



latitude°
blue

Leeds' West End



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reality

Phase 1 let to:



Gratterpalm
The retail ideas specialist

Yorkshire's National Newspaper
YORKSHIRE POST



Latitude Blue will be an exciting new **commercial development** nestling in Leeds' prosperous West End. Its **flexible office layouts, state-of-the-art facilities, generous parking and excellent transport links** will set new standards in urban office developments.

Latitude Blue is being developed on a pre-let basis by BAM Properties, the development arm of BAM Construct UK, one of the UK's leading construction and property services companies. Gaz De France, i2Offices, Gratterpalm, Yorkshire Post and the Institute of Directors have all discovered the benefits of Latitude.

Exemplary build quality is a given, and we can guarantee you **the interior you've always wanted** by fitting it out to your precise specifications. So no unwelcome surprises when you move in, just straight down to business.

And, as you'd expect from a **prestigious city-centre** development, it will be very attractive to a high-calibre workforce. Latitude Blue is just a short walk from Leeds' bustling restaurants, cafés and bars, and the city's award-winning shopping quarter. There's even a park on its doorstep, which is flanked by the River Aire on one side and the Leeds and Liverpool Canal on the other.

“ The West End of Leeds continues to offer us a strong setting for business, located on one of the main arterial routes into the city. We watch with interest as BAM Properties progress plans to further develop the next phase of Latitude.
Helen Oldham, Managing Director – Yorkshire Post ”

“ Our members are now seeing the advantages of a West End location and taking advantage of what's proven to be an excellent development as the quality of the location, shines through, I'm excited to watch as the next phase of development gets underway and look forward to being part of what will be a thriving part of the city's economy.
Kenton Robbins, Regional Director – IoD ”

“ The 'West End' of Leeds and rising commercial zone that is developing in the quarter around Latitude Blue works well for our business, workforce and clients.
Gareth Healey, Managing Partner – Gratterpalm ”



premises



Latitude Blue will comprise 116,000 sq ft. The contemporary design features a double-height reception piazza, which creates a striking first impression.

Uncluttered, almost column-free **flexible floor plates** of over 15,000 sq ft will enable office layouts to be reconfigured quickly and easily. **Climate control** will keep people comfortable whatever the weather, while excellent levels of **daylight** flood the building.

A huge advantage of Latitude Blue is that the interior can be fitted-out **to suit your specific needs**. Simply give us your specifications and we'll build it exactly the way you want it.

Like all BAM developments, Latitude Blue will be an **exemplar of sustainable design**. It will have a **BREEAM 'Excellent'** rating, with eco-friendly features to minimise your environmental impact and **reduce your running costs**.

And while we always encourage environmentally friendly travel, we understand that businesses still need adequate car parking provision. Latitude Blue will have a secure underground car park, and its **84 spaces give a parking ratio of one space per 1,352 sq ft**, one of the most generous in the city.



location

Access to Latitude Blue couldn't be easier. The development is a short walk from Leeds rail station, which offers 25 high-speed services to and from London every day, and it is near the motorways.



Latitude Occupiers:

- Gaz De France
- i2Offices
- Gratterpalm
- Yorkshire Post
- Institute of Directors

Local occupiers:

- 1 Cobbetts
- Grant Thornton
- Bank of New York Mellon
- 2 Gordons Solicitors
- 3 Yorkshire Post
- 4 Irwin Mitchell
- 5 Price Waterhouse Coopers
- 6 Regus
- 7 Allianz
- 8 RSM Bentley Jennison
- 9 Bank of England
- 10 Walker Morris
- 11 Inland Revenue
- 12 Wellington Place

Local amenities:

- 1 cash point
- 2 Starbucks
- 3 newsagents
- 4 dry cleaners
- 5 the Wellington pub
- 6 Mio Modo (restaurant)
- 7 Co-Op
- 8 Lazy Lounge (bar)
- 9 Primo (restaurant)
- 10 Nisa convenience store
- 11 La Grillade (restaurant)
- 12 Philpotts (sandwich bar)
- 13 The Roast (delicatessen)
- 14 Starbucks
- Philpotts
- Tesco Express

Latitude Blue also has **excellent motorway links**. The **M1/A1M** provides fast access to the north and south, while the **M62** offers quick east-west access.

Leeds Bradford International Airport underpins Leeds' status as an international business destination, offering flights daily to all major European cities.

With such a comprehensive transport system, it's no wonder the **average commute in Leeds** during morning peak hours is the **shortest of all major UK cities** – just 22 minutes.

specification

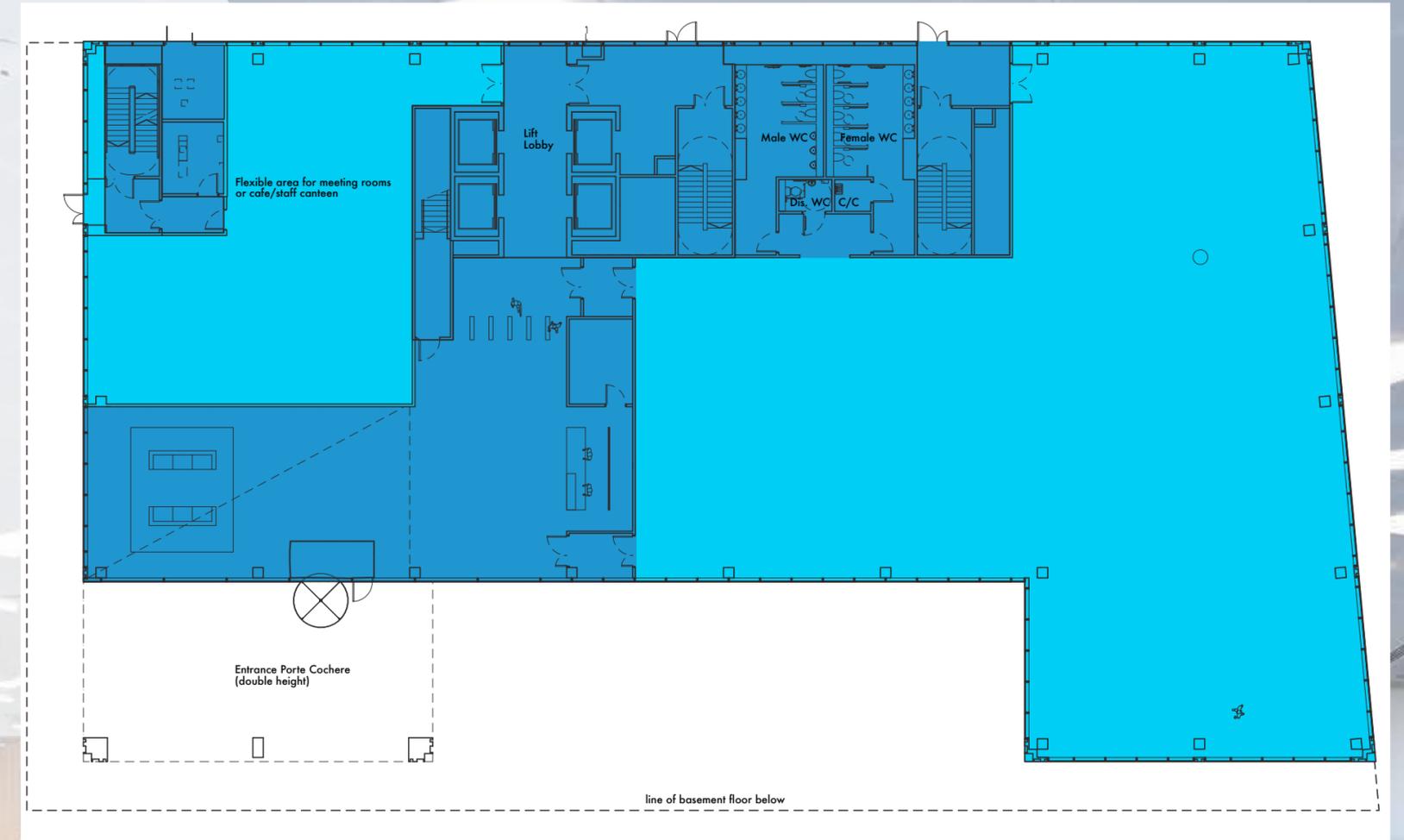
Latitude Blue is designed to achieve a BREEAM 'Excellent' rating and will offer the occupier modern, flexible office accommodation.

The main features include:

- BREEAM 'Excellent' rating
- Clear floor to ceiling height of 2.8m
- 150mm full raised access floor
- Four-pipe fan coil air conditioning
- Metal suspended ceiling
- LG7 lighting with PIR detection and dimmable control
- Building management system for optimum energy efficiency
- DDA compliant
- Spacious double height entrance piazza and reception
- Secure reception with controlled access to all office areas
 - 84 secure basement car spaces
 - Provision for seven motorcycle spaces and 23 cycle stands
 - Changing facilities for cyclists and runners
 - Electric car charging point
 - Solar brise soleil shading
 - Grey water recycling

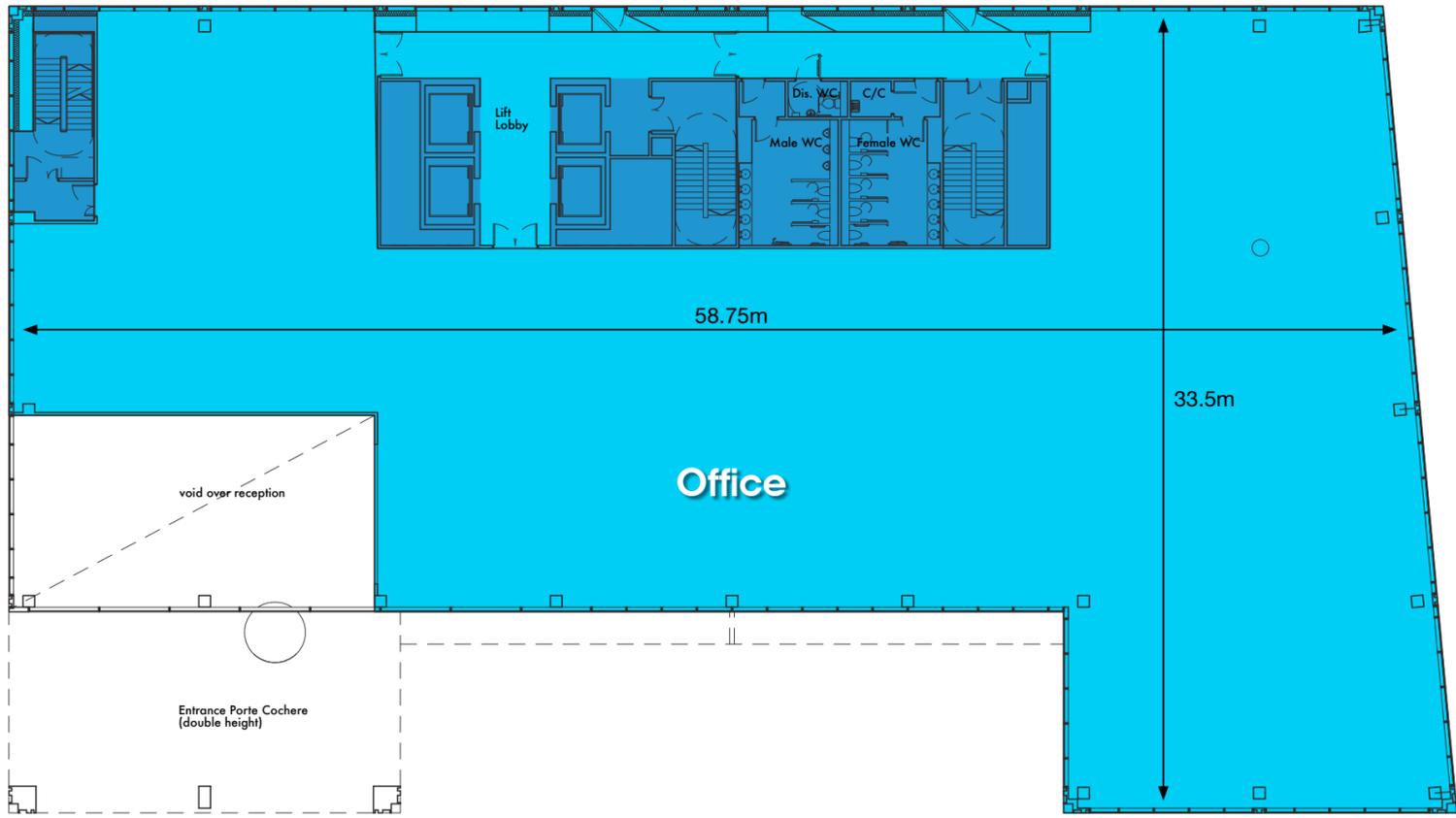
Floor	Net floor area (Sq.m.)	Net floor area (Sq.ft.)
7	1,418	15,263
6	1,418	15,263
5	1,418	15,263
4	1,418	15,263
3	1,418	15,263
2	1,418	15,263
1	1,199	12,906
Gnd	1,064	11,453
Total	10,771	115,937

Car spaces 84

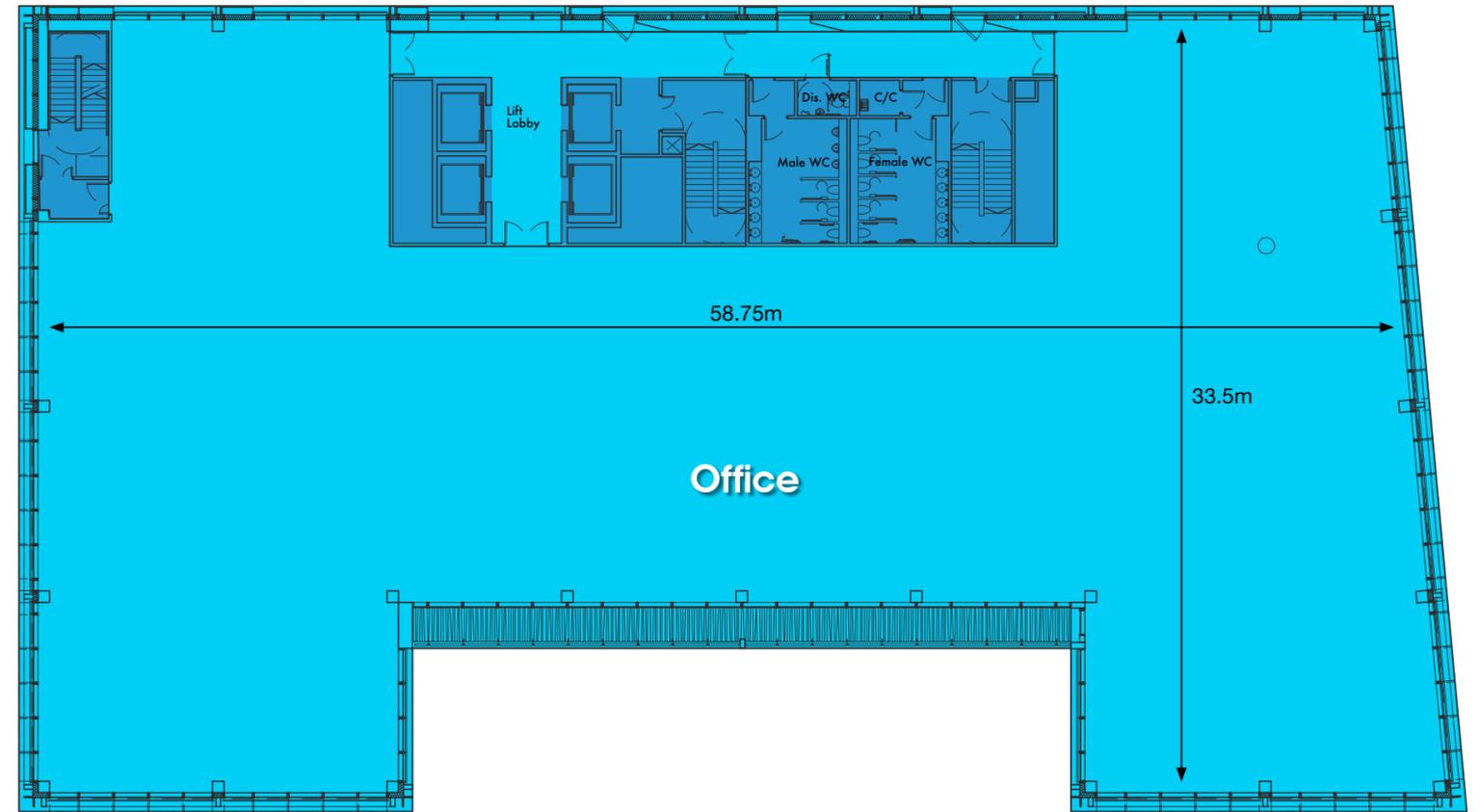


ground floor plan





first floor plan



typical floor plan (levels 2 to 7)



environment

Sustainability is woven into everything BAM builds.

In addition to a **BREEAM 'Excellent'** rating (2008), Latitude Blue will secure a **Grade B Energy Performance Certificate (EPC)** and **exceed** the requirements of Part L 2006 'Conservation of Fuel and Power' by an **impressive 20%**.

Lifecycle analysis is a key element of our approach to sustainability. **Through more efficient design, we reduce energy consumption and lighten the burden of ongoing maintenance.**

Like its predecessor, Latitude Red, Latitude Blue is packed with energy-saving features that lower businesses' running costs and enhance their green credentials.

The development will have:

- Energy-efficient heating and cooling
- Efficient lighting with PIR detection
- Superlow NOx boilers that minimise carbon and nitrous oxide emissions
- Low water use sanitary fittings with leak detection and prevention features
- Rainwater harvesting to provide water for toilets and irrigation for landscaping



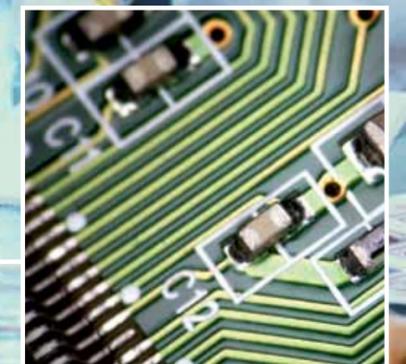
business case

It's easy to see why Leeds is so attractive to the business community. With around **457,400 people working** in the region, it's one of the **fastest growing cities** in the UK and a **top 30 European business location**. And when it comes to value for money, Leeds is hard to beat – the European Cities Monitor 2009 named it **'Best UK City'** for office space.

Leeds' economy is the most diverse in the UK. With more than **30 national and international banks** and more than **200 accountancy firms** operating in the city, including Ernst & Young, Deloitte, KPMG, RSM Tenon and PwC, **the city is one of the UK's largest financial and business services hubs.**

The city is home to **around 150 legal firms**, including Squire Sanders Hammonds, DLA, Eversheds LLP, DWF LLP, and Irwin Mitchell.

Leeds is also the **UK's third-largest manufacturing centre**, with **2,100 companies** employing more than **45,000 people.**



future talent

Businesses in Leeds' West End are well placed to recruit high-calibre employees, whatever their industry. The city has one of the largest graduate populations in the UK, providing businesses in the region with an exceptional talent pool.



Vibrant nightlife, cultural attractions and affordable living costs attract more than 64,000 degree students to Leeds' two internationally acclaimed universities. A further 200,000 students attend the city's other higher education institutions.

With around 36,000 students graduating from these establishments every year, it's no surprise that the European Cities Monitor (2009) named Leeds the third-best UK city for recruiting qualified staff.

park

Latitude Blue is also about providing an attractive and healthy working environment.

A nearby picturesque park, sandwiched between the calming River Aire and the Leeds and Liverpool Canal, is a serene retreat where people can socialise and unwind.

The one-acre park on the doorstep of this exciting development is a rare feature in today's city-centre developments.



work-life balance

There's a wide choice of places to eat, all within a 10-minute walk of Latitude Blue.

And if it's just a drink you're after, you couldn't be in a better area. Hundreds of pubs and bars cater for **every kind of clientele.**

Latitude Blue takes lunchtime and post-work shopping to a new level. Just a pleasant stroll away, Leeds' stellar shopping district can hold its own against any major city. In 2005 it landed the coveted **'UK's Best Shopping Destination'** accolade from The Rough Guide to Britain. And with 4.3m sq ft of retail space, five indoor shopping centres and one of the UK's largest pedestrianised shopping areas, it's easy to see why.

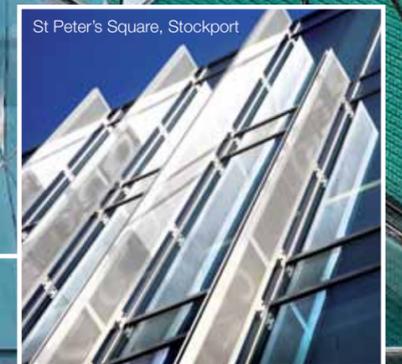
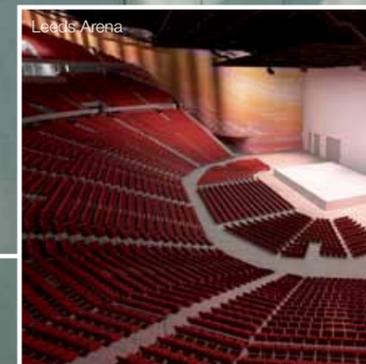
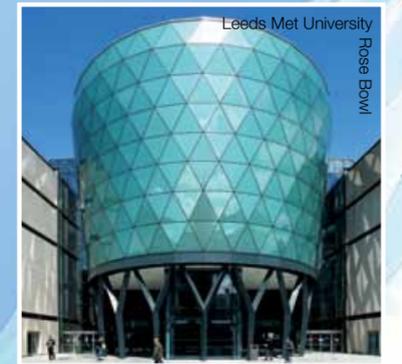


BAM's experience

BAM Properties is part of BAM Construct UK, a group of companies that provide construction, design and FM services as well as property development.

All the companies within BAM Construct UK have an excellent track record of **working together to deliver top-quality developments** in the **public and private sectors.** We are **committed to innovation, sharing knowledge and learning from one another,** and adopt best practice on all our projects. Our **far-sighted approach** translates into **tangible business benefits** for our clients – **shorter construction times, improved build quality, reduced energy consumption and significant cost savings.**

BAM Properties uses **BAM Design and BAM Construction to design and build all of its developments.** If on occupation, you require building management services, **BAM FM** can offer a full 'hard' and 'soft' facilities management service. It has particular expertise in **helping occupiers to maximise** the benefit of **energy efficient features.**



about BAM Properties

BAM Properties has developed more than two million square feet of office space. We deal with all aspects of the process – including initial concept design, value engineering, obtaining planning permission, resolving legal issues and project management – and oversee developments through to letting and sale.

Chiswick Green, London

Gemini Buildings, Aztec West, Bristol



BAM Properties **extensive experience** covers every kind of commercial property development. We've completed pre-let developments for **Airmiles, Inland Revenue, Scottish Government, Philips, Fujitsu**, and the **British Market Research Bureau**.

And we've leased speculative developments to private and public sector heavyweights, including **Tesco, Department of Transport, Office of the Deputy Prime Minister, United Utilities, The Pensions Trust** and **Britannia**.

Our current portfolio includes 14 office buildings that are either under construction or recently completed.

St Peter's Square, Stockport



Interpoint, Edinburgh



Glory Park, High Wycombe



With more than 25 years' experience in retail, commercial office and industrial markets, BAM Properties enjoy an excellent reputation for management and systems continuity.

Chiswick Green
www.chiswickgreen.co.uk

82,000 sqft
HQ Offices

BAM's integrated services

We've a **solid reputation in the region**, from renovating **Leeds City Varieties** to working on **Carnegie Pavilion** for Yorkshire County Cricket Club, from the stunning **Rosebowl building** for Leeds Met University to building the new **Leeds Arena**.

BAM FM provides facilities management services. It is particularly skilled at commissioning new buildings and **ensuring new occupiers learn how to make the most of their buildings**. This is part of the pre-let package offered by BAM Properties.



110 Queen Street, Glasgow
BAM Properties are presently on site constructing a 160,000 sq. ft. speculative office development

If you'd like to find out more about Latitude Blue, or to talk about locating your business here, please speak to one of our team.

Michael Smart
Development Director
Scotland and North England

BAM Properties Ltd

183 St Vincent Street
Glasgow G2 5QD

T +44 (0) 141 222 1037

F 0141 222 1021

Paul Smith
Development Manager
North West

BAM Properties Ltd

New Court, Regents Place
Regent Road, Salford M5 4HB

T +44 (0) 161 877 9535

F 0161 877 6871

Richard Dunhill
Michael Leonard

BNP Paribas Real Estate

Capitol House, 2nd Floor
Russell Street, Leeds LS1 5SP

T +44 (0) 113 242 0044

Adam Cockroft
Eamon Fox

DTZ

St Pauls House, 23 Park Square
South, Leeds LS1 2ND

T +44 (0) 113 246 1161

www.bam.co.uk

www.bamlatitudeleeds.co.uk