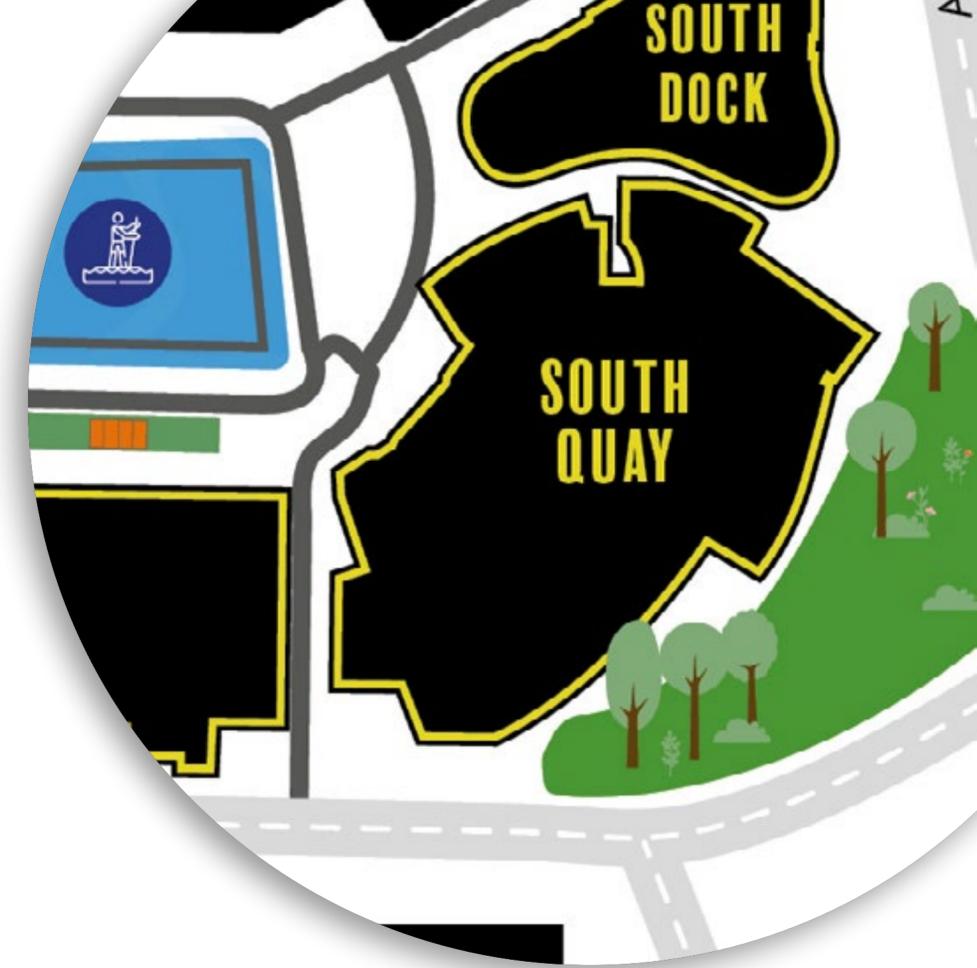
CREATIVE WATERFRONT WORKSPACE

GROUND & MEZZANINE LEVELS
24,640 SQ FT | 2,290 SQ M

South Quay is perfectly positioned on the waterfront of Leeds Dock, serving as an ideal hub for innovative businesses to establish their headquarters. Boasting highly adaptable floorplates encompassing studio workspaces across ground and mezzanine levels, each unit comes with a private entrance and is equipped with private kitchens, meeting rooms and breakout spaces.

PANORAMIC VIEWS OVER THE DOCK

Positioned on the waterfront, South Quay provides panoramic views of the Dock, offering a unique vantage point for everything happening on the water. South Quay not only provides an ideal workspace but also immerses you in the vibrant Leeds Dock community.



SOUTH DOCK

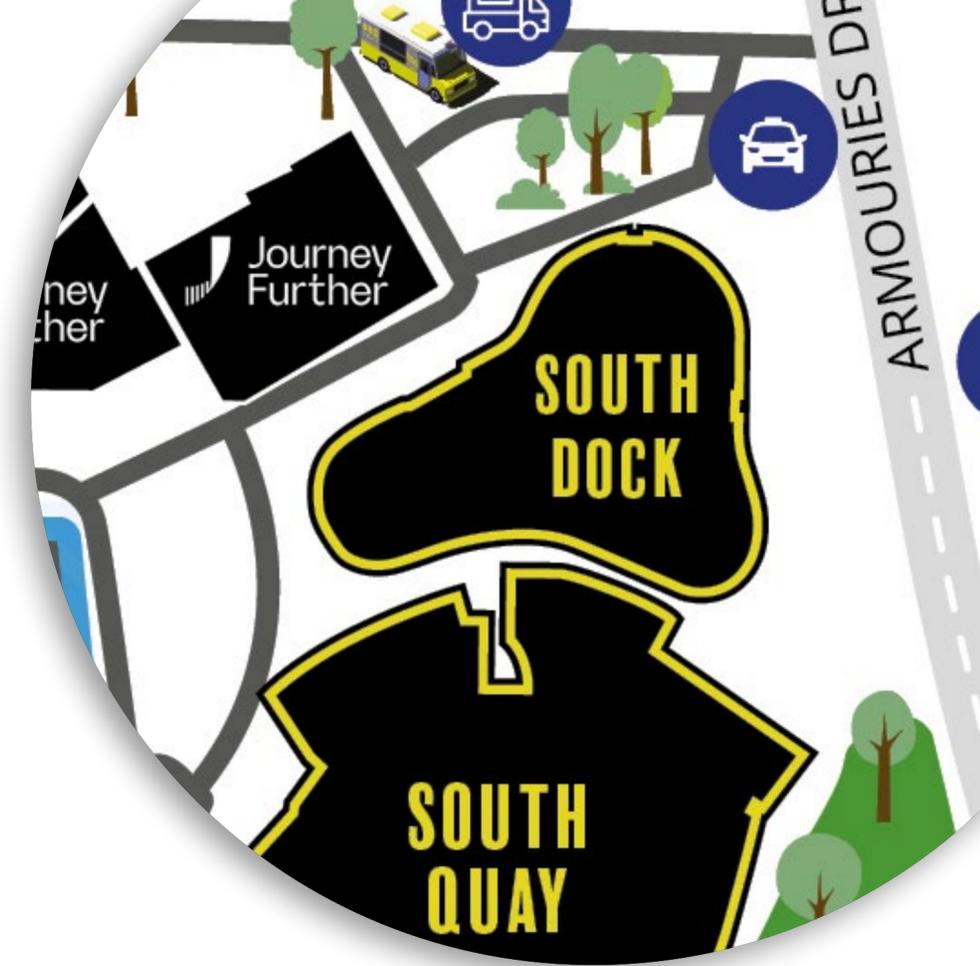
MODERN HQ WORKSPACE

GROUND & MEZZANINE LEVELS
13,750 SQ FT | 1,275 SQ M

South Dock is a prime opportunity within Leeds Dock, a highly visible flagship building for a statement business, with views across the whole Dock. Boasting highly adaptable floorplates across ground and mezzanine levels, with a private entrance and kitchen, meeting rooms and breakout spaces. The design of South Dock enables teams of up to 170 people to work in the modern open plan environment.

JOIN THE COMMUNITY

South Dock provides a dramatic view of the whole Dock, offering a unique vantage point for everything happening on the water.



EAST DOCK

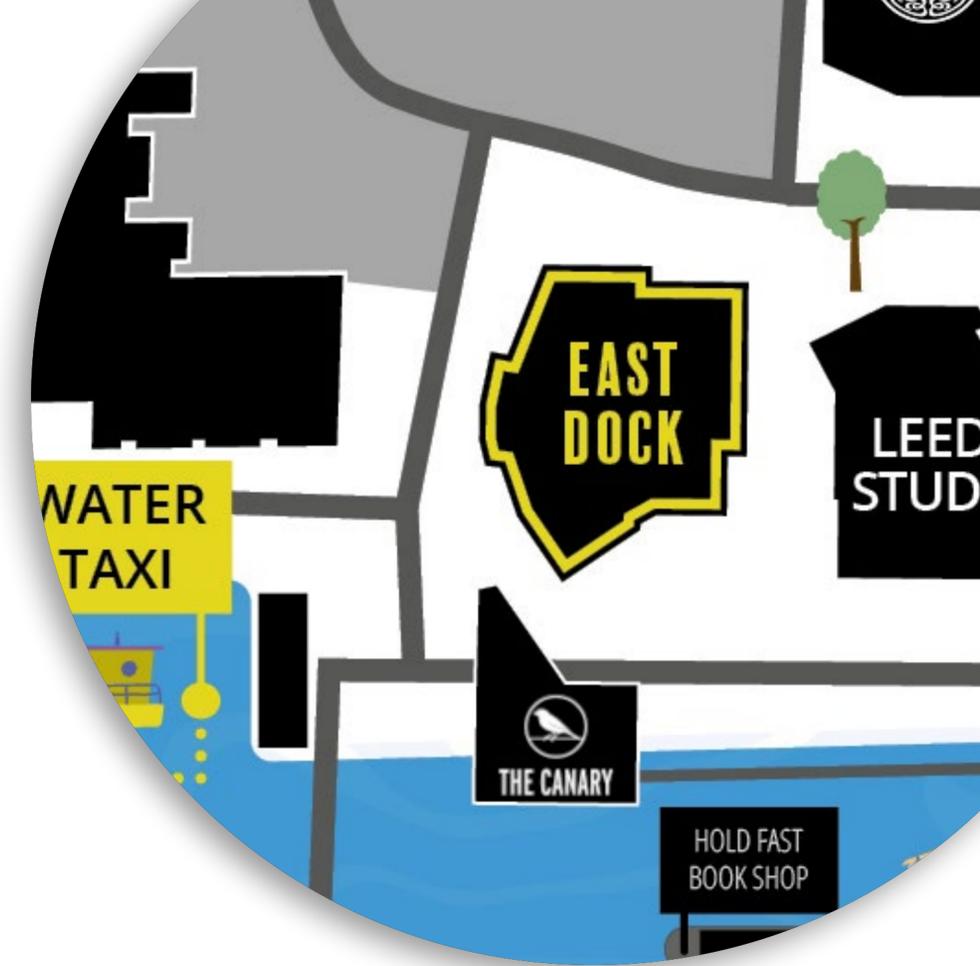
ICONIC FLAGSHIP WORKSPACE

GROUND & LEVEL ONE
5,295 SQ FT | 490 SQ M

East Dock sits proudly in the heart of Leeds Dock with its timber exterior and unique shape. A host of successful digitally themed projects have taken place in East Dock including Google's Digital Garage, helping SMEs become more visible online, and The Lumen Prize Exhibition, an immersive digital art collection. East Dock has a flexible open plan feel making it ideal for events and collaborative working. The ground floor and first floor provide incredible views of the waterfront of Leeds Dock creating a unique space in the City.

UNIQUE FLEXIBLE WATERFRONT SPACE

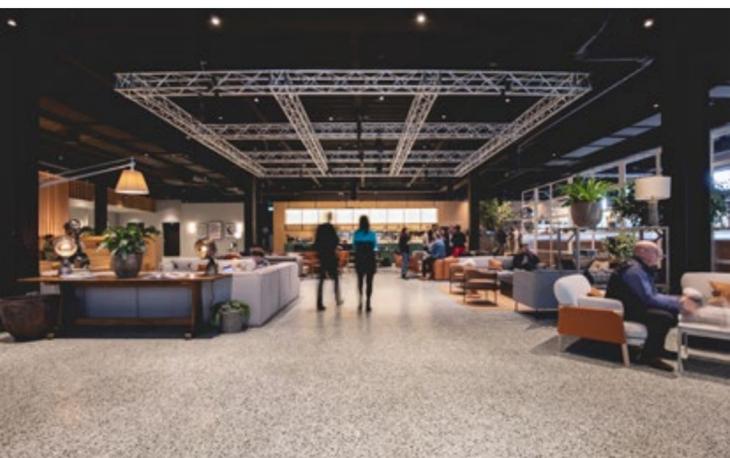
East Dock provides 5,296 sq ft of self-contained creative workspace offering unrivalled profile and prominence at the water's edge. East Dock is a statement standalone building and could be your new statement workspace.



DEPARTMENT

THE CITY'S LEADING COWORK DESTINATION: FLEXIBLE WORKSPACES FOR MODERN LIFESTYLES

Department Leeds Dock offers coworking desks, flexible workspaces and creative studios with on-site wellness and social amenities to support your work life balance. With a range of memberships and day passes available Department is flexible and adaptable to your style of working.

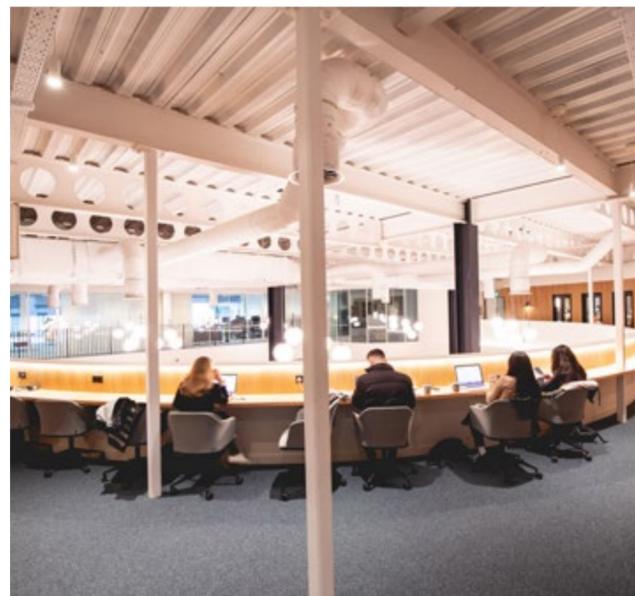


LEADING COWORK & PRIVATE STUDIOS

WORK, WELLNESS & SOCIAL

MEMBERSHIP AMENITIES

- | | |
|---------------------------|------------------------|
| 24/7 access | Lockers |
| Bike storage | Member events |
| Coffee shop, bar & lounge | Phone booths |
| Community Portal access | Tech support |
| Community team | Unique event spaces |
| Creative studios | Unlimited tea & coffee |
| Discounted meeting rooms | Wellness facilities |
| High speed internet | Yoga and meditation |



HOT DESK

A membership designed for coworking. Work flexibly, collaboratively and from whichever hot desk you like.

A MODERN WORK LIFE



PREMIUM OFFICE SUITE

A flexible workspace membership for businesses requiring customisation, flexible billing, secure storage and breakout areas all within. Private office suites benefit from having a space that's exclusively yours yet you can access Department's community perks and breakout areas anytime. All powered by 100% green energy.



ENTERPRISE FLOOR

A long-term solution for established businesses who require all or part of a dedicated floor in Department.



RESIDENT DESK

A dedicated desk to call your own. Ideal for start-ups who require desk storage and a registered business address to kickstart your business.



PRIVATE STUDIO

A membership for those who like to feel part of the community but need the option for privacy too.

**AN ESTATE
REENERGISED.**

**THE DOCK
REACTIVATED.**

**A PLACE
REDEFINED.**

REMARKABLE.

THIS IS THE:

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CREATIVE

DISTRICT

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W1S 3PE

T: 020 7758 4000

MANCHESTER

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Bonded Warehouse

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T: 0161 834 8640

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LEEDS DOCK

LEEDSDOCK.COM