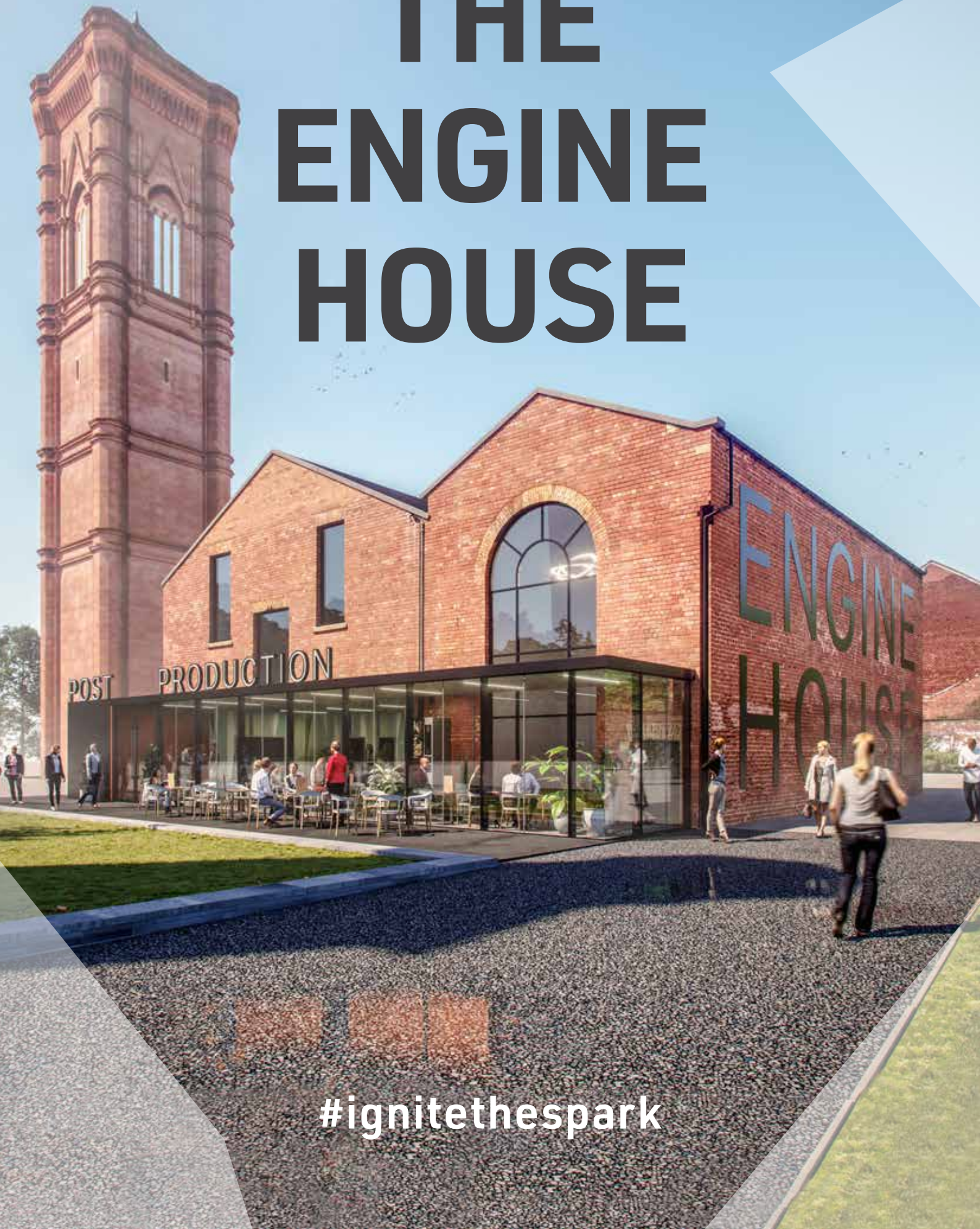


# THE ENGINE HOUSE



POST PRODUCTION

ENGINE  
HOUSE

#ignitethespark

**LEEDS IS A YOUNG AND DYNAMIC CITY WITH CREATIVITY AT ITS HEART. WE ARE PROUD TO BE THE HOME OF CHANNEL 4'S NATIONAL HEADQUARTERS**

**LOCATED WITHIN 5 MINUTES OF CHANNEL 4'S NATIONAL HEADQUARTERS, WE NOW OFFER OUR NEXT OPPORTUNITY TO SPARK CREATIVITY: THE ENGINE HOUSE**

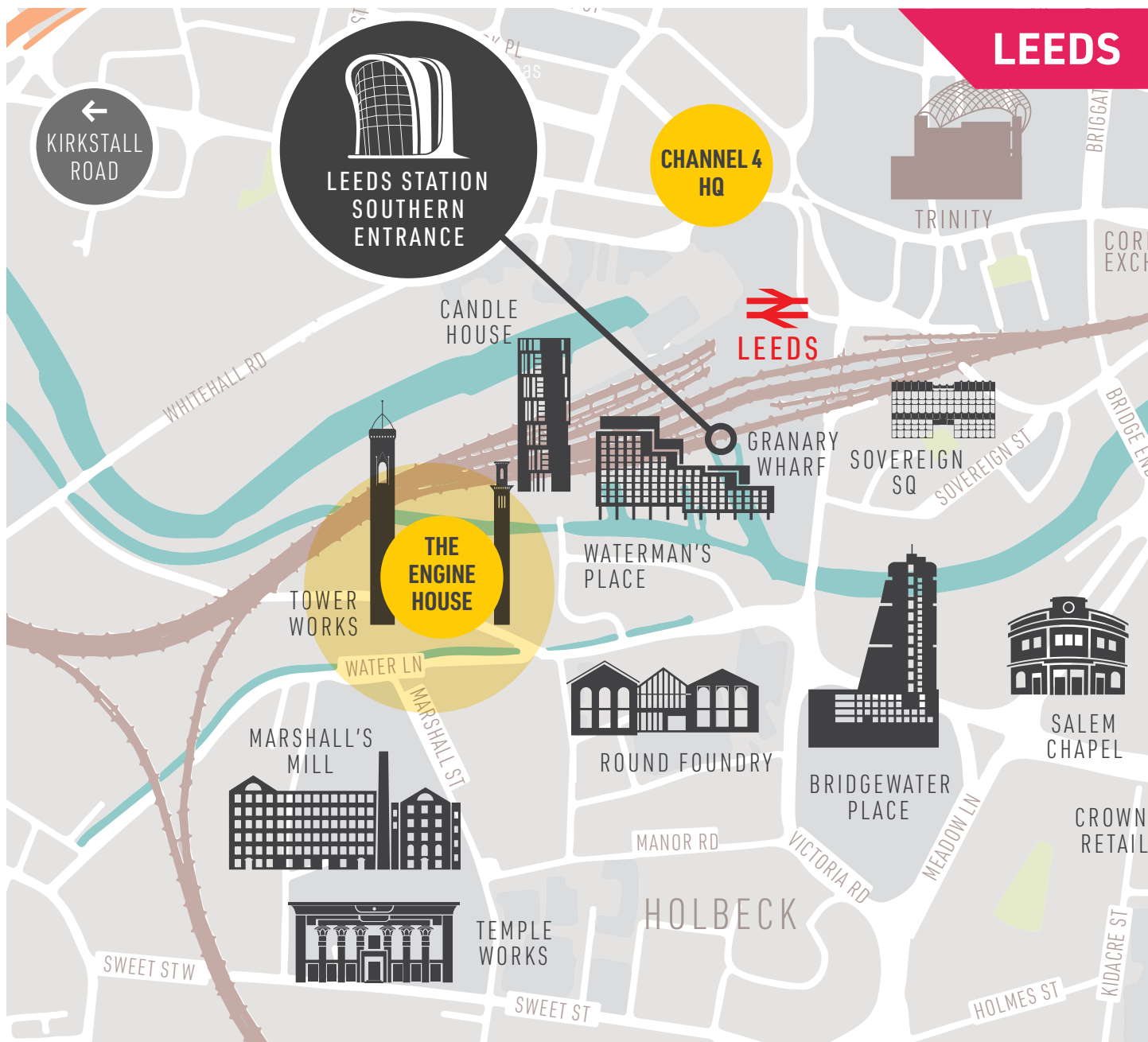
We are bringing forward the re-development of the historic and Grade II listed Engine House as post production space within South Bank, Leeds: one of Europe's largest regeneration initiatives.

When it was built, the Engine House helped to power the industrial revolution and can now help to spark creativity as part of our plans to double the size of the city centre.



**WE ARE SEEKING A TENANT TO OCCUPY THE ENGINE HOUSE AND OPERATE IT AS A POST-PRODUCTION FACILITY**

**A VIEW FROM THE LEEDS LIVERPOOL CANAL**



## THE ENGINE HOUSE

- 601 m<sup>2</sup> (6,469 sq. ft) located next to the Leeds/ Liverpool Canal
- Grade II listed – 120 years old property
- Subject to major investment proposals by the council
- Part of wider Tower Works site – home to three iconic listed Towers
- Multi-million pound investments by developers and public sector into infrastructure in and around the site
- In an area of excellent digital connectivity

## LOCATION

- Within 5 minutes walk of Channel 4's National Headquarters and Leeds Station (the busiest railway station in the North of England)
- Located within the South Bank regeneration zone: equivalent to 350 football pitches in size, the regeneration will help to double the size of Leeds city centre
- Located in a hub of over 500 creative and digital businesses and award winning independent bars and restaurants in an area of over 30 listed heritage buildings
- Within ten minutes drive of Kirkstall Road – home to ITV Studios, Studio 81 and Prime Studios



**INDICATIVE CGI OF WHAT MAY BE POSSIBLE ANY PROPOSALS WILL BE SUBJECT TO PLANNING CONSENT AND FURTHER TECHNICAL DILIGENCE**



# LEEDS: BE PART OF OUR FUTURE

**THERE'S A REASON BRANDS CHOOSE LEEDS AS A LOCATION TO INVEST AND GROW. BOASTING THE HIGHEST PRIVATE SECTOR JOBS GROWTH IN THE UK, OUR CITY REGION STRENGTHS PROVIDE THE IDEAL BASIS FOR SUSTAINED GROWTH**

## **OUR ECONOMY: WE ARE GLOBALLY SIGNIFICANT**

- Situated at the heart of the United Kingdom, Leeds is a key driver of the Northern Powerhouse and boasts unrivalled potential as the UK's largest city region economy.
- Our economy has experienced an exceptional growth rate of 40% over the last decade and is recognised as one of the UK's top 5 cities for attracting Foreign Direct investment.
- Leeds is home to 3,000 creative businesses which in total employ around 17,365 people.

## **OUR POPULATION: WE ARE YOUNG & HIGHLY SKILLED**

- We have a rapidly growing young population – more people aged 24 and under than any other LEP area outside of the South East
- We are home to the largest concentration of Higher Education Institutions outside of London. Our nine universities generate over 39,000 graduates per year and produce more STEM graduates than any other UK city region outside of London.

## **OUR CONNECTIVITY: WE CONTINUE TO GROW IN CAPACITY AND RESILIENCE**

- Leeds is rich in digital, energy and transport connectivity. We are at the heart of the country, and a £10bn investment programme into our infrastructure at our station, airport and Connecting Leeds programme.

## **OUR INNOVATION: WE ARE A SMART CITY**

- Leeds is a world leader in 'big data' being home to the Open Data Institute and Data Mill North.
- We are also recognised as the UK's leading centre for data research with 36% of findings considered to be leading or world class.

## **OUR CULTURE: WE ARE WORLD CLASS**

- We are delivering an impressive £35 million 5 year cultural investment programme culminating in 2023 – a yearlong international festival of culture.
- We are the only UK city outside of London to have its own independent opera, theatre and ballet companies and we are home to one of the world's top 20 music venues, Leeds First Direct Arena.

# AN HISTORIC AND DISTINCTIVE PROPERTY

The Engine House comprises a Grade II listed building, owned by Leeds City Council and forming part of the wider Tower Works site located off Globe Road in Leeds. The location is easily recognisable due to presence of the three Italianate towers. The Engine House once housed a horizontal engine which was used as a power source for the surrounding Tower Works, which was completed in 1899 by William Bakewell for Colonel T W Harding (chairman of Tower Works). Tower Works produced pins for carding and combing machines used in textile manufacture. The Engine House's interior is decorated with ten medallion portraits, designed by Alfred Drury displaying significant contributors to the industrial revolution, particularly the engineers who were responsible for developing the wool combing machines on which the pin-making business was formed<sup>1</sup>.

<sup>1</sup> Victorian Society

The Tower Works site is now largely cleared and is poised to be redeveloped to provide a mix of residential and commercial spaces. This is being brought forward by Richardson (developers) and will be directly adjacent to the Engine House. It is anticipated that these works will be completed in the third quarter of 2021.

Adjacent to the Tower Works site a major redevelopment is already underway with new commercial and residential opportunities being built. Contractors, Sir Robert McAlpine are currently on site constructing 250 residential flats and 2,633 m<sup>2</sup> (8,640 sq. ft) of commercial and amenity space scheduled to be completed in 2020.



# PROPERTY OFFER PROPOSAL

We are a city who takes pride in getting things done through collaboration. We wish to collaborate with a post production company who will take a lease of the Engine House, and in doing so ignite the spark for further creativity. We are now inviting expressions of interest from film and/or television post-production operators who wish to take a leasehold interest in the property.

- The council is marketing the Engine House on a leasehold basis for use as post-production space.
- The final terms are subject to negotiation and contract but it is anticipated that the property will be let by way of a single FRI lease for a term in the order of 10 years.
- A market rent will be sought and this is considered to be in the region of £20-£25+ per sq. ft.
- We will invest significant funding to refurbish the internal and external fabric of the building, along with developing services in respect to power, data, water, drainage, heating and ventilation (i.e to shell & core).



- The council's funding does not include for developing the internal space beyond the items mentioned above or for operator fit-out works; this shall be discussed further with interested parties.
- We want to secure and collaborate with a suitable operator as soon as possible to input into the design proposals for the shell & core works.

Subject to statutory approvals and listed building consent, the refurbishment works are currently scheduled to complete within the third quarter of 2021.

The building is 601 m<sup>2</sup> (6,469 sq. ft) comprising of five interconnected spaces (all sizes are approximate):

Engine House	125 m <sup>2</sup> (1,345 sq. ft)
Economiser Room GR	24 m <sup>2</sup> (258 sq. ft)
Economiser Room FF	37 m <sup>2</sup> (398 sq. ft)
Boiler House GR	213 m <sup>2</sup> (2,293 sq. ft)
Boiler House FF	202 m <sup>2</sup> (2174 sq. ft)

There is a basement which could increase the floor area by 80 m<sup>2</sup> (861 sq. ft) and the council is exploring the potential to install a mezzanine floor within the Engine House thereby further increasing the floor area by circa 55 m<sup>2</sup> (592 sq. ft). This increases the total floor area to 736 m<sup>2</sup> (7,922 sq. ft). Floorplans are available upon request.

We strongly advise that interested parties view the Engine House in person and we are offering viewings on a set viewing date basis in the first instance. Please email [enginehouseleeds@leeds.gov.uk](mailto:enginehouseleeds@leeds.gov.uk) for more detail regarding the viewing arrangements or to any questions you may have.

## TO REGISTER YOUR INTEREST

To register your interest, please email with a pdf the following information to:  
[enginehouseleeds@leeds.gov.uk](mailto:enginehouseleeds@leeds.gov.uk)  
by **5pm on 12 July 2019**.

- **Organisation Name**
- **Contact Details**
- **Description of the company and track record/projects**
- **Any comments on the 'Property Offer Proposal' as described above**
- **Confirmation that you are a post-production operator**

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## #ignitethespark