Nº1 LEEDS

ONE WHITEHALL

THE BEST OFFICE SPACE IN LEEDS

THIS IS
Nº1 LEEDS

ONE WHITEHALL

No.1 LEEDS

The best office space in the city. A bold claim, but a fair one, thanks to this building's advanced specification, superior build quality and prominent location.

It totals 122,003 sq ft, with each of the seven floors offering up to 15,587 sq ft of Grade A office space, just nine minutes' walk from Leeds train station, in one of the UK's most important cities.

Add some of the most up to date security features on the market to its BREEAM 'Excellent' rating and its economy and efficiency, and you have what is arguably the safest, most modern and best designed building in Leeds available right now.

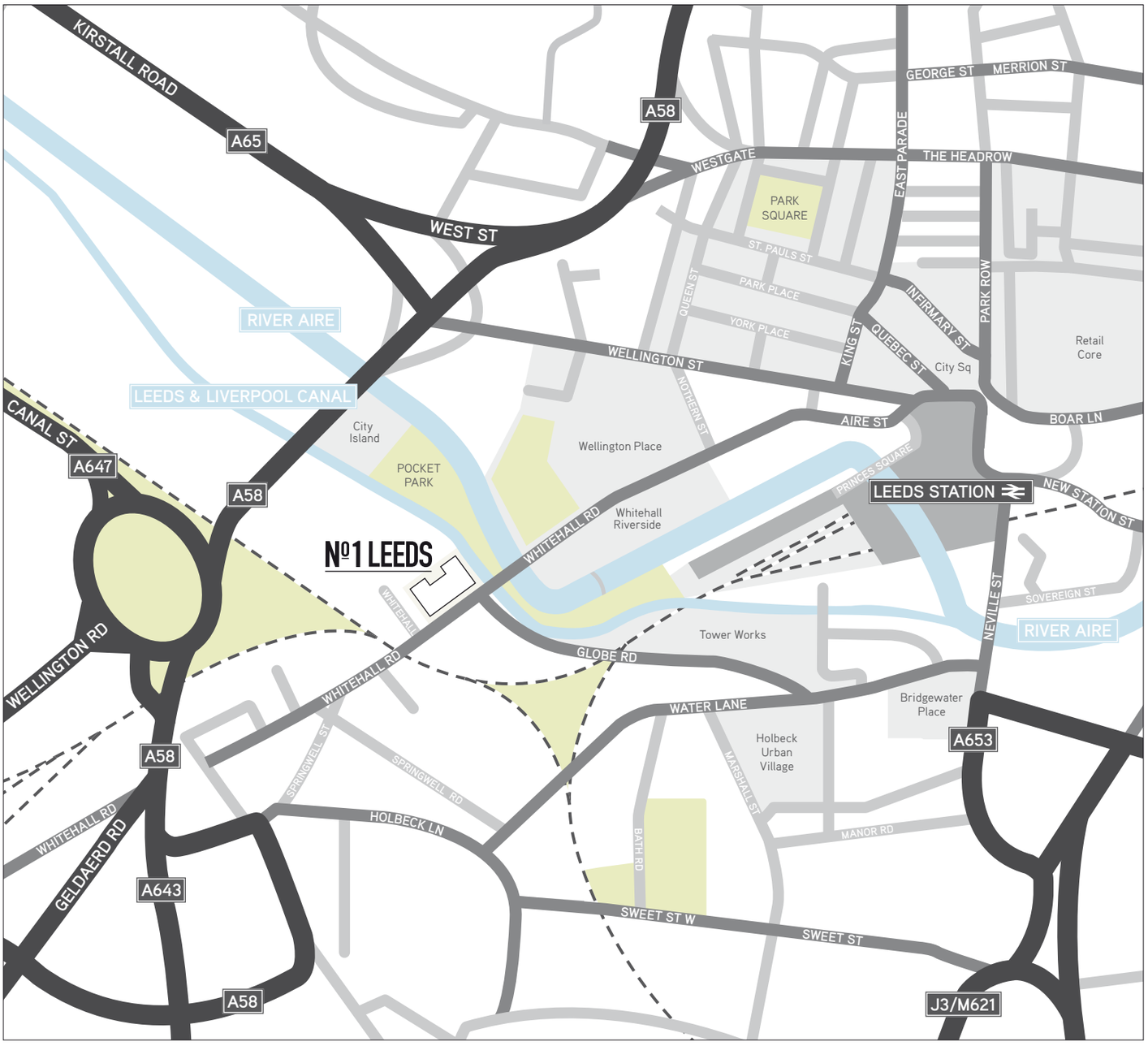
LEEDS

The UK's largest centre for business, legal, and financial services outside London.

And, according to the Office for National Statistics, the fastest growing city in the UK.

It's easy to see why, in addition to a prosperous city centre, Leeds also offers a vibrant social life and easy access to beautiful countryside.

Travel Times	
Road	
Leeds Bradford International Airport	**20 mins**
Manchester	**55 mins**
Liverpool	**1 hr 15 mins**
Birmingham	**2 hrs 15 mins**
London	**3 hrs 40 mins**
Edinburgh	**4 hrs 20 mins**
Rail (times from station)	
Manchester	**55 mins**
Liverpool	**1 hr 50 mins**
Birmingham	**2 hrs**
London	**2 hrs 15 mins**
Edinburgh	**3 hrs**
Air (times from airport)	
London	**1 hr 10 mins**
Brussels	**1 hr 15 mins**
Dusseldorf	**1 hr 25 mins**
Paris	**1 hr 30 mins**



Local Occupiers
Allianz
Bank of New York Mellon
BskyB
Cobbetts Solicitors
DLA Solicitors
Gordons LLP
Grant Thornton
Irwin Mitchell
NCP
PricewaterhouseCoopers
RBS
Regus
RSM Bentley Jennison
Watson Wyatt
Yorkshire Post

ONE WHITEHALL

A canal and riverside location, just a short, nine minute walk from the city centre and only 11 miles from Leeds Bradford International airport.

The first phase of an exciting, 600,000 sq ft mixed-use development, No.1 Leeds is and will be surrounded by attractive, landscaped public realm, featuring leisure, retail and residential units, as well as an abundance of greenery and water.

THE BUILDING

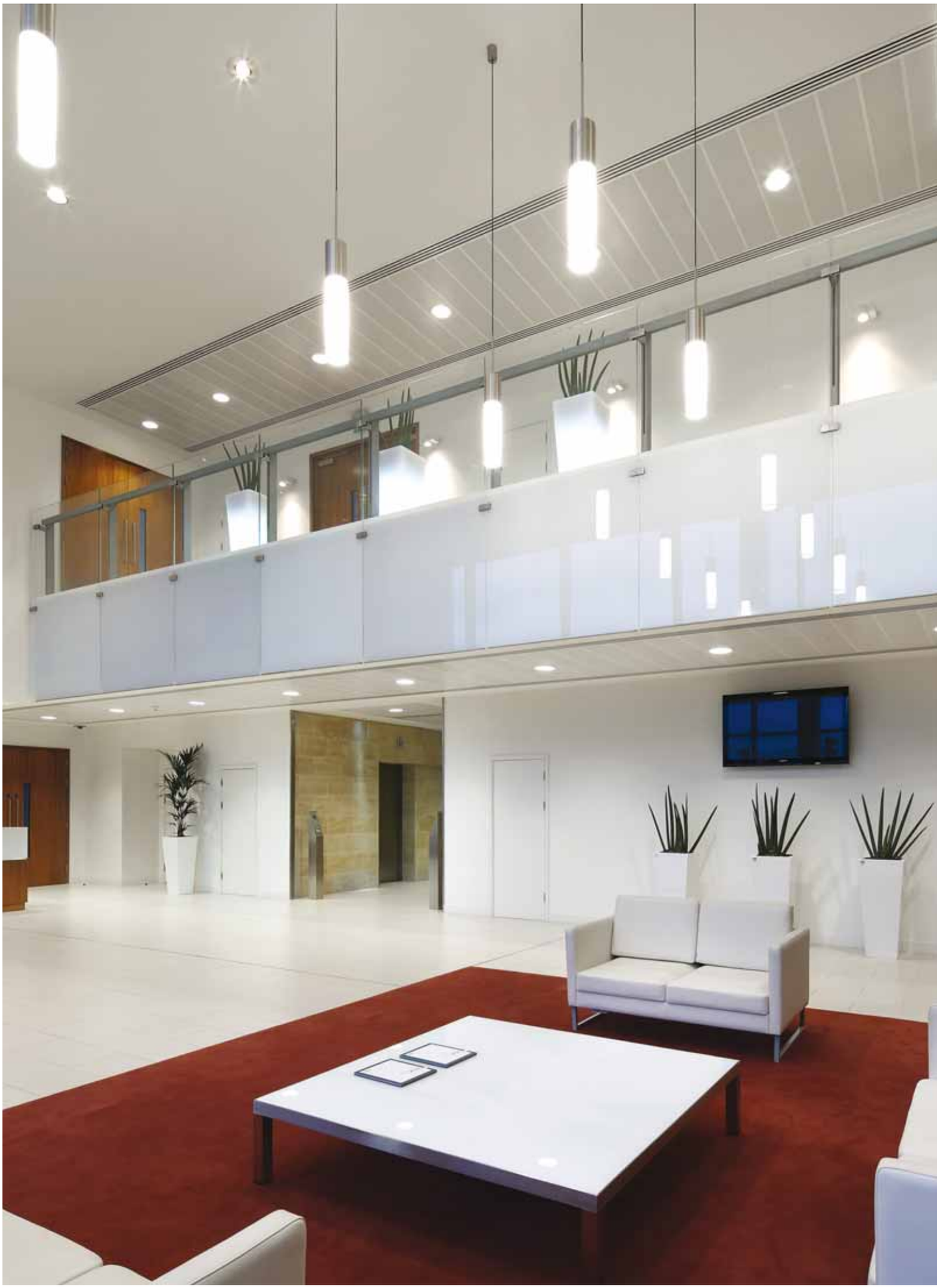
A simple and elegant design – the best in contemporary office architecture:

Designed by multi-award winning architects Allies and Morrison, No.1 Leeds is a functional, efficient and unique building.

Fletcher Bank Brown sandstone, from a local quarry, adds colour and a high-quality edge, both inside and out.

Steel mullions, the drop forge, railway viaduct and adjacent canal, provide echoes of the city's industrial past.

A double-height, bright, spacious reception area leads to the destination controlled passenger lifts which whisk you up to efficient floor plates in excess of 15,500 sq ft with great views of the city around.

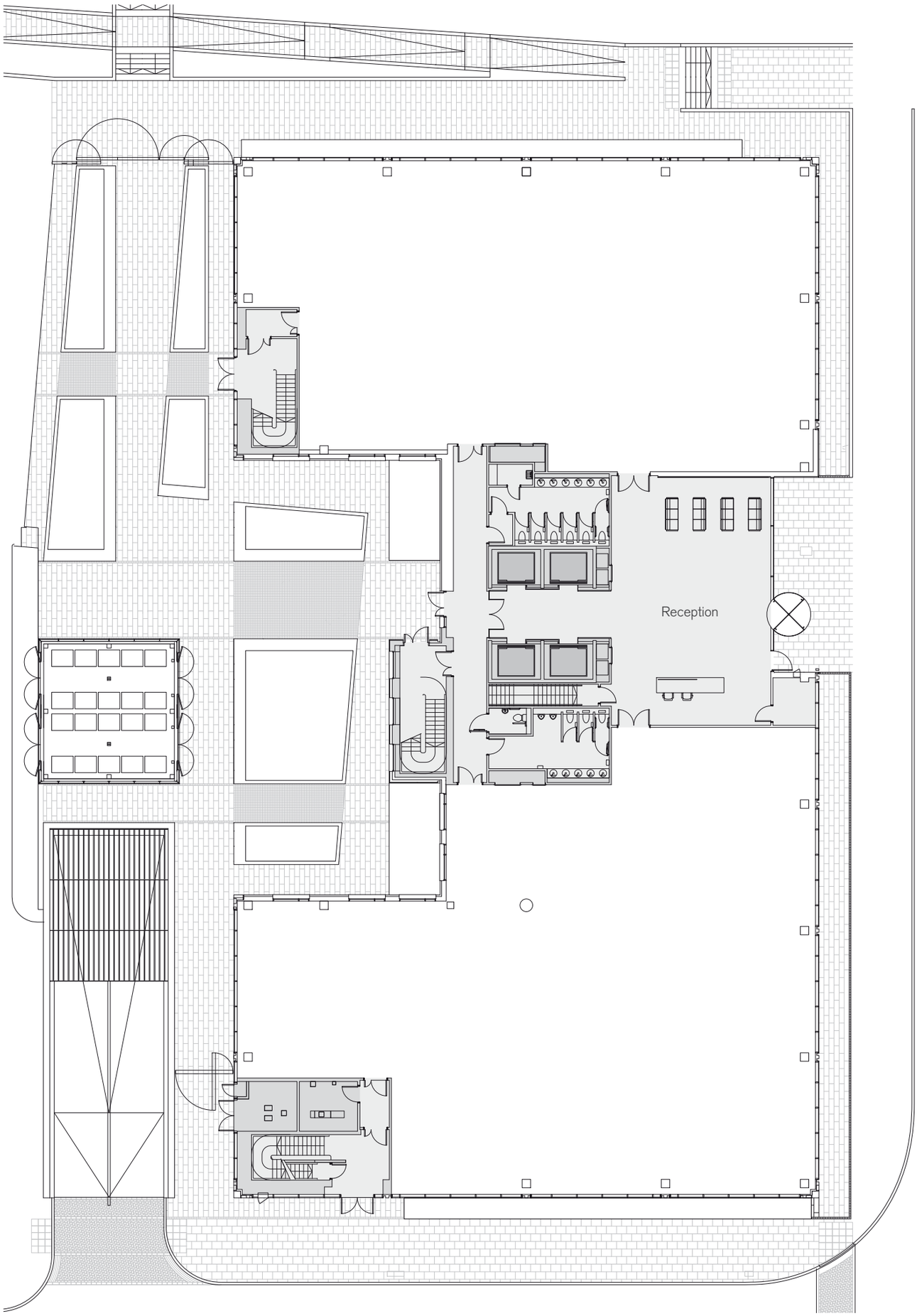



A

SCHEDULE OF AREAS

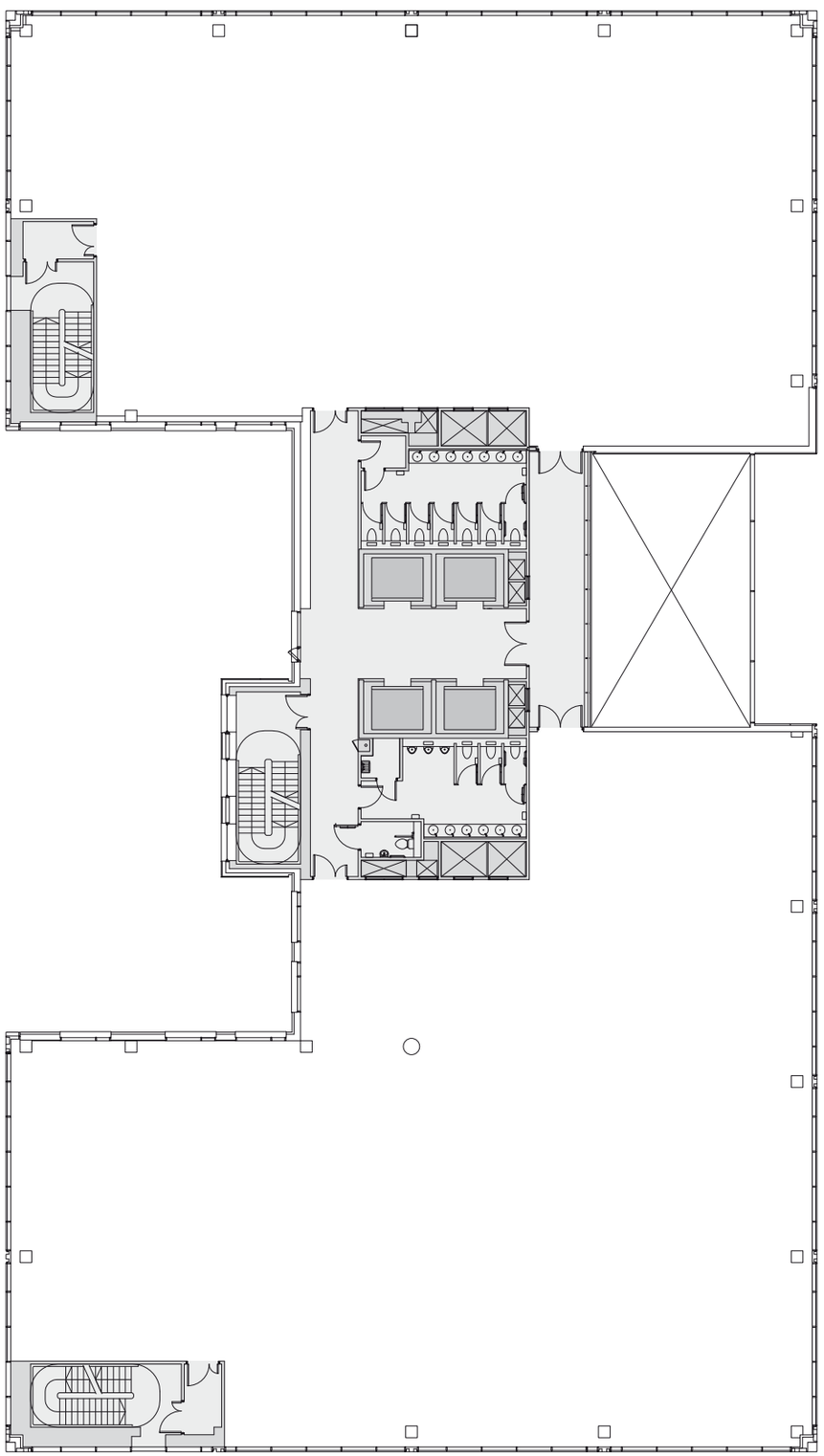
Level	sq ft	sq m
Ground	13,902	1,292
First	14,619	1,358
Second	15,578	1,447
Third	15,587	1,448
Fourth	15,586	1,448
Fifth	15,576	1,447
Sixth	15,581	1,448
Seventh	15,574	1,447
Basement	91 car parking spaces	
Total	**122,003**	**11,335**

GROUND FLOOR
13,902 SQ FT (1,292 SQ M)

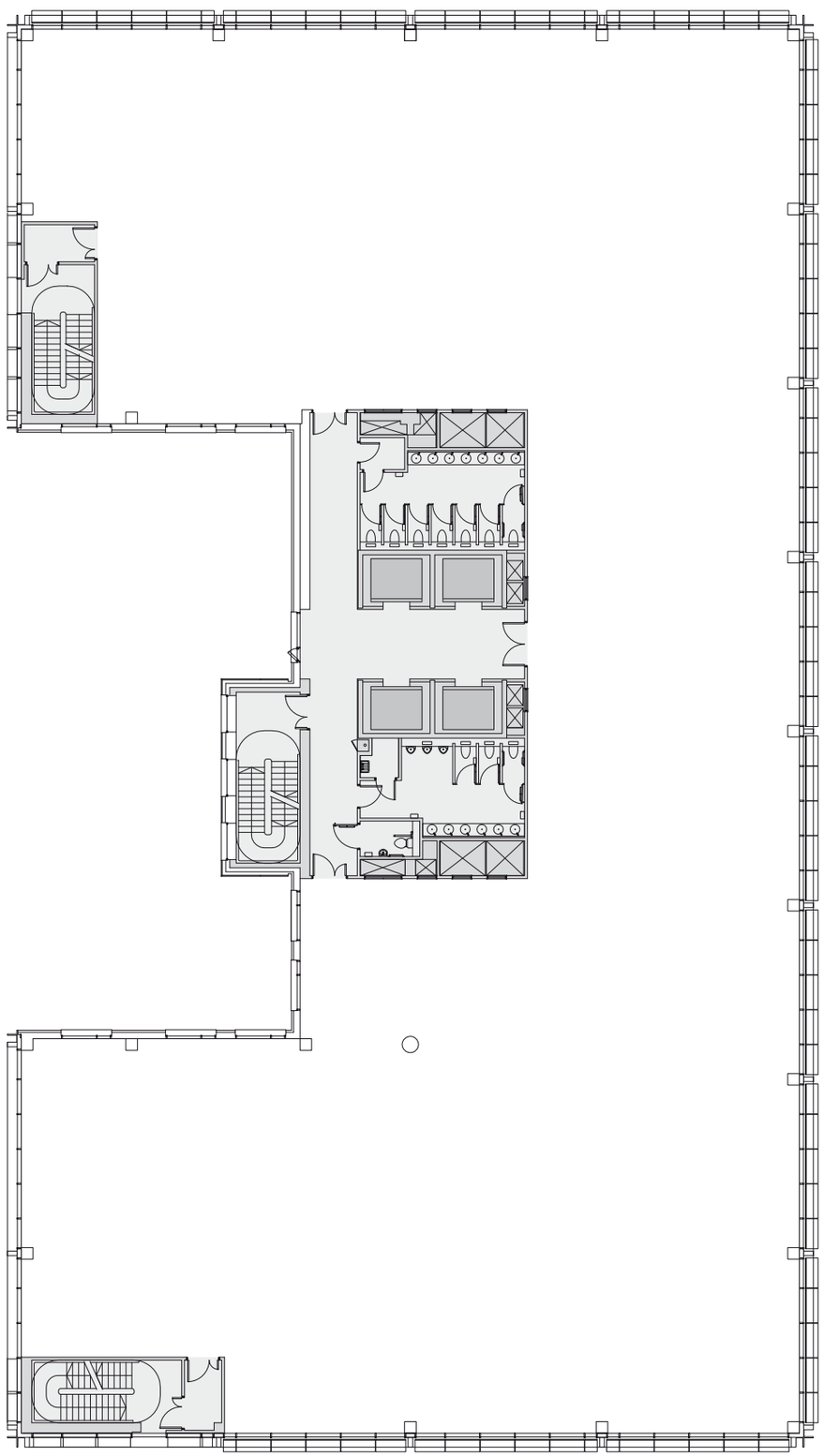


FIRST FLOOR

14,619 SQ FT (1,358 SQ M)



TYPICAL UPPER FLOOR
15,586 SQ FT (1,448 SQ M)



SPACE PLAN – SIXTH FLOOR

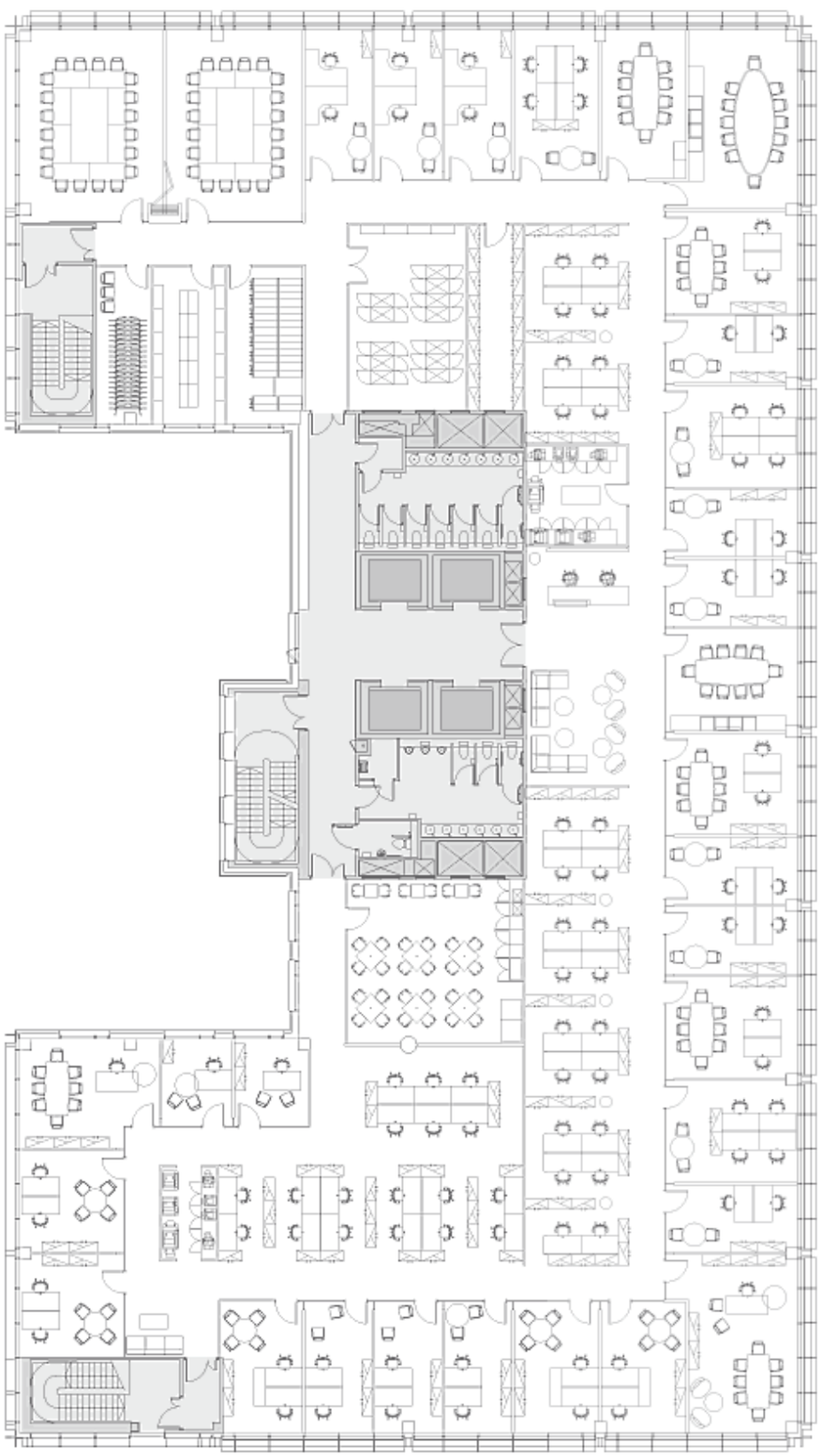
OPEN PLAN LAYOUT

15,581 sq ft (1,448 sq m) 147 people @ 9.85 sq m per person

SPACE PLAN – SEVENTH FLOOR

FINANCIAL/LEGAL LAYOUT

15,574 sq ft (1,447 sq m) 102 people @ 14.19 sq m per person



DESIGN ASSESSMENT

The design team carried out an assessment of carbon emissions based on the carbon emissions method using an energy calculation tool. The calculation engine used was SBEM v3.2.b with interface IES Virtual Environment 5.9.0.1. The 'as-built' results show the calculated annual carbon emissions of the building to be 46.8 kgCO^2/m^2/yr and this should be less than those from a notional building of the same size and shaped designed to comply with the Elemental Method. The results show this to be the case.

Main benefits of the design

- Occupancy density: 1 person per 7m^2 with 10 litres of fresh air per second per person.
- Availability of an electric car charging point which is future-proof and helps encourage the use of clean energy transports.
- Provision of sustainability measure through the incorporation of a harvesting system to make use of rainwater instead of mains cold water to flush toilets.
- Provision of a building management system to enable the building manager to monitor, control and log energy usage from a central location which will increase operational and energy efficiency.
- Intelligent use of various energy-efficient heating, cooling, ventilation and lighting systems to facilitate reduced operational costs.
- Optimisation of useable office area achieved through the careful co-ordination and integration of riser and service space within the core area.
- A 150mm clear floor void has been employed on typical floors to allow the future installation of tenant(s) small power and IT networks.
- Building's prime office space is maximised by locating mechanical and electrical plants on roof and basement.
- Installation of the mechanical and electrical services on each floor was suited to pre-fabrication which has major benefits in terms of installation quality and programme.
- Each office floor has been designed with the flexibility of having either a tenancy split of 50/50 or 60/40, achieved by sizing the main risers on opposite sides of the core to be capable of accommodating plants to serve 60% of the floor.
- System flexibility inherent in the choice of engineering concept allows occupiers to be able to modify the engineering installation at a later stage within the practical constraints of the building's structural and architectural design. This is achieved by:
  - Provision of each fan coil unit controller with approximately 5m of coiled sensor cable to facilitate future installation of wall mounted sensors to suit partitioning needs.
  - Allowance made in terms of quantity and location of fan coil units to allow partitioning with minimum disruption to existing installed systems.
  - Use of ceiling void as a return air plenum reduces need for ductwork modifications to suit specific floor layouts.
  - Use of modular wiring for lighting system makes repositioning of luminaires simple and quick.
  - Potable mains coldwater service and local drain connections provide for future vending facilities.
  - Provision of tenants IT containment space within each of the electrical risers.

SPECIAL DESIGN FEATURES

Air Handling Plant

Main air handling plant and pumps have inverter driven motors

This minimises energy consumption by only making the fans and pumps work as hard as they need to at any given moment in time. This can provide significant savings in electricity usage.

Plate heat exchangers installed on air handling plant providing fresh air (65% efficiency)

This maximises the use of waste heat to minimise energy consumption in the ventilation system, reducing the demand on the gas supply.

Cooling System

2 port control utilised on all CHW circuits

This regulates chilled water flow rates to match demand and maximise energy efficiency, which reduces the electricity consumption for the building.

Chillers installed utilise a 'DX free cooling' facility. The chillers have a Eurovent energy efficiency classification of Class A

The free cooling cycle allows ambient air to drive the cooling process and provide significantly lower electrical energy consumption.

Hot Water System

2 port control utilised on all LPHW circuits

This regulates heating flow rates to match demand and maximise energy efficiency, which reduces the electricity consumption for the building.

Heating System

Condensing boilers to generate LPHW. Heating plant selected with flow and return temperatures of 70/50°C to maximise use of condensing boilers

Condensing boilers use the flue or exhaust temperature to assist the heating of the building and reduce gas demands. This is effectively free heat.

Hot Water System

Condensing gas fired water heaters for generating DHWS

The hot water system uses condensing boiler's flue or exhaust temperature to assist the heating of the building and reduce gas demands. This is effectively free heat.

Toilet Flushing

Rain water harvesting for supply to WCs

This is the collecting and treatment of roof rain water to flush the toilets and minimise water consumption in the building.

Fan Coils

DC Motors utilised on Fan Coils

Minimises energy consumption and reduces running costs.

Facade Engineering

Target air leakage rate 5m³ per hour per m² of external facade

This minimises heat losses through the building envelope and is 50% better than that required under legislation. This provides a significant reduction in both electrical and gas energy usage for the building.

Lighting

Low energy compact fluorescent lighting with dimmable daylight sensing/presence detection lighting controls

Maximising the use of high efficiency lighting to minimise electrical energy usage.

PIR lighting control to toilets/car park and other ancillary areas

This provides occupancy switching for the lighting, so the lighting is only on when required, minimising electrical energy usage.

Mains Electricity

Power factor correction

Effective savings in electricity billing.

Lifts

4 x passenger lifts travelling at 1.6m per second

Schindler miconic 10 hall call destination control system.

System Zoning

Each floor and each potential split per floor can be isolated when not in use

This allows the building to be zoned to control energy usage to suit occupancy. This will reduce all forms of energy consumption to the building.

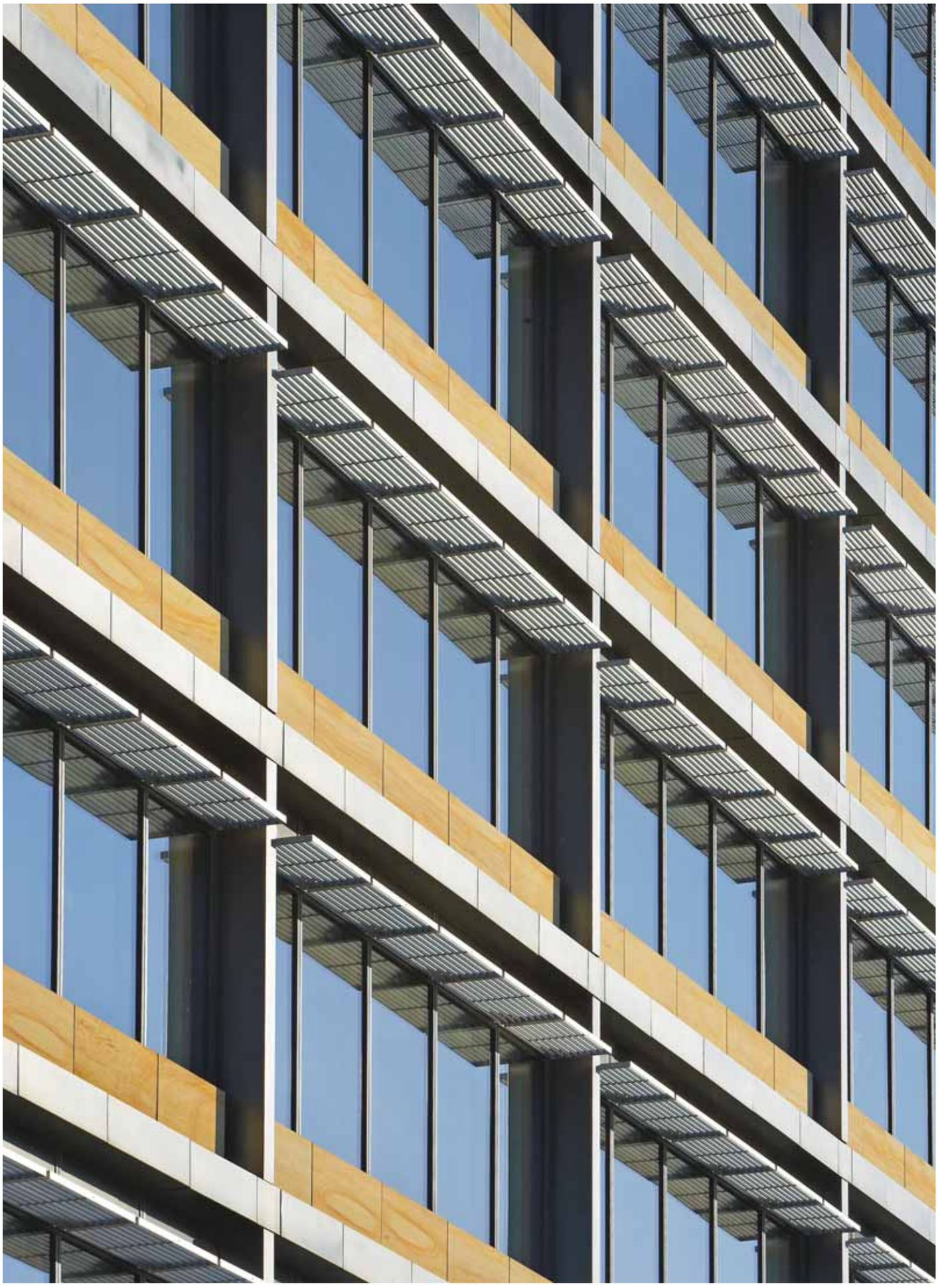
Overall Building Efficiency

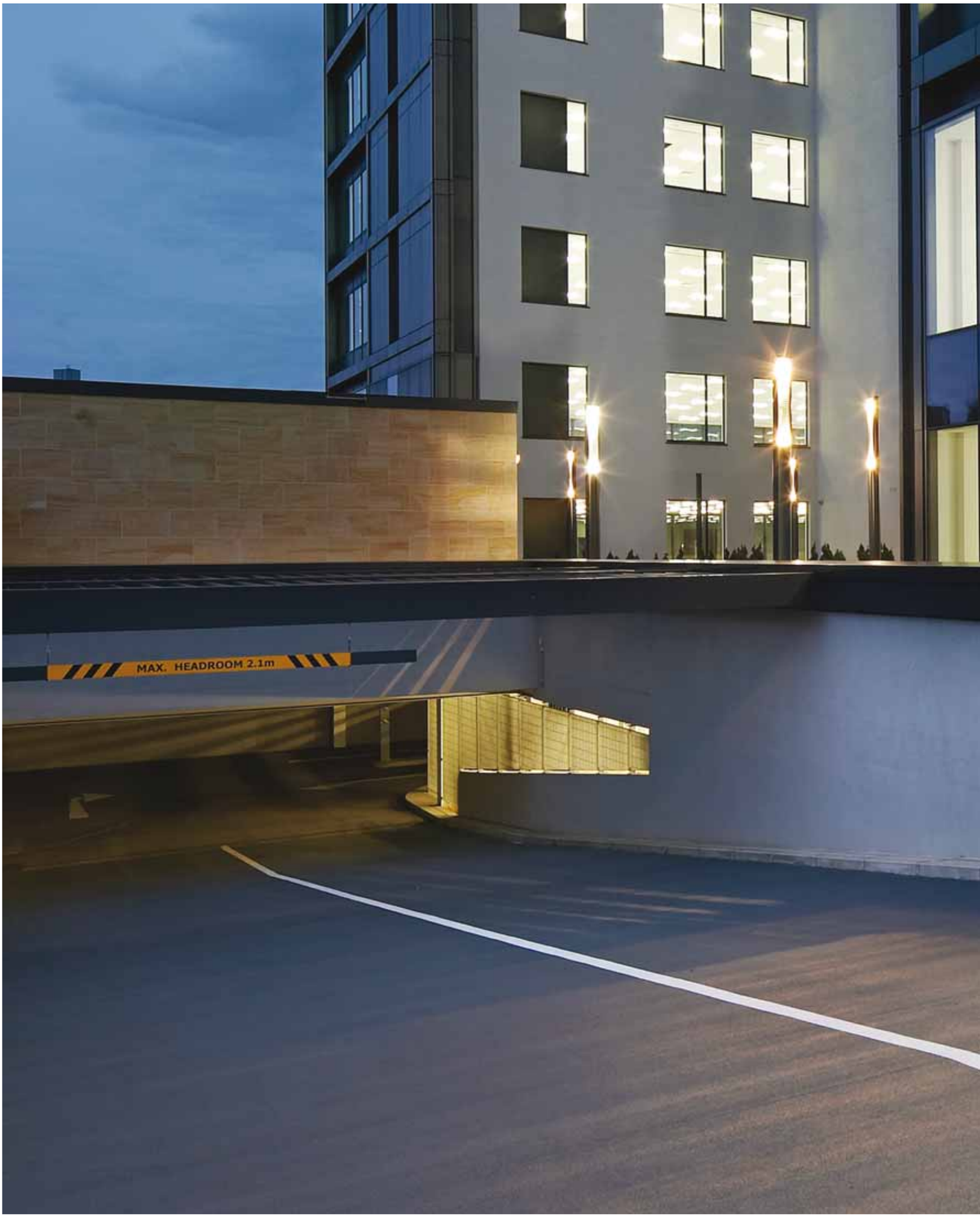
This building has been deliberately designed from its original brief to exceed the requirement of the Building Regulations Part L, incorporating all of the above measures

An effective improvement over Part L of 58% is achieved by the building.

SPECIFICATION

‘Excellent’ BREEAM rating
Grade B (Energy Performance Certificate)
Fully DDA compliant
100% access raised floors with 150mm clear void
Four pipe fan coil air conditioning
2.8m floor to ceiling height
4 x 21 person passenger lifts
Double height entrance and reception area
Landscaped external environment
Provision for 46 bicycle stands and 8 motorcycle parking spaces
91 basement car parking spaces
Secured by design accreditation (www.securedbydesign.com)




MAX. HEADROOM 2.1m

THE TEAM

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