

AMBLER HOUSE

*Beautifully designed office spaces in Leeds city centre from
1,039 to 7,459 sq ft*



Ambler House

A BLUEPRINT
FOR MODERN-DAY
BUSINESSES

WEBSITE
AMBLERHOUSE.COM

INSTAGRAM
[@AMBLERHOUSE](https://www.instagram.com/AMBLERHOUSE)

AMBLER HOUSE
TREVELYAN SQUARE
LEEDS LS1 6HP



AMBLER HOUSE

Ambler House

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LAYING THE GROUNDWORK
FOR SUCCESSFUL BUSINESS

Specification – page 13

MAIN AMENITIES
AND SPECIFICATIONS

Sustainability & Renovation

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WHY RENOVATIONS ARE THE
ENVIRONMENTAL
CHOICE OVER REBUILDS

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ARRANGE A VIEWING

The Spaces

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FINDING THE RIGHT
SPACE FOR YOUR TEAM

Availability & Floorplans

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SQ FT AND LAYOUT

Neighbourhood

– page 33

ALL LEADS HAS TO OFFER,
AT YOUR LEISURE



AMBLER LER

Ambler House is a 19,890 sq ft building fronted by an impressive Grade II listed façade with renovated, high-grade office space interiors. Purposefully designed for established teams looking for a stable home.

HOU SE

*A BLUEPRINT
for MODERN-DAY
BUSINESS*

Once a building of thriving businesses dating back to 1869, the new Ambler House is a nod to the past with a look to the future. Built on the same values of quality-workmanship, detail, and accolades for modern businesses.

Purposefully designed for established teams, or growing groups who need structure. Ambler House is not a hive of fast-paced activity or surges of communal hot-desking, but a structurally solid building of large designated offices.



A historic presence in the city

*Purposefully
designed for
ESTABLISHED
TEAMS, or growing
groups who need structure*

The building acts as a real-life flowchart. A starting place to engineer ideas; space to manage milestones and room to accomplish remarkable achievements, building their future empires.

Ambler's legacy forms the backbone of the modern-day Ambler House, drawing upon his impressive eye for detail and his intricate planning and design work – as member's of Ambler House will also achieve. Famed for one of Ambler's many local masterpieces including St. Paul's House (Warehouse) in Park Square, Ambler House is just one in a stunning portfolio amongst Leeds impressive' architectural landscape – now available as contemporary, architectural workspaces.



One of the Grade II listed façades of Ambler

*A true expression
of FORM meets
FUNCTION*



Repurposed in the heart of town

A true expression of form meets function, Ambler House provides a platform of historic legacy, helping teams build from the ground up, into future legacies to come. A blueprint for modern-day businesses.



THE

*Recently restructured and renovated, these considered,
industrial offices blend nature with natural materiality
by bringing a sense of the outdoors in.*

SPACES



Showers & Lockers

3 showers and 20 combination-code lockers

Cycle Store

17 cycle racks located in the basement level

Fibre Connectivity

Top-speed wifi

Exposed Services

Industrial style, exposed ceilings, concrete columns, sympathetically designed with the building

Energy Efficient Lighting

LED lighting has been used throughout

VRF Heating & Cooling

Air conditioning with new chillers and condensers

Passenger Lifts

All offices are accessible by lift and/ or stairs

Fitted or not-fitted

Cat-A or Cat-B workspaces available to let

Abundance of natural light

Large windows around the entire building create an incredibly well lit working environment for your teams.

Design-led Reception Foyer

New communal areas throughout building with seating for guests and clients

Ground floor cafes and restaurants

92 degrees coffee, Pizza Pilgrims, Doh'hut and Things in Bread

Security

Video entry phone security and member's fob access

Local Parking

Members have the opportunity to licence car parking spaces at Trinity Leeds multi-storey car park.



AVAIL ABILITY

*With offices split over four floors, Ambler House
has availability to suit teams large and small
depending on their needs and requirements.*

FLOOR PLATES

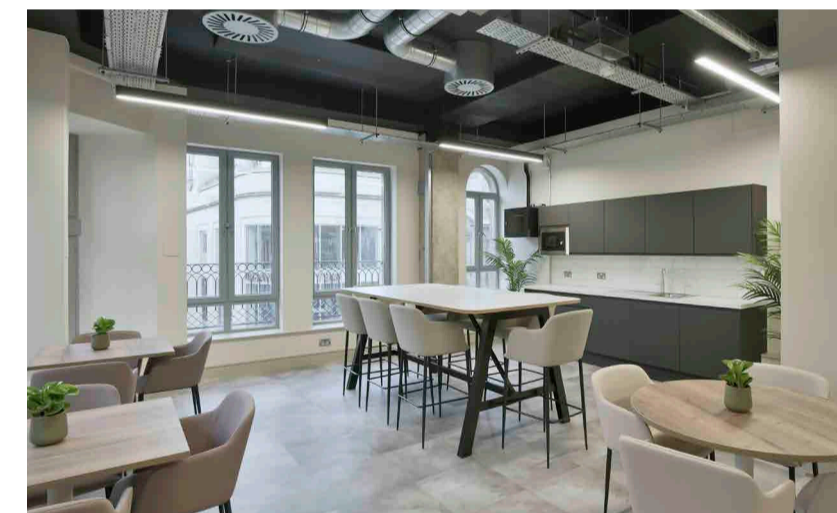
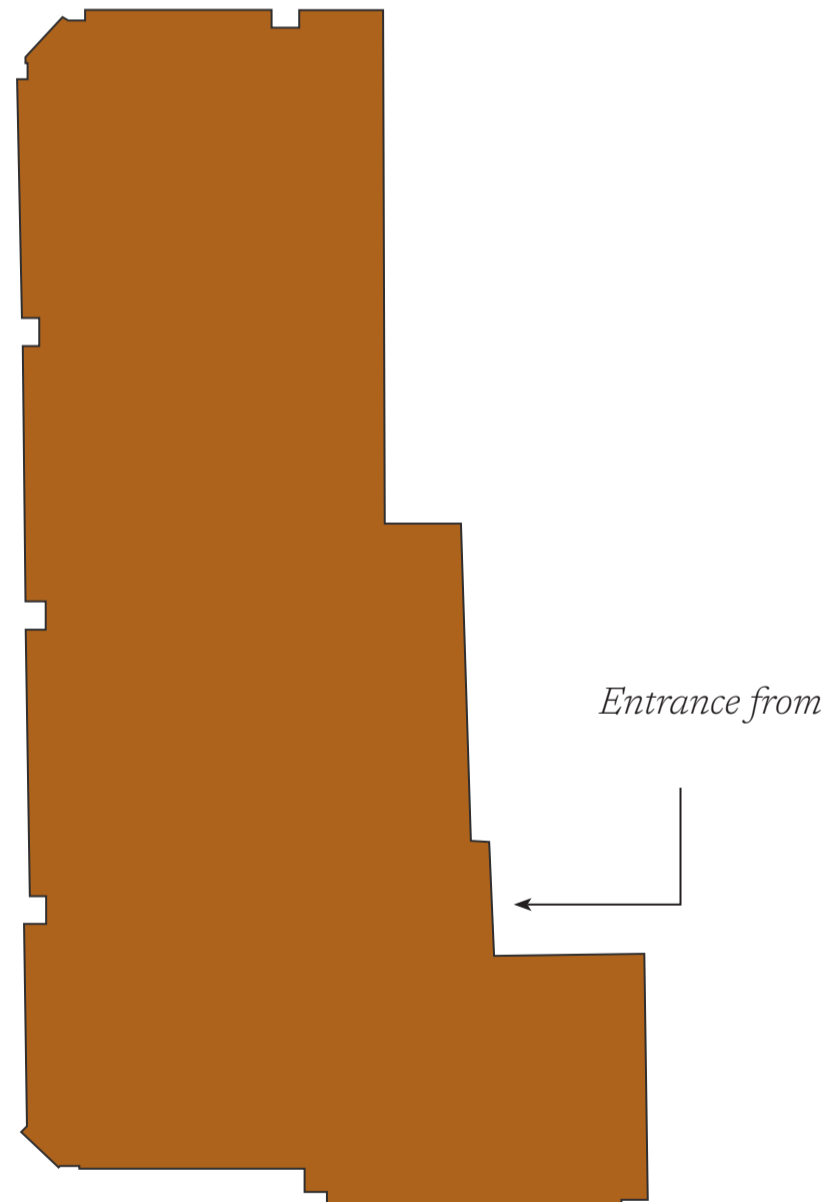
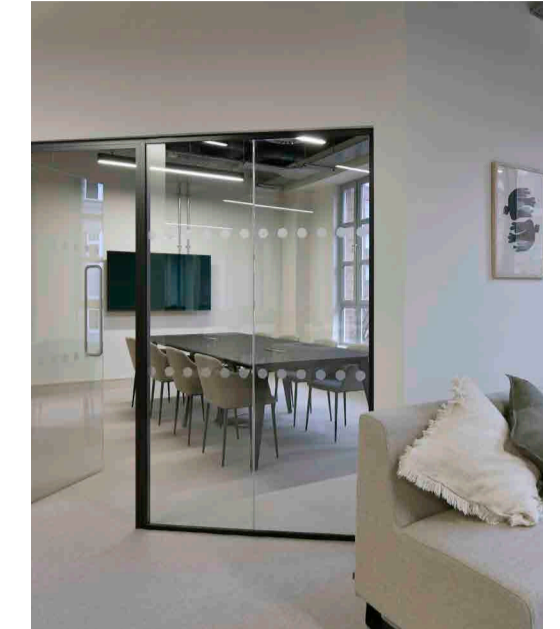
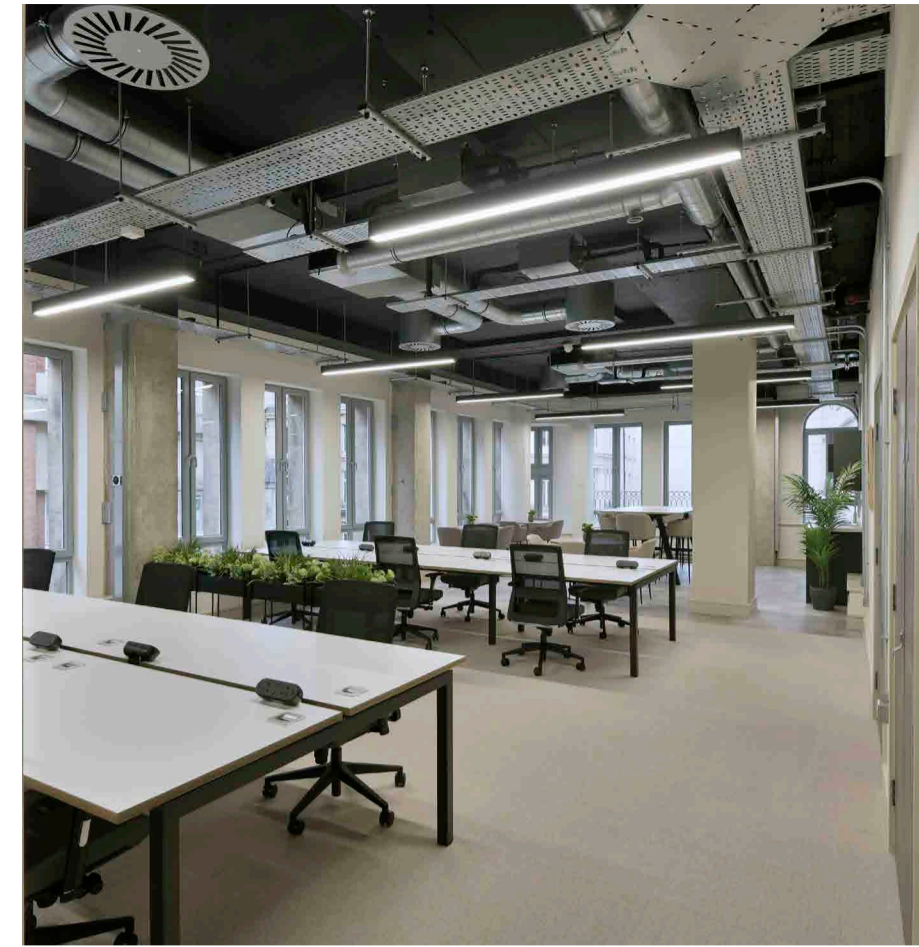
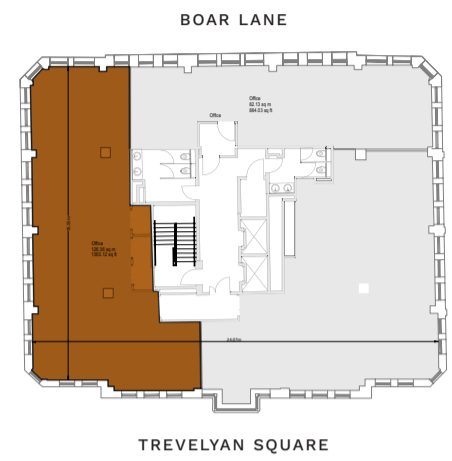
Available office spaces

<i>Space</i>	<i>Net Areas (sq ft)</i>	<i>Status</i>
<i>Office</i>		
<i>1.1</i>	<i>938</i>	<i>Let</i>
<i>1.2</i>	<i>1,506</i>	<i>Let</i>
<i>1.3</i>	<i>1,311</i>	<i>Let</i>
<i>2.1</i>	<i>934</i>	<i>Let</i>
<i>2.2</i>	<i>1,493</i>	<i>Let</i>
<i>2.3</i>	<i>1,358</i>	<i>Available</i>
<i>3.1</i>	<i>2,546</i>	<i>Available</i>
<i>3.2</i>	<i>1,039</i>	<i>Available</i>
<i>4.1</i>	<i>2,516</i>	<i>Available</i>
<i>TOTALS:</i>	<i>13,641</i>	

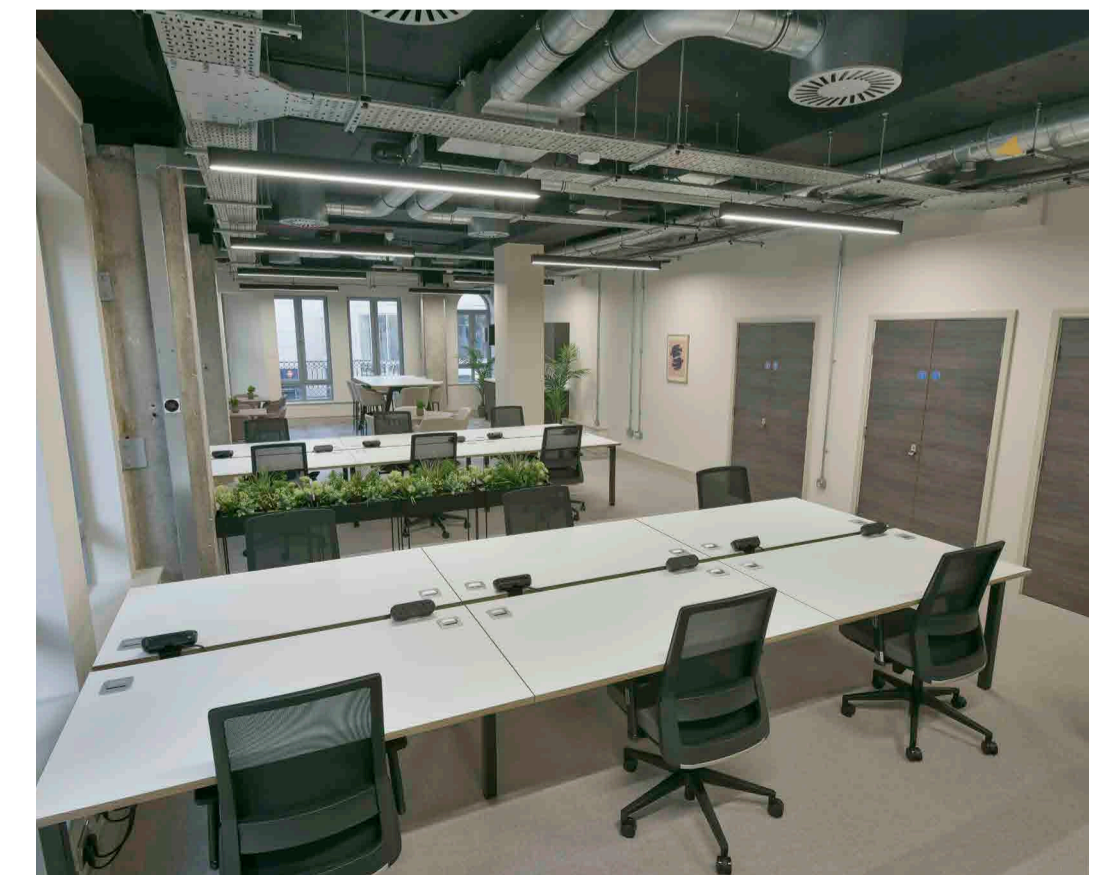
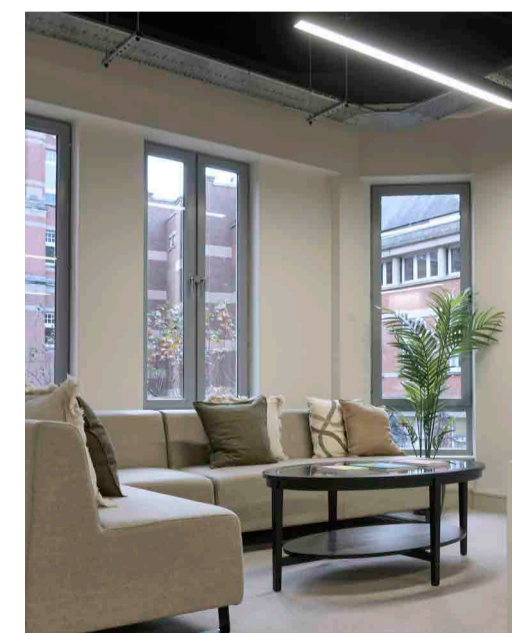
Please note: offices available at the time of publication production. All offices are accessed by a lift from the ground floor to all floors. Offering step free access to each office space. Please enquire with any accessibility questions.



Office 2.3
1,358 sq.ft
Second Floor



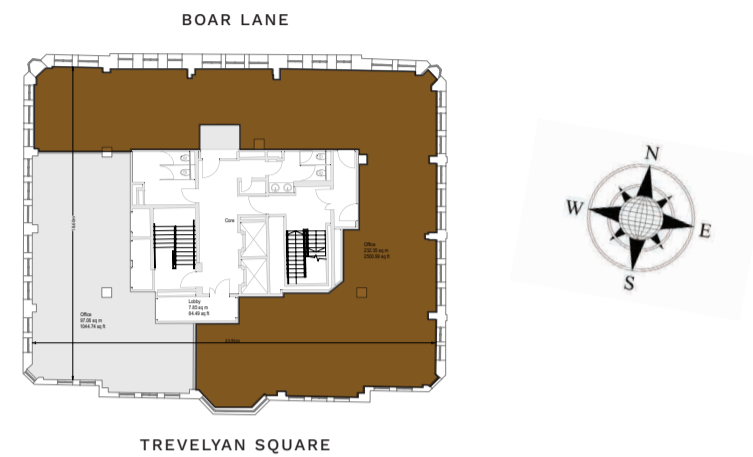
*EXCEPTIONAL
 CAT B WORKSPACE
 AT AMBLER HOUSE*



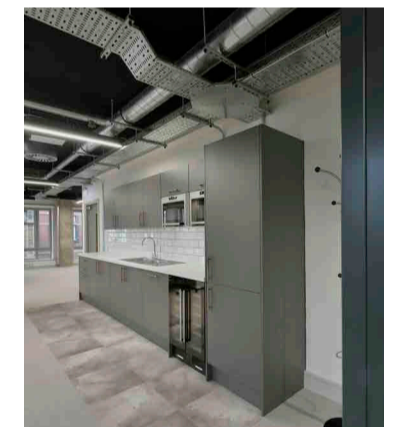
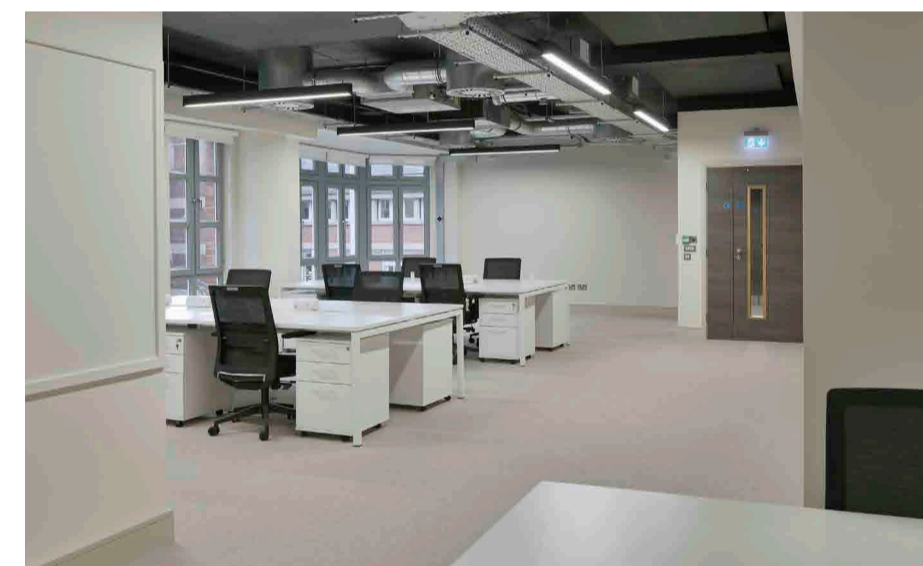
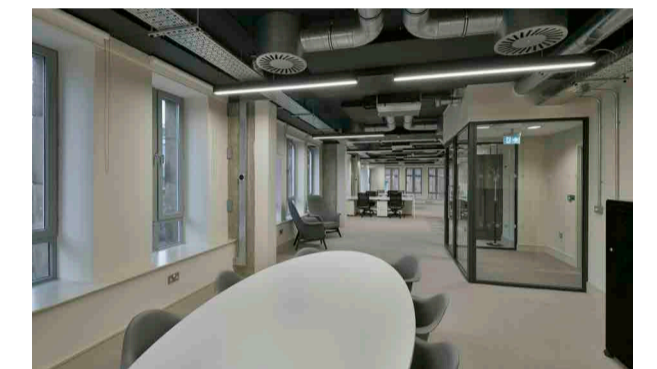
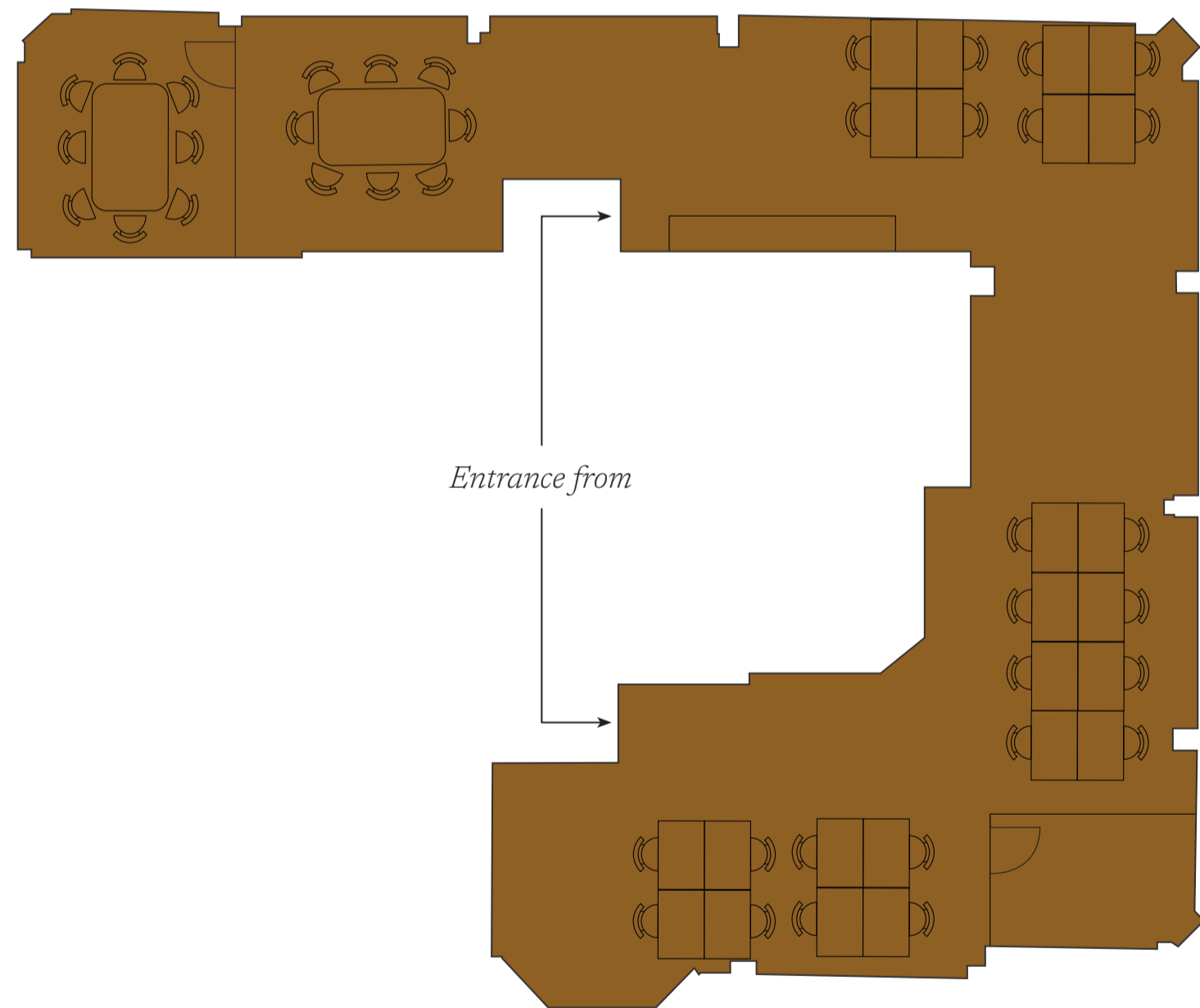
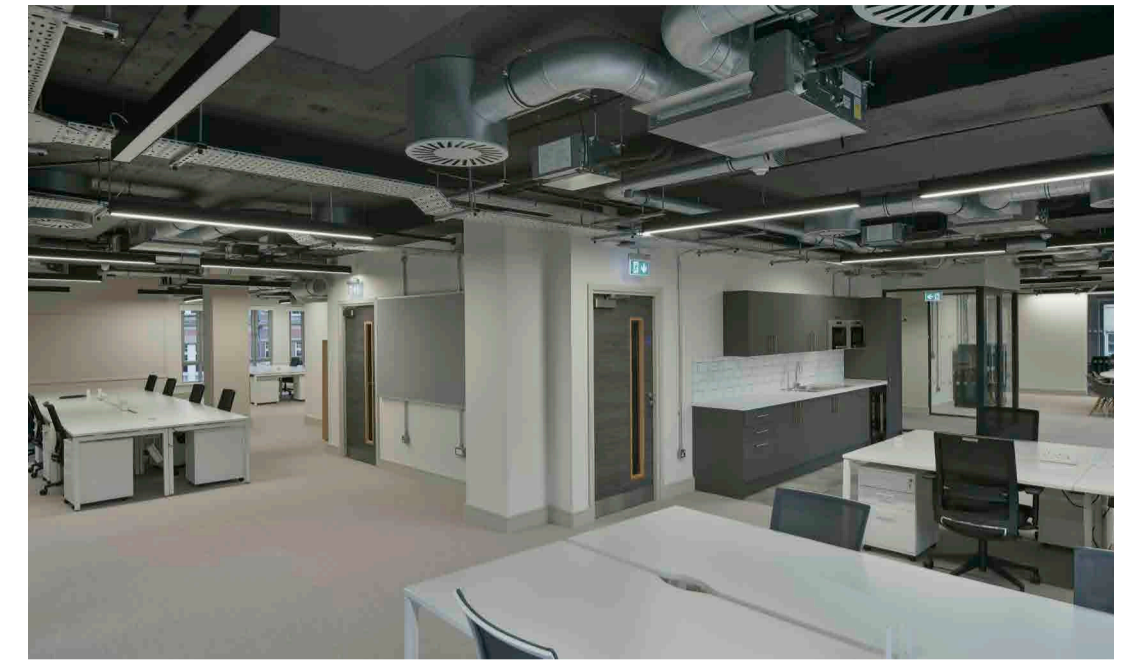
FOR BETWEEN 15-20 PEOPLE

This office comes fully fitted with all FF&E provided through brand new top-spec, Cat B fit-out. This office spans one full side of the building; for south facing views overlooking Trevelyan Square below, and north facing views overlooking Boar Lane.

Office 3.1
2,546 sq.ft
Third Floor

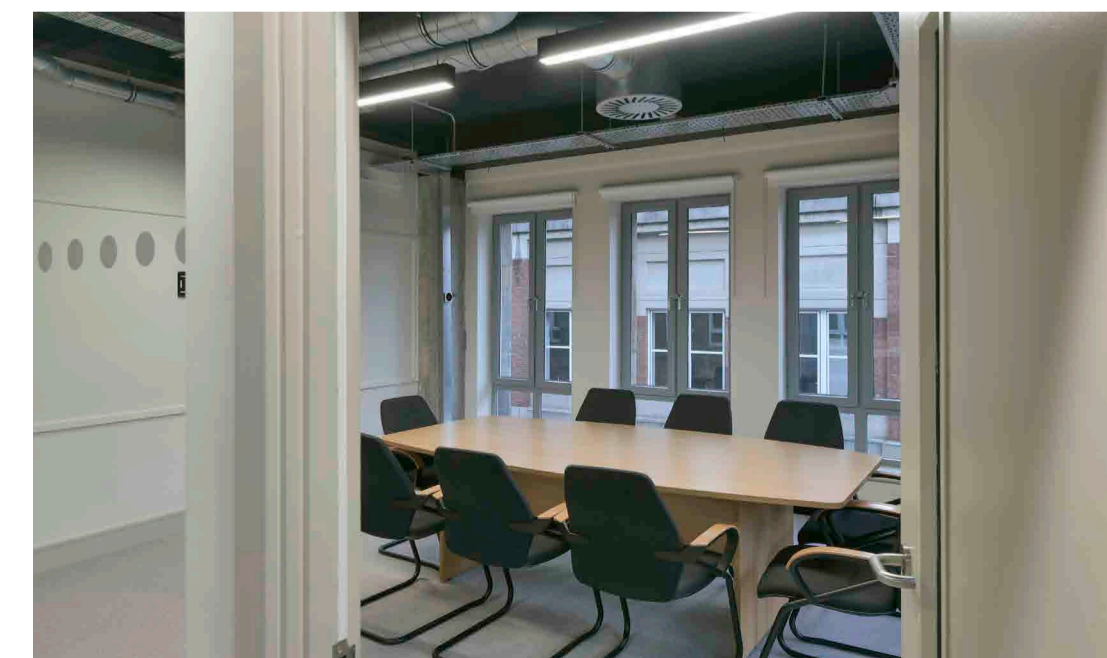


*OPTION FOR
 CAT A + WORKSPACE
 WITH REPURPOSED
 FURNITURE*

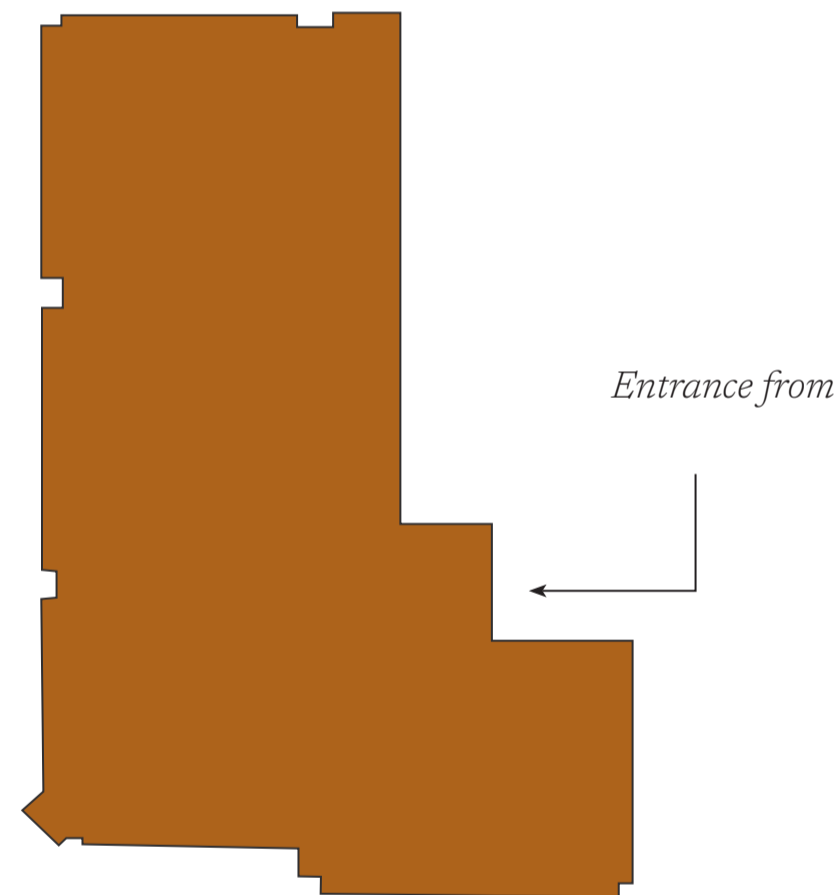
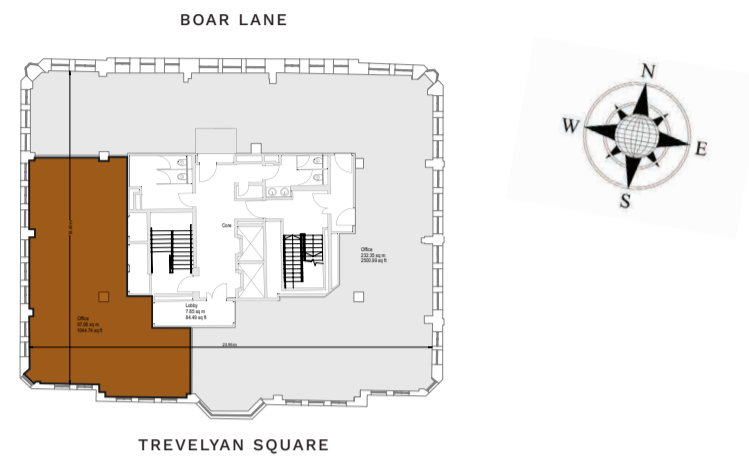


FOR BETWEEN 30-40 PEOPLE

This office comes fitted with a brand new top-spec Cat A fit-out with a selection of workplace furniture. This office spans one full side of the building; for south facing views overlooking Trevelyan Square below, and north facing views overlooking Boar Lane.



Office 3.2
1,039 sq.ft
Third Floor



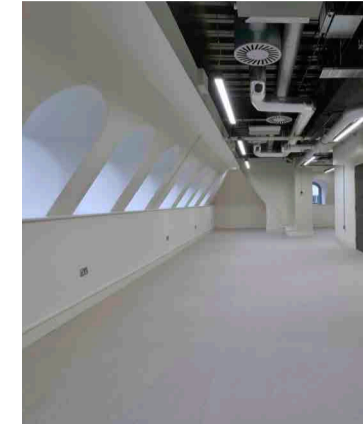
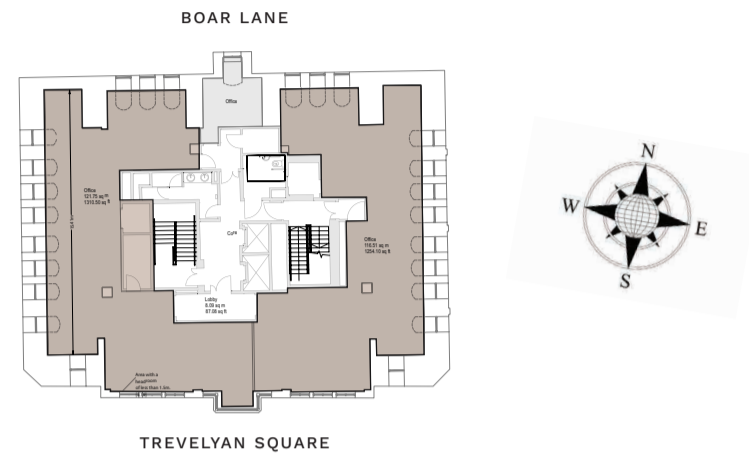
CURRENTLY
UNDERGOING
REFURBISHMENT

Photos coming soon

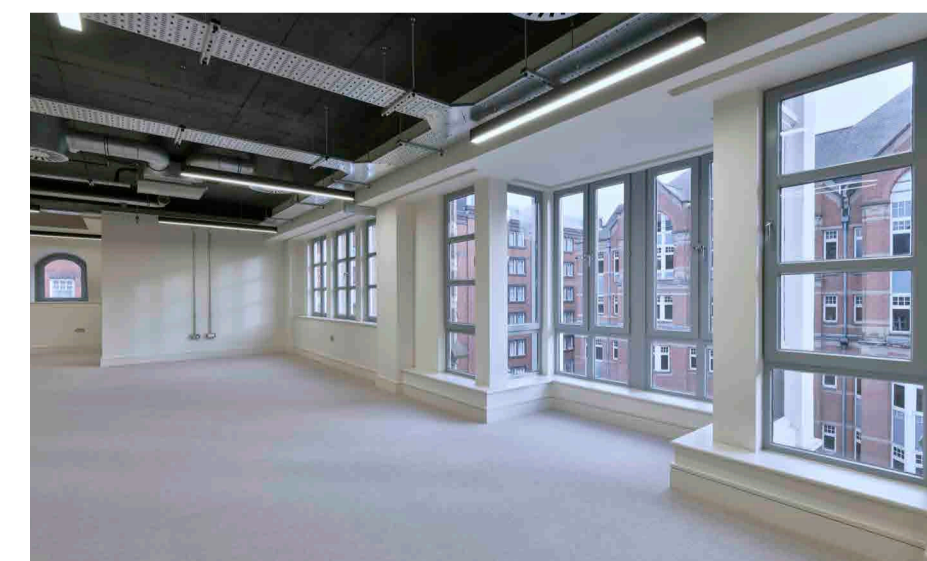
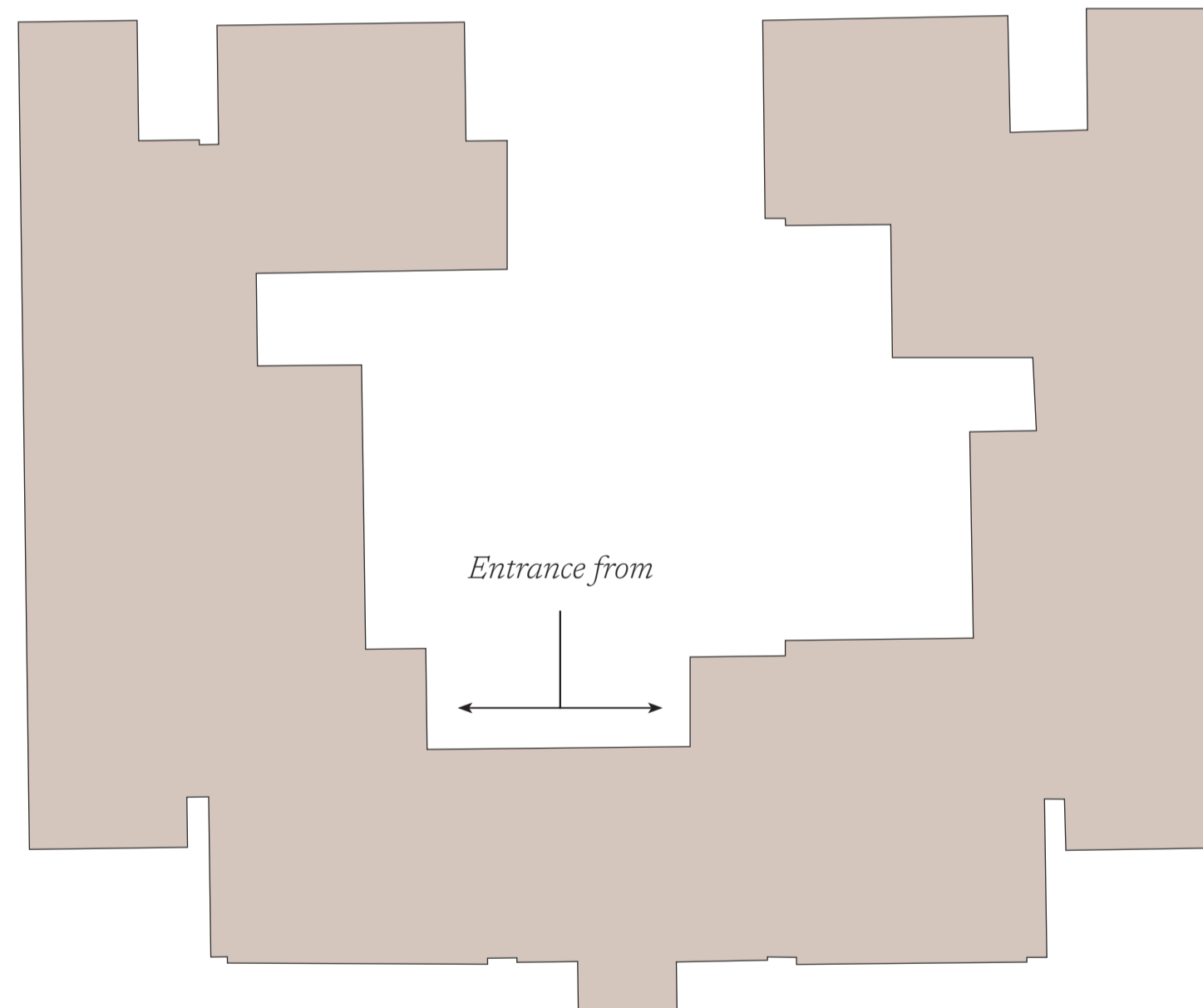
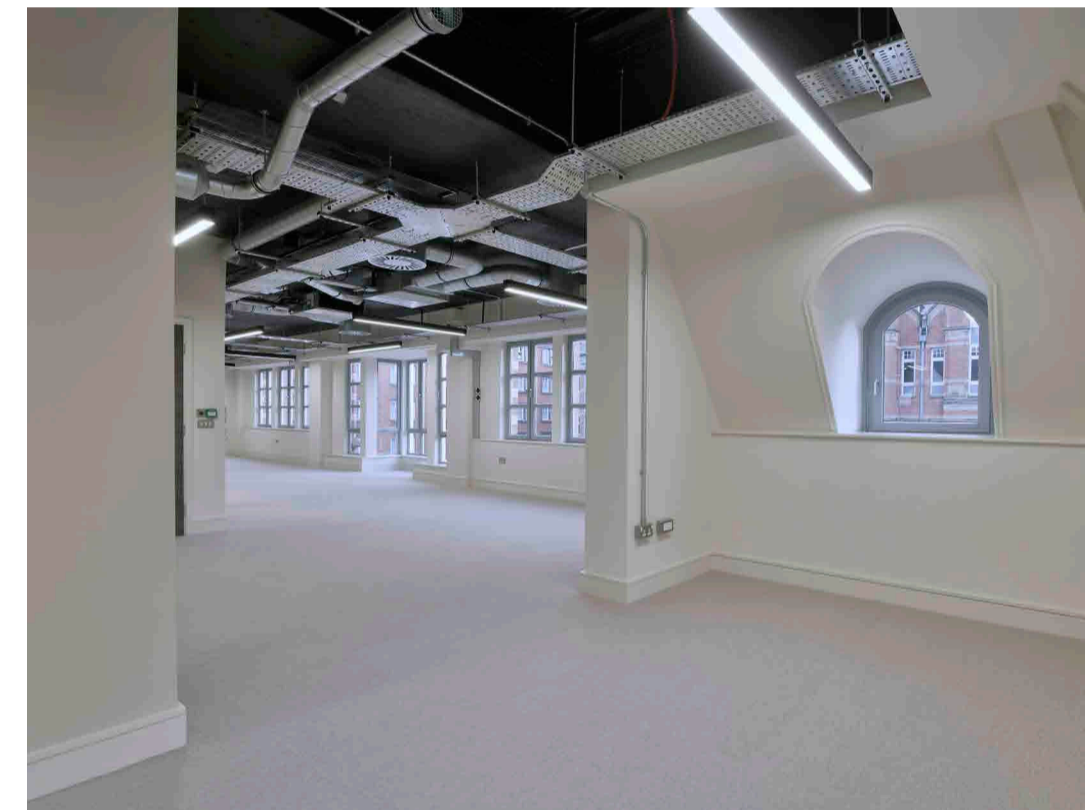
FOR BETWEEN 15-20 PEOPLE

*This office comes fitted with a brand new top-spec
Cat A+ fit-out, a blank space for your to fit out.
This office spans one full side of the building;
for south facing views overlooking Trevelyan Square
below.*

*Office 4.1
2,516 sq.ft
Fourth Floor*



*BRIGHT AND
AIRY WORKSPACE
FINISHED
BEAUTIFULLY*



FOR BETWEEN 30-40 PEOPLE

This office comes fitted with a brand new top-spec Cat A fit-out, a blank space for your to fit out. This office spans one full side of the building; for south facing views overlooking Trevelyan Square below, and north facing views overlooking Boar Lane.



SUSTAINABILITY

*The greenest buildings are the ones we don't knock down.
Ambler House is green at its core, embracing green initiatives through
amenities, and through a clever renovation and efficient operation,
that avoids the vast sums of carbon emitted through a new build.*

RENOVATION

The UK loses more than 50,000 buildings a year through demolition and 62% of the UK's waste is from construction (138 million tonnes). Just three materials – concrete, steel, and aluminium – are responsible for 23% of total global carbon emissions.

We believe the answer to decarbonisation and tackling climate change is the retention and upgrade of existing buildings over new builds, and running all buildings on renewable energy, rather than fossil fuels. The following analysis shows the whole life carbon footprint of a newly constructed office building compared to a fully refurbished office building.

NEW-BUILD construction is WASTEFUL and resource intensive

Many new builds claim to be 'net-zero'. However operationally efficient they may be, what is commonly swept under the rug is the vast amount of carbon emitted during the demolition and construction of their build and their refurbishments over time.

Our analysis shows it would take 239 years for a new-build to pay back its emissions during construction through its energy efficiency.

Properties and the built environment generates 39% of annual global CO2 emissions, 11% of which is from construction and 28% of which is from buildings which are powered by fossil fuels.

DIAGRAM 1.2
Showing the percentages of CO2 generation in the built environment totalling 39%

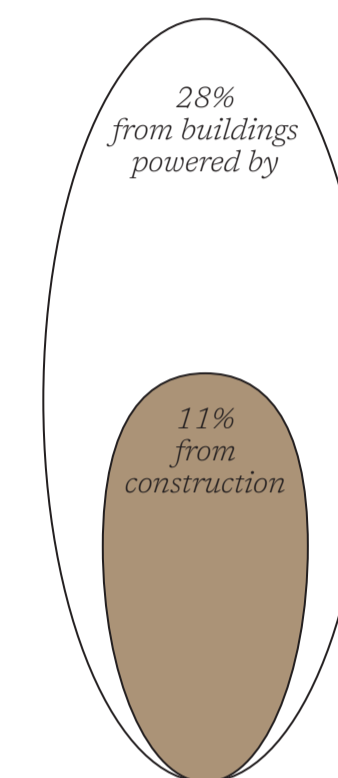
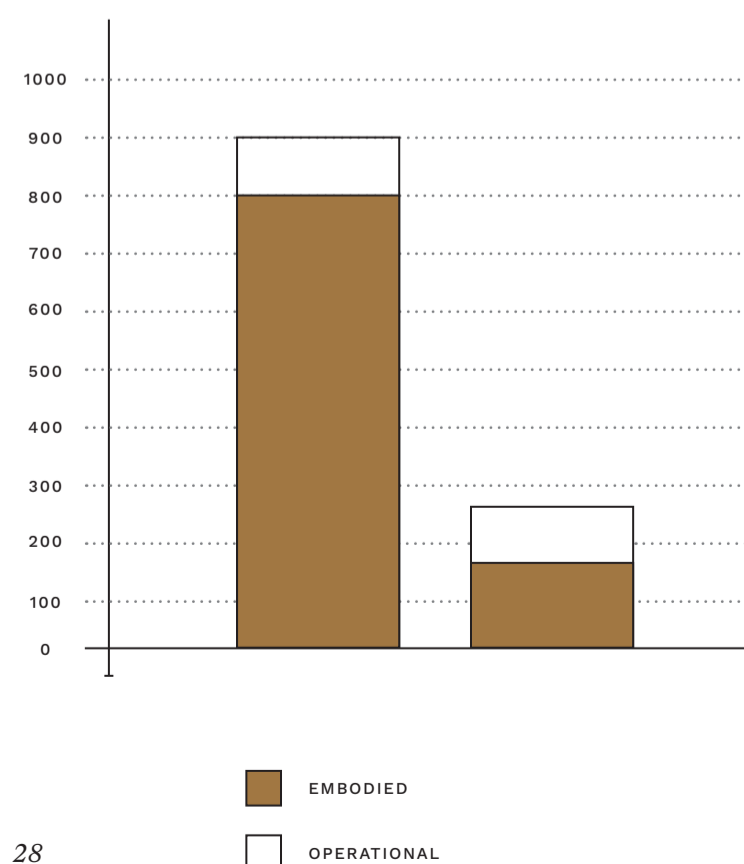
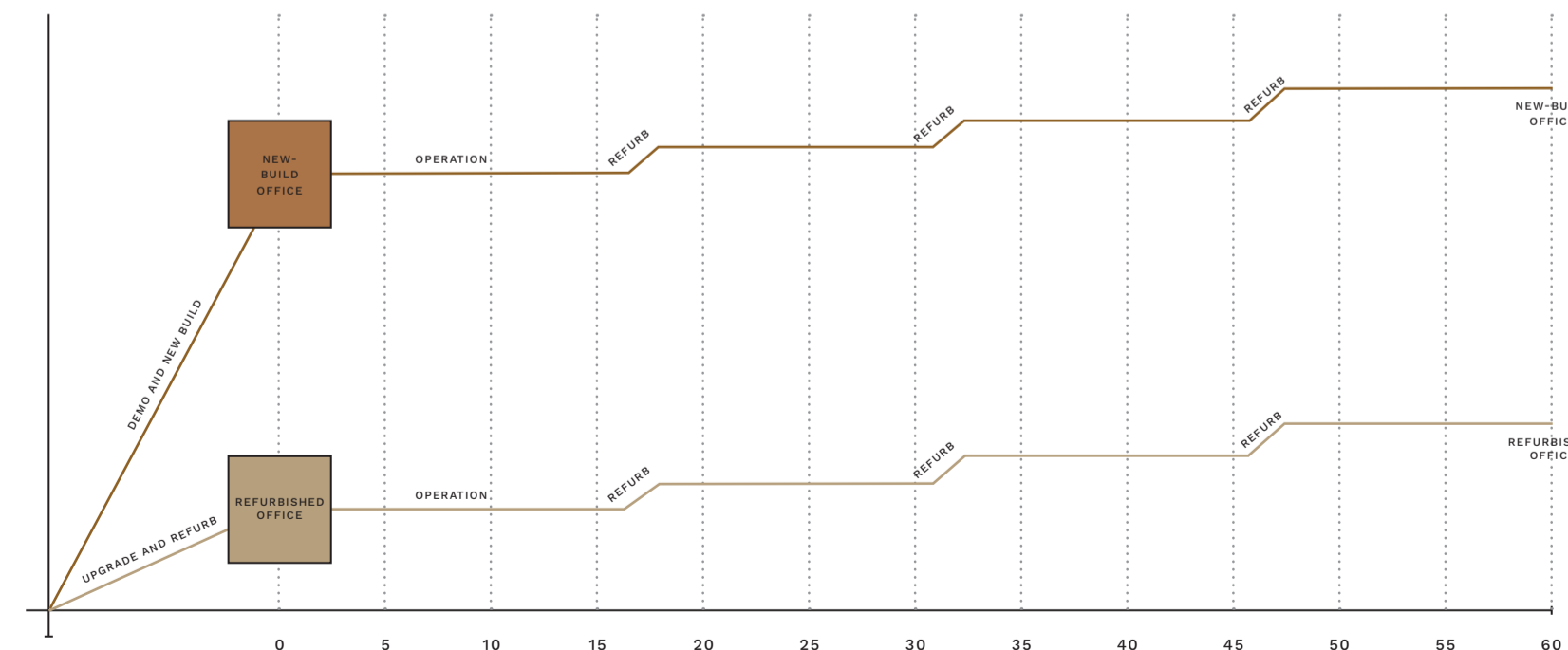


DIAGRAM 1.1
A building's carbon footprint over a 10 year lease. New-builds emit + 247% more carbon than



NEW-BUILDS emit +247% MORE CARBON than REFURBISHED BUILDINGS over a 10-year lease

DIAGRAM 1.3
A building's carbon footprint over a 60 year life-cycle.



What is a TRUE Net-zero BUILDING?'

REDUCING CARBON

Companies can dramatically reduce their total carbon emissions by avoiding demolition, reconstruction and transitioning to 100% renewable energy sources. By choosing a newly refurbished building, you can respond to the planet's urgent need for decarbonisation.

LIMITING LANDFILL

When companies choose to move to a refurbished building, they are directly averting tonnes of waste otherwise heading to a UK landfill. Saving the subsequent affect that landfills have on the creation of green house gases, damage of eco-systems and toxic air pollution.

PROTECTING RESOURCES

Our planet's finite resources are being consumed at a irreversable rate. If the global population lived like residents of the UK, we would need 2.6 earths to meet demand. By moving to an existing building, companies directly protect our earth's resources from unnecessary consumption.

Ambler House is the RIGHT CHOICE for net-zero AMBITIOUS BUSINESS

Ambler House has been acquired and renovated, not built from scratch, as a way to reduce this number significantly. By renovating an existing property, and not tearing it down to simply rebuild, we save tonnes of emmitted carbon.

Ambler House uses 100% Green Energy and has explored and executed ways to reduce energy, water and waste in our spaces, to improve air quality and ensure responsible supply chains, sourcing locally where possible.

Ambler House is supplied with 100% GREEN ENERGY from RENEWABLE SOURCES

REDUCE AND OPTIMISE

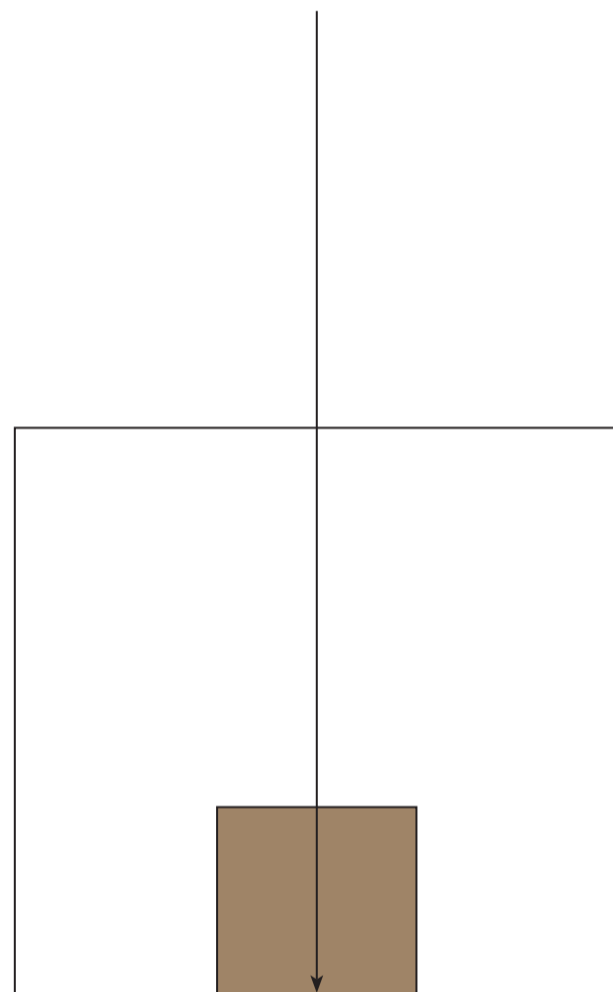


DIAGRAM 1.4

Reduce and optimise – evaluate each design choice in terms of the upfront carbon reductions and as part of

GREEN ENERGY

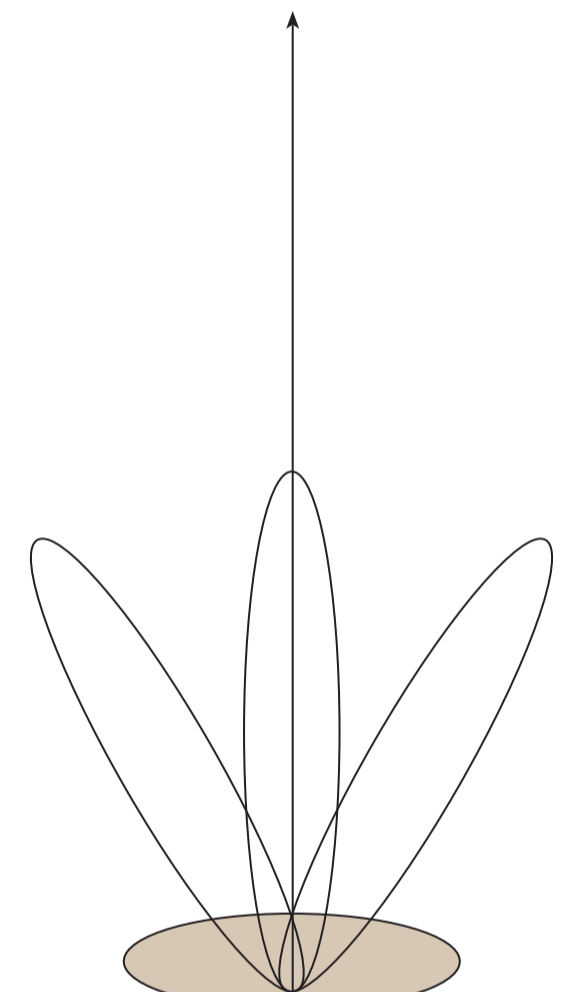
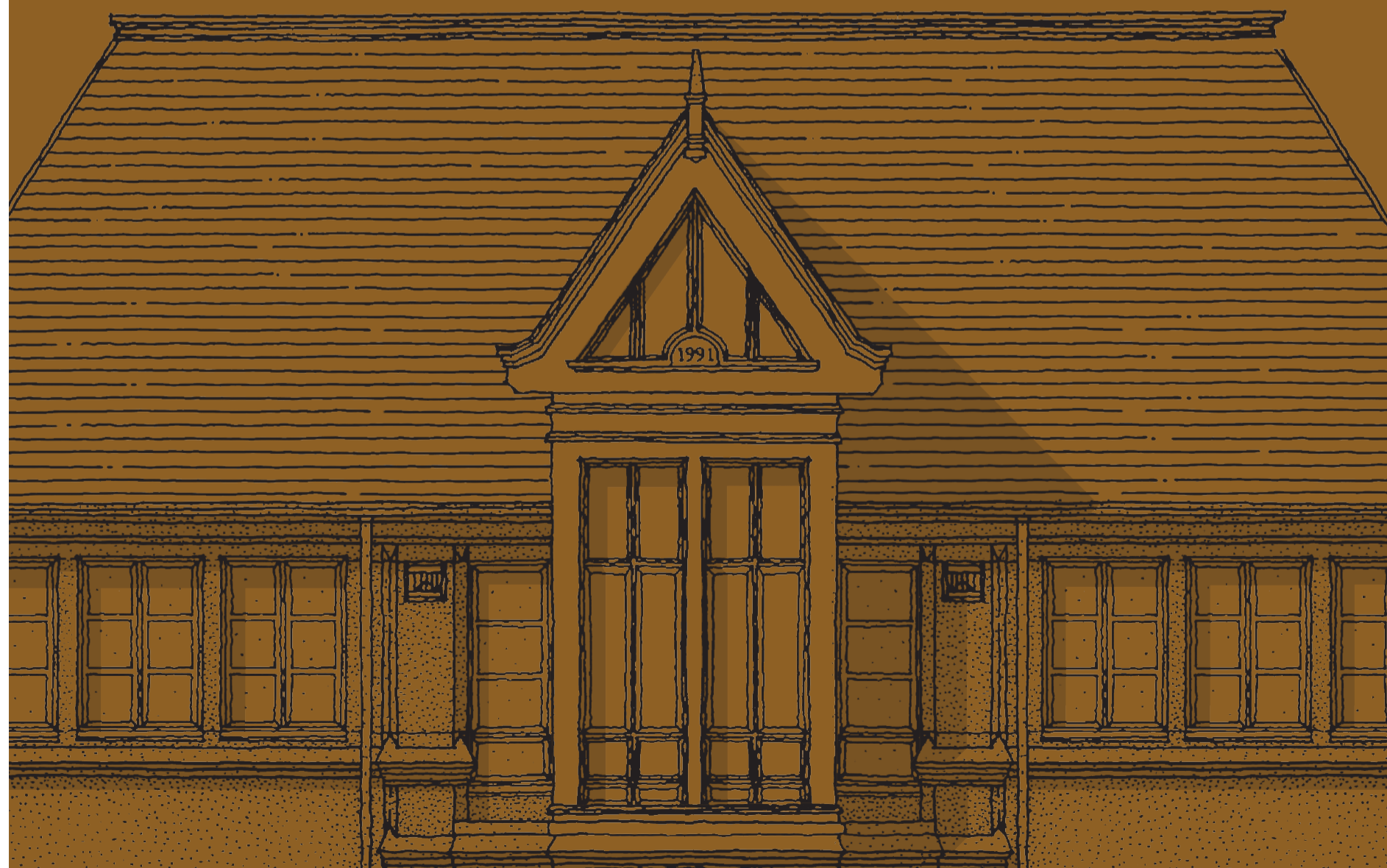


DIAGRAM 1.5

Ambler House uses 100% Green Energy and has explored and executed ways to reduce energy,

NEIGHBOUR

Its city centre spot on bustling Boar Lane means Ambler House is just a 5 minute walk from Leeds Railway Station, and minutes away from shops, bars and restaurants, not to mention direct access to the newly redeveloped grounds below at Trevelyan Square. All contributing to Ambler House's appeal, as one of Leeds' best known, yet understated, buildings.



HO OD

*ALL UNDER OUR
ROOF at
AMBLER HOUSE*



92 degrees

THINGS IN BREAD

Premium classic sandwiches made to order.

@things_in_bread

PIZZA PILGRIMS

Neapolitan sourdough pizza restaurant.

@pizzapilgrims

DOH'HUT

Handmade donuts & single origin coffee.

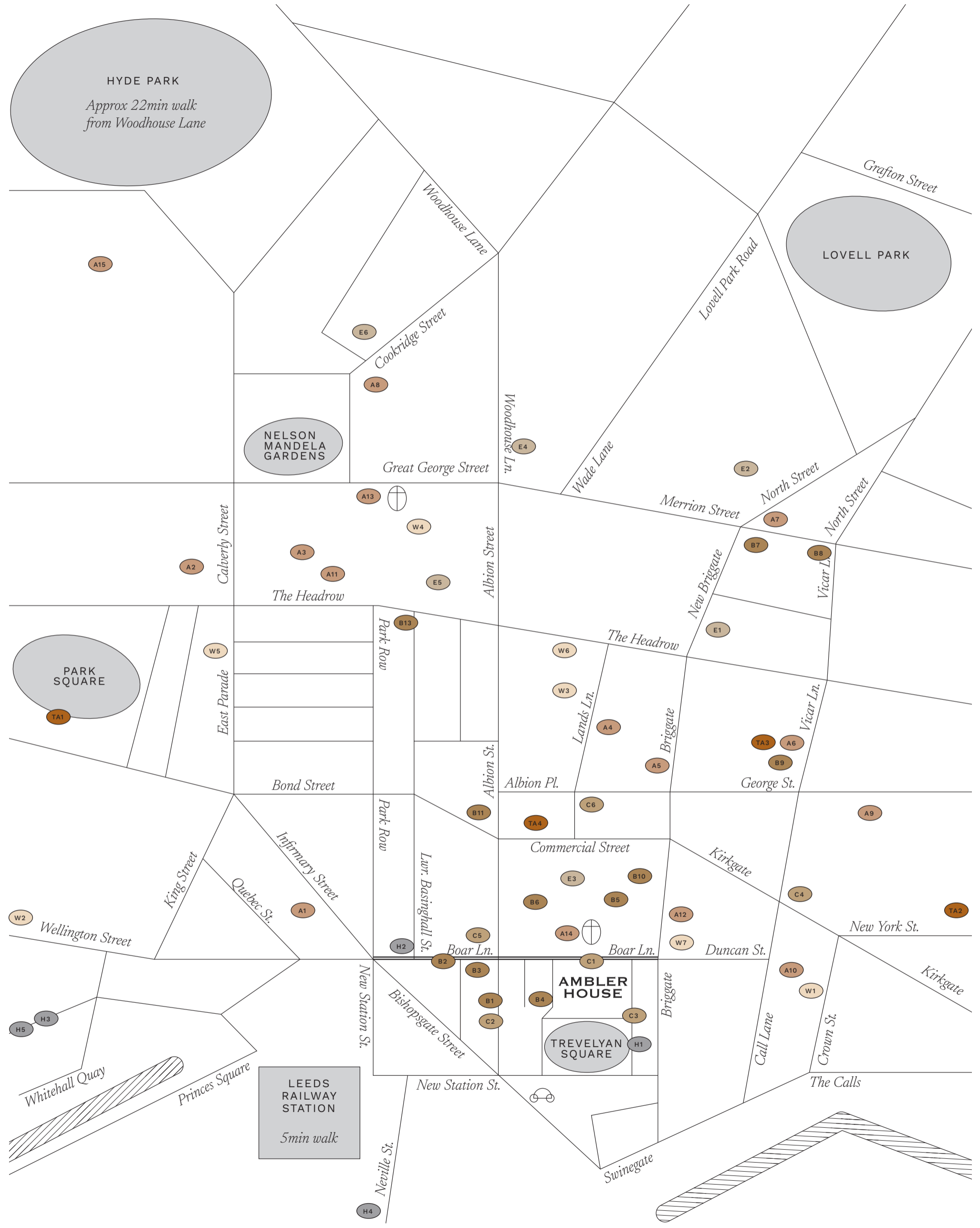
@doh'hut

92 DEGREES

Specialty coffee shop and roastery.

@92degreesuk

AMBLER HOUSE



THOMAS AMBLER'S BUILDINGS

- TA1 St Paul's House, Park Square
- TA2 St James's Hall (now Westminster Bldgs.)
- TA3 Victoria Arcade, The Headrow
- TA4 The Leeds Library
- Alf Cooke Printworks in Hunslet Road (south east of Ambler House)

LANDMARKS & ARCHITECTURE

- A1 City Square
- A2 Leeds Town Hall
- A3 Leeds Art Gallery
- A4 Thornton's Arcade
- A5 Queen's Arcade
- A6 Victoria Quarter
- A7 Grand Arcade
- A8 Leeds City Museum
- A9 Leeds Kirkgate Market
- A10 Leeds Corn Exchange
- A11 The Leeds War Memorial
- A12 The Briggate Minerva
- A13 Leeds Cathedral
- A14 Holy Trinity Church
- A15 Leeds General Infirmary

GREEN AREAS

- MAP Trevelyan Square
- MAP Nelson Mandela Gardens
- MAP Park Square
- MAP Hyde Park

MUSIC & ENTERTAINMENT

- E1 The Grand Theatre & Opera House
- E2 Belgrave Music Hall
- E3 Everyman Cinema
- E4 Leeds Comedy Club
- E5 Junkyard Golf
- E6 O2 Academy

BARs & RESTAURANTS

- B1 Friends of Ham
- B2 Mowgli
- B3 The Banker's Cat
- B4 Be at One
- B5 The Botanist
- B6 The Alchemist
- B7 Psilo
- B8 Stuzzi
- B9 The Ivy & The Ivy Asia
- B10 Angelica
- B11 Cosy Club
- B12 Red's True Barbecue
- B13 Goucho

COFFEE & SANDWICHES

- C1 Things in Bread
- C2 Laynes
- C3 Doh'hut
- C4 Miles & Co
- C5 Caffè Nero
- C6 Pret

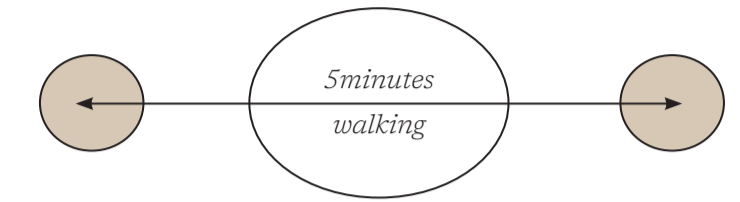
GYMS & WELLNESS

- W1 Pure Gym
- W2 TRIB3
- W3 The Hot Room Leeds
- W4 Nuffield Health
- W5 RYDE Studio
- W6 The Gym Group
- W7 Dragonfly Skin Day Spa

HOTELS

- H1 Marriott Hotel
- H2 Park Plaza
- H3 Novotel
- H4 Hilton
- H5 Premier Inn

TIME TAKEN TO WALK FROM LEEDS RAILWAY TO AMBLER HOUSE





VIEW

*To book a viewing with our partner Knight Frank,
please contact Victoria Harris to arrange:
victoria.harris@knightfrank.com
0113 297 2448*



*AmblerHouse.com
instagram: @AmblerHouse*

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