

## Case Study: Yorkshire House

**FORE Partnership** is a transformational real estate investment firm that recognises specific needs and objectives of family offices and private investors and advises them on their property investments.



### The Challenge

Earlier this year FORE Partnership appointed the Workspace Design and Build team to strip out and complete a category A refurbishment of the 83,000 sq ft Yorkshire House building in Leeds.

Yorkshire House, awarded by the RBA, is located in the heart of the Leeds business community. FORE Partnership needed a contractor that would help them execute an eco-friendly strip out and refurbishment in line with their vision of a sustainable design.

### The Brief

The main aim was to provide a high-quality space that would encourage tenants to occupy while being environmentally sustainable.

Aware of the increasing demand from businesses looking for office space that is not only design-led, but also focuses on the wellbeing of employees and other stakeholders, FORE Partnership collaborated with Workspace to come up with a contemporary design to accommodate existing tenants while attracting new ones.

FORE Partnership needed flexible space that would accommodate both creative media agencies and corporate firms in style and design. The refurbishment needed to combine a design that was user-friendly and adaptable to ensure capacity for further business growth within the space





## Our Solution

Workspace Design and Build delivered the project in two stages. First, a full strip out, followed by a major category A refurbishment. Through careful floor plan planning and administration, Workspace Design and Build has produced an eco-friendly, contemporary design that also focusses on employee wellbeing.

Russell Davis, Managing Director of Workspace said: “We are delighted to have been appointed to carry out the major category A refurbishment at Yorkshire House, given it is such an important building in Leeds City Centre.

“Worth over £2 million, the building is in the heart of Leeds business community and we are delighted to add this prestigious project to our repertoire of works.”

Workspace ensured that the floor space was planned so facilities could be upgraded as necessary to accommodate for both the creative and corporate sectors. The Yorkshire House project was completed using eco-friendly materials. In the long term the fit out will encourage a sustainable environment. Workspace have planted trees at a local school to help balance CO and reduce CO2 emissions.

As part of BREEAM, Workspace took part in a considerate construction scheme ensuring the local community were not affected by the works and in providing a healthier lifestyle for all staff.



## Testimonial

“We are excited about taking on a building that is fundamentally good, but has the potential to be made excellent. We were impressed with the dedication from the Workspace team who clearly took the time to listen to our main objectives.

“Trusting Workspace’s valued expertise, Yorkshire House now has offices that accommodate a variety of industries. We have office space suitable for centrally located creative agencies while offering flexible corporate space in the larger floors.”

***Basil Demeroutis, Managing Partner, FORE Partnership***

