



WHITEHALL RIVERSIDE
LEEDS

A NEW BREED IS EMERGING



WHITEHALL RIVERSIDE

A new breed of workspace is emerging – smarter, sharper, and purpose-built for how we work now and in the future.

As work evolves beyond traditional boundaries, Z offers a dynamic ecosystem designed for businesses that value flexibility, wellbeing, and forward-thinking environments. With best-in-class sustainability, wellness-led design, and adaptable floorplates, Z isn't just a place to work – it's a launchpad for what comes next.

WHERE NATURAL HABITAT AND
A DYNAMIC BUSINESS DISTRICT

COMBINE

Set within an evolving public realm, Z connects seamlessly to the River Aire through landscaped green spaces, rain gardens, and pedestrian routes. At ground level, an active frontage features a riverside café, outdoor seating, and shared amenity space – a natural place to pause, meet, and recharge.

Z offers 10,327 sq m (111,159 sq ft) of high-spec workspace across 11 floors, with flexible, subdivisible floorplates. From fully serviced suites to customisable open-plan offices, each level supports a smarter way of working – flooded with natural light, rich in amenities, and powered by advanced building technology.





THE WAY WE WORK HAS

TRANSFORMED

Z offers a variety of workspaces – from agile co-working and fully fitted suites on the lower levels to spacious, open-plan floorplates that can be tailored to your needs. With flexible leasing and multiple fit-out options, it's ideal for both start-ups and established businesses.

Providing over 982 sq m (10,579 sq ft) of amenity space, on the ground floor, you'll find a café, riverside terrace and informal work lounge – perfect for meetings, collaboration, or quiet focus time. At mezzanine level a multipurpose event space, meeting rooms and focus work pods. At the top, a communal roof terrace, boardroom and resident lounge providing areas to connect, host and unwind – all with panoramic views over the River Aire.

As a smart building, Z delivers live data on occupancy, air quality, and energy use, enabling better decision-making, cost efficiencies, and an enhanced overall experience.

This is a workspace that works harder.



ZOOM

THERE AND BACK

With extensive cycleways, new pedestrian links, and direct access to the River Aire and the Leeds and Liverpool Canal, Z sits at the centre of a growing green movement network – seamlessly connecting the station, city centre, and Innovation Arc.



ZEN

BY THE RIVER

From riverside seating to climate-conscious rain gardens, every detail is designed to create a healthier, more welcoming environment – for occupiers, visitors, and the wider community.



GREEN ZONE



GREENER SPACES, SMARTER PLACES

- Lush planting transforms walkways and gathering spaces.
- Enhance wellbeing, attracts wildlife, and keeps the area cooler and calmer.

NATURE THAT WORKS HARD

- Beautiful rain gardens weave through the site, doubling as sustainable drainage.
- Slows water flow, reduces flood risk, and keeps things greener for longer.
- Smart, future-proofed landscaping that's better for the planet.

TREES THAT DO MORE

- Tree-lined routes soften the streetscape and guide you towards the riverside.
- Dappled shade, colour, and seasonal interest create spaces you'll want to dwell.
- Thoughtfully selected plants help clean the air, support biodiversity, and create a more enjoyable place to walk.

WHITEHALL RIVERSIDE
MASTERPLAN



WHITEHALL RIVERSIDE

FUTURE
OFFICE PLOT

WHITEHALL WATERFRONT
RESIDENTIAL

BTR
RESIDENTIAL

CITIPARK
MULTI STOREY
CAR PARK

FUTURE
APARTHOTEL

PREMIER INN
HOTEL

No.1 WHITEHALL
RIVERSIDE
OFFICE

EXISTING

194
RESIDENTIAL UNITS

129,500 SQ.FT.
OFFICE SPACE

136
BED HOTEL

UNDER CONSTRUCTION

500
RESIDENTIAL UNITS

PROPOSED

253,000 SQ.FT.
GRADE A OFFICE SPACE

478
MSCP SPACES

120
KEY APARTHOTEL





BUZZING

NEIGHBOURHOOD

With more than 20 bars and restaurants within a five-minute walk, Whitehall Riverside puts you close to everything. From acclaimed dining and hotels to flagship retail and leisure, it offers all the ingredients for a vibrant work-life balance, right on your doorstep.



LOCAL OCCUPIERS

● Bars, Restaurants & Cafés

- 1 Sainsbury's
- 2 Hoist
- 3 Mad Frans
- 4 Veenoo
- 5 Good Luck Club
- 6 Cafe Nero
- 7 Sociable Folk
- 8 Banyan
- 9 Restaurant Bar & grill
- 10 Fazenda
- 11 Livin' Italy
- 12 Salt
- 13 Shokupan
- 14 Nawaab
- 15 The Midnight Bell
- 16 The Cross Keys
- 17 Sky Lounge

● Hotels

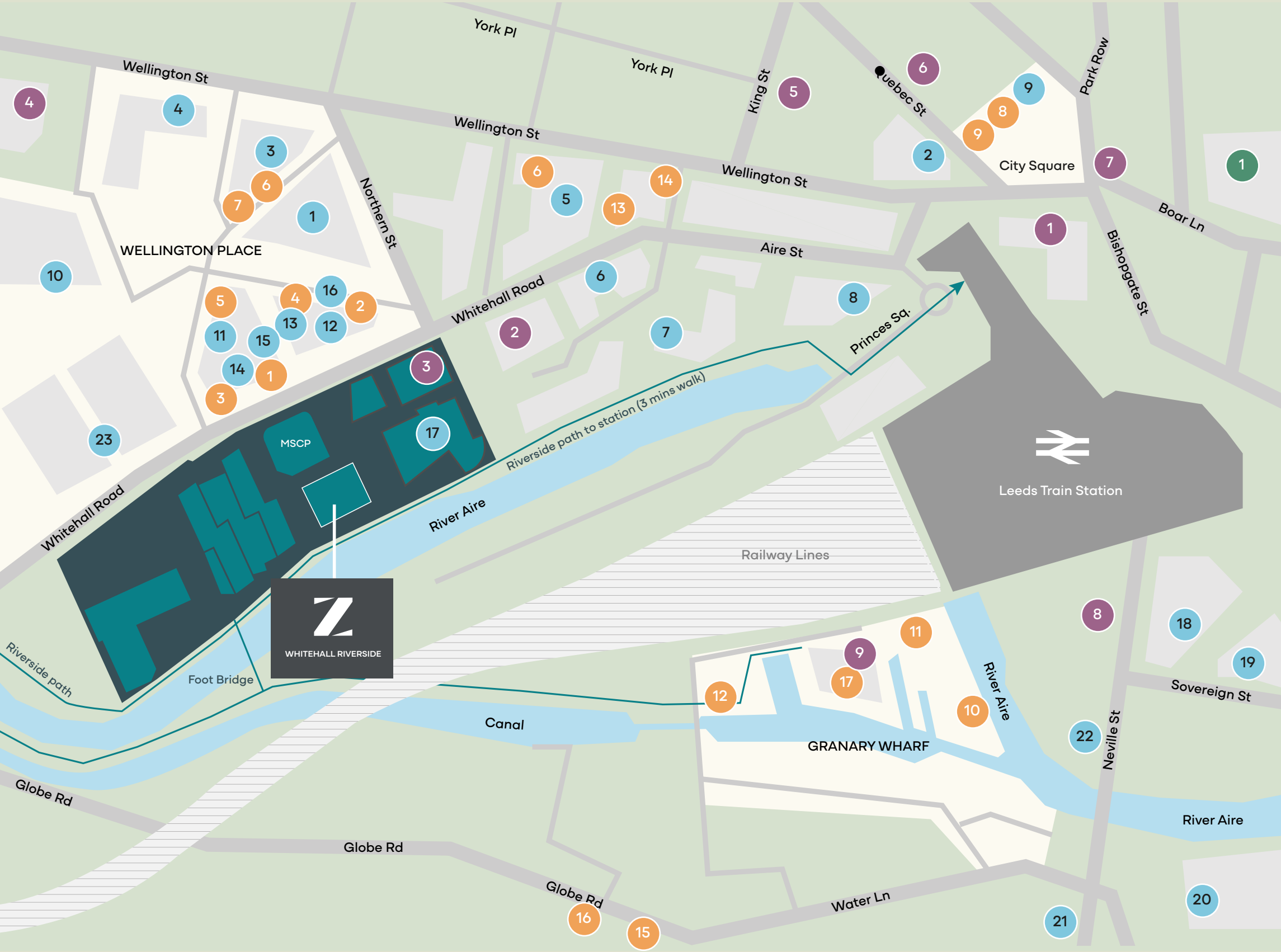
- 1 The Queens
- 2 Novatel Leeds
- 3 Premier Inn
- 4 Crown Plaza
- 5 The Met
- 6 Quebecs
- 7 Park Plaza
- 8 Hilton Leeds
- 9 Double Tree by Hilton

● Key Business Occupiers

- 1 Sky Betting & Gaming
- 2 Channel 4
- 3 Forvis Mazars
- 4 Walker Morris
- 5 PWC
- 6 BPP
- 7 BJSS
- 8 DLA Piper
- 9 Deloitte LLP
- 10 Lloyds
- 11 Equifax
- 12 Ministry of Justice
- 13 Hills Towers Watson
- 14 Net Premacy
- 15 Squire Patton Boggs
- 16 Ward Hadaway
- 17 Grant Thornton LLP
- 18 BT
- 19 KPMG
- 20 ASDA
- 21 Eversheds
- 22 Compass Group
- 23 HMRC

● Retail

- 1 Trinity Leeds



ZIP, ZAP & ZOOM

TO WHERE YOU NEED TO BE

4 MINS

WALK TO LEEDS CITY TRAIN STATION

5 MINS

WALK TO TRINITY LEEDS

9 MINS

WALK TO LEEDS CITY BUS STATION

10 MINS

DRIVE TO M621 AND M1 MOTORWAYS

9 MILES

TO LEEDS BRADFORD AIRPORT

1 HR 59 MINS

DIRECT TRAIN TO LONDON'S KINGS CROSS

A NEW BREED NEEDS

A NEW HABITAT





Z

SAGE	09
PERN	08
JADE	07
PERU	06
ECRU	05
NOIR	04
IRIS	03
ROSE	02
SAND	01
PINE	00
TEAL	-1





AMAZING

SPECIFICATION & FIT OUT





Every space at Z has been carefully considered, not just to look good, but to feel welcoming and work well for everyday life.

The ground floor brings together a generous reception and riverside café with outdoor terrace, a relaxed spot to meet or take a break.

The 10th floor provides a residents lounge, communal roof terrace and boardroom to host a variety of events with open views across the river and Leeds.

ON-SITE CAFÉ
& SEATING AREA

COMMUNAL
ROOF TERRACE

RESIDENTS
LOUNGE

PANORAMIC VISTAS
& RIVERSIDE
VIEWS

CYCLE PARKING,
SHOWERS & CHANGING
ROOMS

MULTIPURPOSE
ROOM

MEETING ROOMS
& BOARDROOM





Various floor plate combinations across 11 floors of office space allow a truly bespoke fit for your exact requirements.

Z pioneers the latest technology and leads on both productivity and sustainability, making it one of the most coveted office spaces in Leeds.


WiredScore
PLATINUM

BREEAM®
'OUTSTANDING'

EPC RATING
'A'

 **NABERS**
UNITED KINGDOM
5*


SmartScore
PLATINUM

 **fitwel**
2*









SPECIFICATION

- Generous ground floor entrance reception featuring café, communal workspace, lounge and riverside terrace
- Mezzanine, multi functional space including wellbeing studio, meeting rooms and quiet workspace
- Floorplates designed to subdivide easily into two, three or four suites from a single central core
- Localised VRF with heat recovery designed to 1:8 sqm
- Low energy LED lighting
- Floor to floor 3.9m/floor to beam 3.1m
- 150mm recycled raised floor
- Enhanced fresh air rates
- 98 Secure cycle spaces
- 11 individual showers, 84 lockers, bench and vanity station
- Smart building app with multiple user functionality



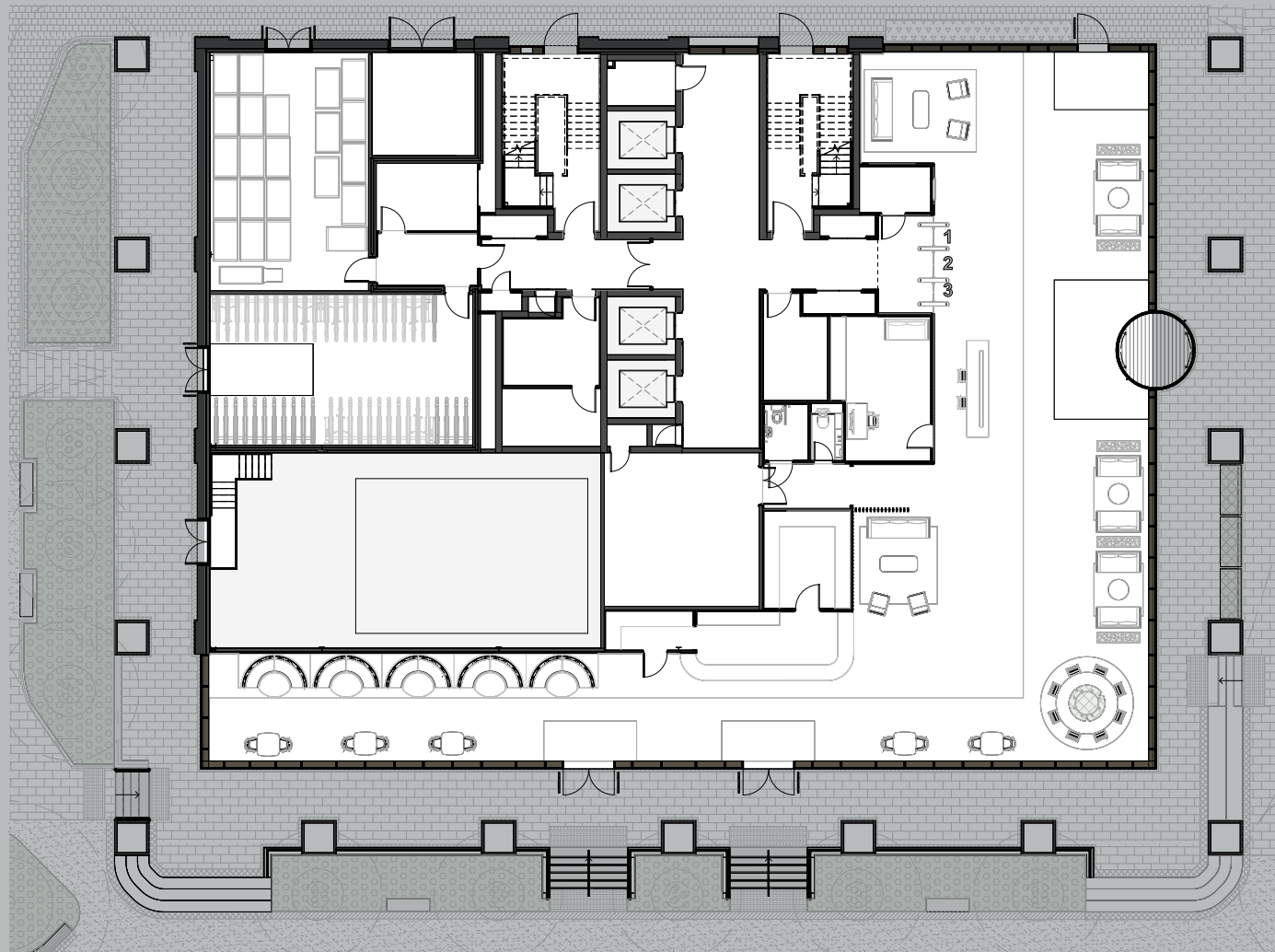
SIZES

TO SUIT

GROUND FLOOR

NIA: 424.6 sq m / 4,570 sq ft

A spacious ground floor reception lobby and café with direct, easy access and a riverside terrace – perfect for informal meetings, social breaks, and everyday convenience. The setting boosts staff wellbeing, offering a vibrant, scenic environment right on the waterfront.



MEZZANINE LEVEL

NIA: 268.5 sq m / 2,890 sq ft

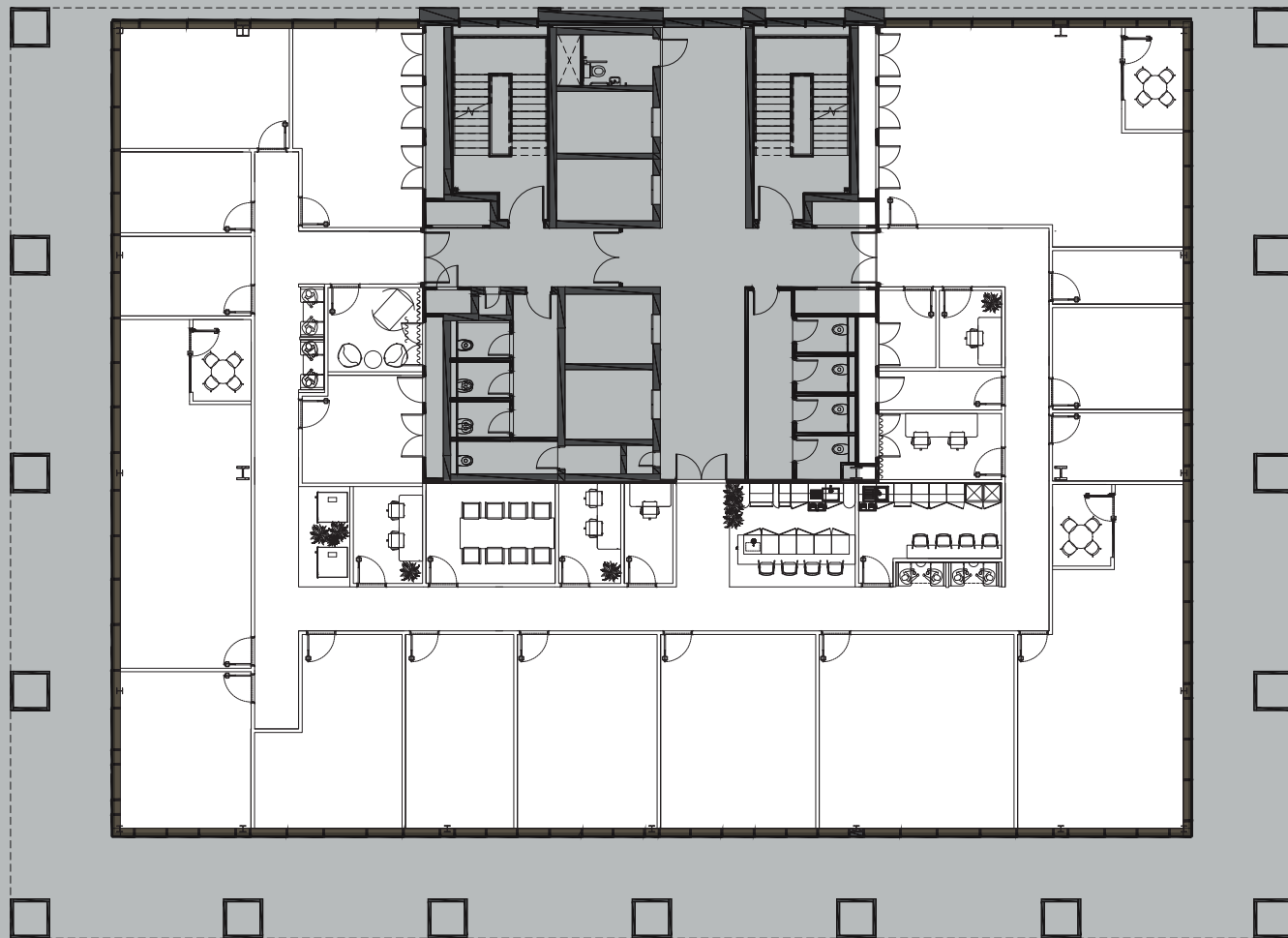
The Mezzanine provides employees with everything they need to live a balanced life; for those times between work and home. The Mezzanine comprises of a multi-purpose room, meeting rooms, board room, residents lounge, showers and changing facilities.



FIRST FLOOR

NIA: 760.5 sq m / 8,186 sq ft

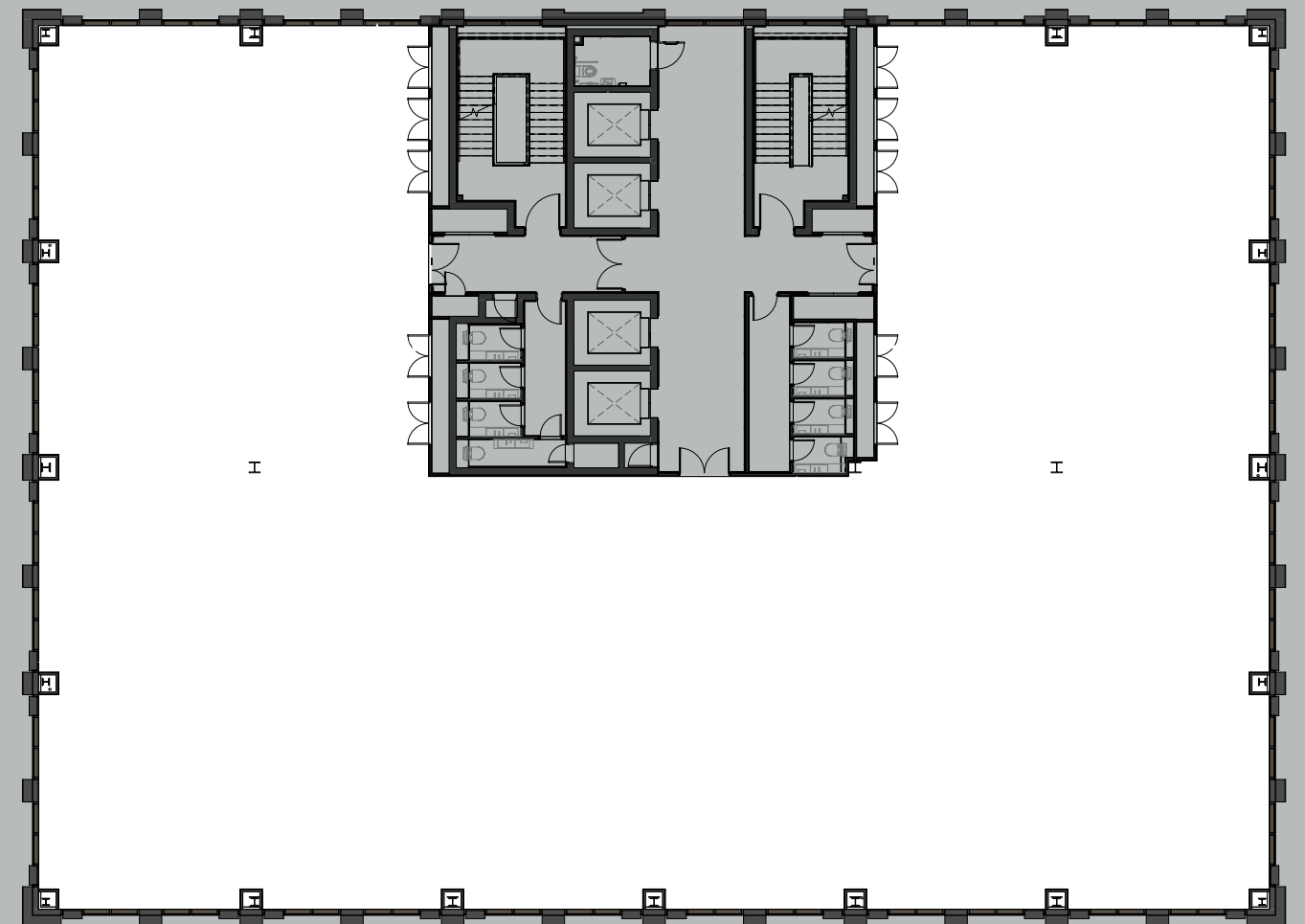
The first to third floors provide fully serviced workspaces equipped with industry-leading technology and best-in-class service.



TYPICAL UPPER FLOOR (LEVEL 2-9)

NIA: 1,053.2 sq m / 11,336 sq ft

A typical floor is extremely versatile and can be split to accommodate a variety of size ranges and combinations.
Design your office the way you want, to your exact requirements.



TENTH FLOOR

NIA: 470.3 sq m / 5,062 sq ft

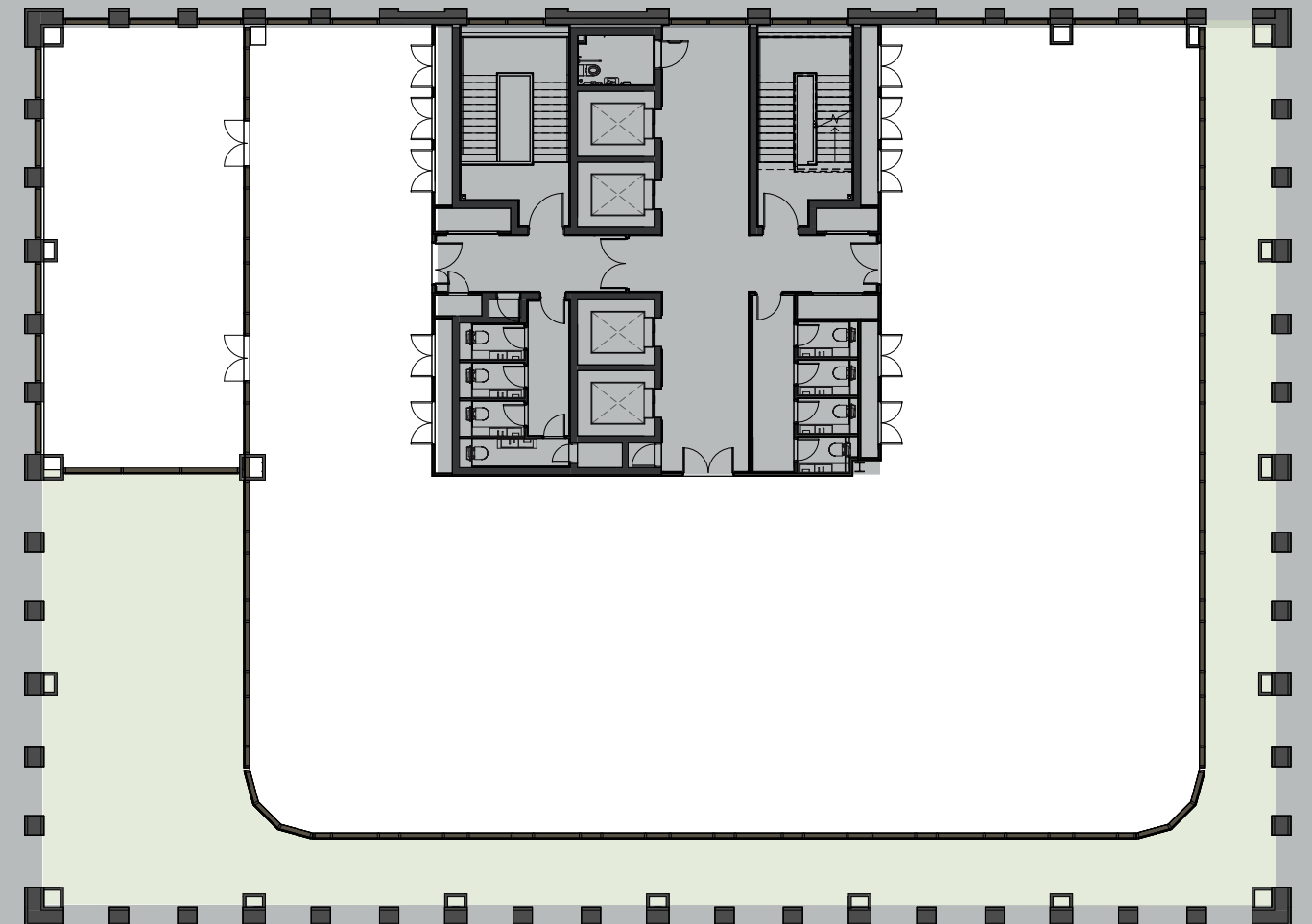
The tenth floor hosts the residents lounge, communal terrace and boardroom. Providing an every day space away from the office with the flexibility to accommodate a variety of events.



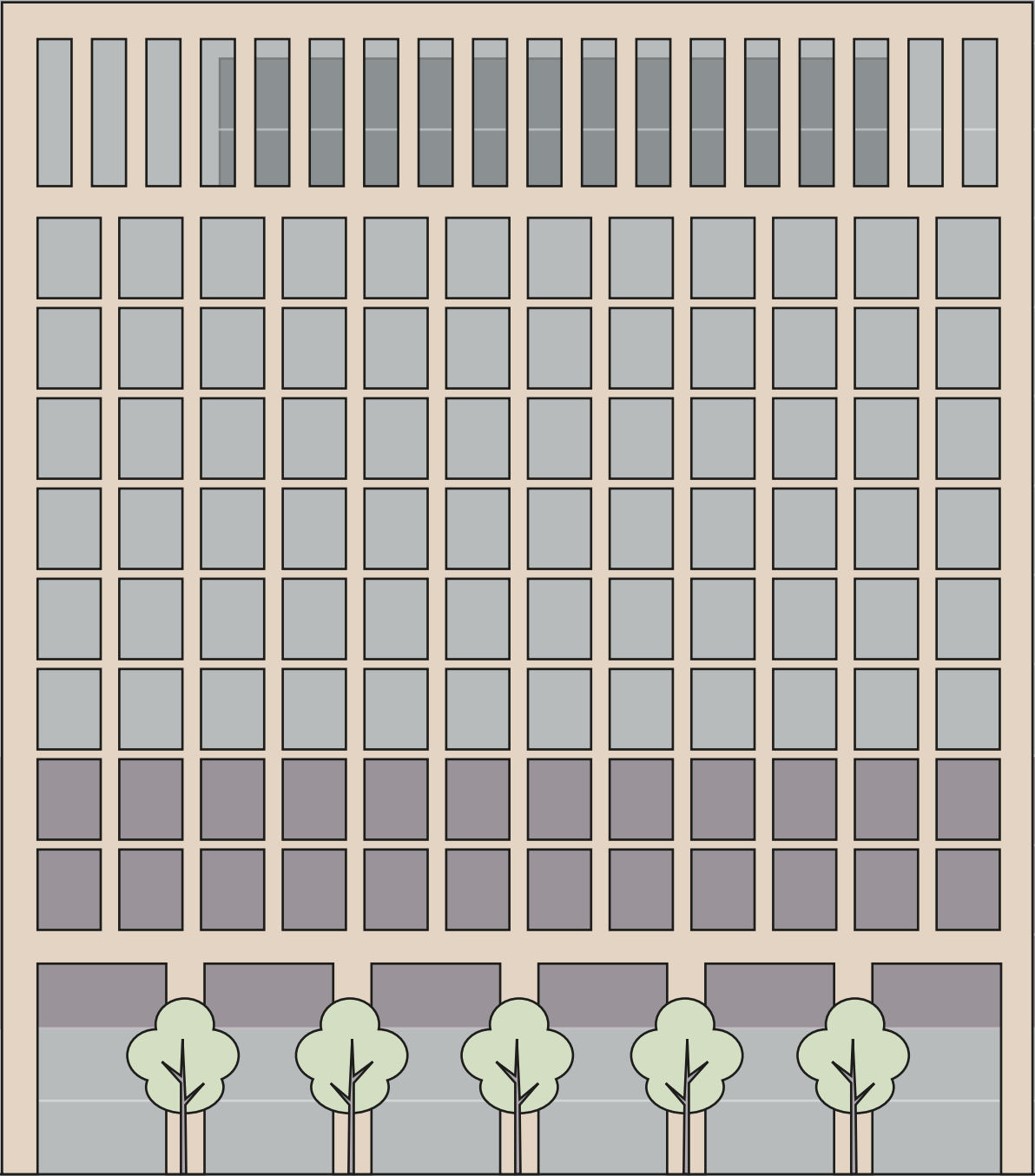
ELEVENTH FLOOR

NIA: 671.1 sq m / 7,223 sq ft

The top floor of the building provides panoramic views across Leeds and a private roof terrace.



ACCOMMODATION



FLOOR	SQ M	SQ FT
ELEVENTH	671.1	7,223
TENTH	470.3	5,062
NINTH	1,053.2	11,336
EIGHTH	1,053.2	11,336
SEVENTH	1,053.2	11,336
SIXTH	1,053.2	11,336
FIFTH	1,053.2	11,336
FOURTH	1,053.2	11,336
THIRD	1,053.2	11,336
SECOND	1,053.2	11,336
FIRST	760.5	8,186
MEZZANINE	268.5	2,890
GROUND	424.6	4,570
TOTAL	11,020.6	118,619





MAGNETIZING

LEEDS, THE CITY WITH A NATURAL ATTRACTION

As a key contributor to the UK economy,
there's a reason businesses choose
Leeds as a location to invest and grow.

OVER 3 MILLION
POPULATION IN LEEDS CITY REGION

LARGEST
THE UK'S LARGEST CITY FOR FINANCE AND
LEGAL SERVICES (OUTSIDE OF LONDON)

UP TO 350,000
PEOPLE WORKING IN PROFESSIONAL SERVICES

40+
FINANCIAL INSTITUTIONS WITH PROVEN STRENGTHS
IN RETAIL BANKING, CONSUMER AND BUSINESS
LENDING AND INSURANCE.

28
OF THE UK'S TOP 100 LAW FIRMS

£70BN
GVA

9
UNIVERSITIES WITHIN LEEDS CITY REGION

39,000
LARGEST STUDENT TALENT POOL
OF GRADUATES ANNUALLY

56%
OF GRADUATES STAY IN LEEDS
CITY REGION

The masterplan for the next phase of
Whitehall Riverside includes a
state-of-the-art, multi-storey
CitiPark car park and travel hub.

Designed to incorporate the latest technology, it will enhance the
visual gateway into the city and deliver a future-ready, high-quality
facility for residents, commuters and visitors to Leeds.

478 spaces designed to be EV enabled providing Z with the highest
car parking provision of any other new office scheme in the city.





CREATING PLACES FOR OVER 60 YEARS

With over 60 years' experience, a commitment to sustainable development and a reputation for quality and innovation, TCS has built a diversified, mixed use portfolio with a high-quality tenant base focused on regional centres across the UK, primarily Leeds and Manchester.



Craig Burrow

craig.burrow@tcs-plc.co.uk
0113 222 1234
07824 866 6666



Eamon Fox

eamon.Fox@knightfrank.com
0113 246 1533



Alex Hailey

Alex.Hailey@cbre.com
0113 394 8814

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