

A COSMOPOLITAN LIFE LINKED  
TO THE HEART OF LEEDS



MABGATE  
GATEWAY

Brought to you by







## THE PLACE TO INVEST

Mabgate Gateway is an exciting new, high specification development of apartments in the heart of Leeds city centre. It has been built around core principles such as maximisation of space and to be a solid investment for the future.

Positioned in a strategic location which is enjoying massive investment, it is within a 5 minute walk of the new prestigious Victoria Quarter shopping centre, which hosts names such as Harvey Nichols, Paul Smith and Vivienne Westwood as well as being home to the largest John Lewis store outside London.

Whether you are looking to live a cosmopolitan life in Leeds City Centre or to invest in the fastest growing city in Britain Mabgate Gateway in Leeds is the place to be. With a selection of schemes on offer to help you purchase there has never been a better time to buy in Leeds.

### SCHEMES ON OFFER INCLUDE:

- Help to Buy
- Furniture Packs
- Assistance towards your deposit
- Rental void Protection
- Fully managed service through one of our sister companies Niche Homes who specialise in management of new development apartments.



## REASONS TO BUY



**Location:**  
53-59 Mabgate, LS9



31 car spaces (33%)  
Building A: 12  
Building B: 19



1 beds = 38  
2 beds = 51  
3 beds = 3



1:1 secure bike  
storage



City centre location – with pedestrian and transport links, nearby parks, cultural attractions, St James' hospital, Leeds university and the new John Lewis in the Victoria Shopping Centre



Mabgate Gateway is full of character and is a prioritised regeneration area



Google opened “The Digital Garage” 2015 and announced plans to move UK HQ from London to Leeds, demonstrating its credentials as a digital city



Leeds City Region has an economic output of £56bn, the largest finance sector outside London and 3rd largest manufacturing sector in the UK





## WHY MABGATE GATEWAY?

Mabgate Gateway is a great choice for those looking to purchase a High specification Leeds City Centre Apartment. The thoughtful design of the development ensures that the apartments appeal to both homeowners and those looking to add to their investment portfolio.

### ASK ABOUT OUR INVESTOR PACKAGE:

Options for investors at Mabgate Gateway include:

- Hassle free straight to rental market service
- Furniture packs available
- Flooring provided throughout
- Fully managed service through one of our sister companies Niche Homes who specialise in management of purpose built investments







## LEEDS ECONOMY & DEMOGRAPHICS

- One of the fastest growing private sector job markets in the UK
- Considered the cultural, financial and commercial heart of the West Yorkshire Urban Area with a population of 1,777,934 (c.80% of West Yorkshire's 2,267,000)
- 51% of population are private renters within 500 metres of the site, compared to 21% in Leeds and 18% in West Yorkshire and UK
- Current housing shortage within Leeds – City council has pledged to deliver 66,000 new homes by 2028
- Leeds City Region has economic output of £56bn, and the largest finance sector outside London and 3rd largest UK manufacturing sector
- Over 600,000 sq ft grade A office space under construction – 3:1 private to public sector ratio



## AMONG THE CITY'S LARGEST EMPLOYERS ARE:

- Arla Foods
- Asda
- Buckley Jewellery
- Capita
- Google
- First Direct
- Leeds Brewery
- Northern Gas Networks
- Sky
- Yorkshire Television



## DEMOGRAPHICS: LEEDS

### EDUCATION

- Served by four universities
- Has the 4th largest student population in the country



## LEEDS REGENERATION

- Seen more than £3.8bn invested in large scale development projects in the last decade
- £5.5bn of developments under construction



Heaton Holdings development of a new Hilton Hotel



Victoria Gate Shopping centre, complete Q4 2016



Quarry Hill development, started 2017







## LOCATION: LEEDS



- |                           |                     |
|---------------------------|---------------------|
| 1 University of Leeds     | 7 Quarry Hill       |
| 2 Leeds Met               | 8 St James Hospital |
| 3 Leeds Town Hall         | 9 Victoria Quarter  |
| 4 Leeds Train Station     | 10 Bus Station      |
| 5 Trinity Shopping Centre | 11 Playhouse        |
| 6 First Direct Arena      |                     |



Third largest UK city with one of the fastest growing populations  
Population: 758k  
27.5% aged 20-34



50 miles north of Sheffield  
180 miles north of London  
Easy access to A58(M) and A64 (M)  
connecting M1 and M621



Leeds University- 20 minute walk, Leeds Met University- 15 minute walk



2 hours by train from London King's Cross  
15 min walk from Leeds train station



15-20 min walk from First Direct Arena



25 min drive from Leeds Bradford Airport



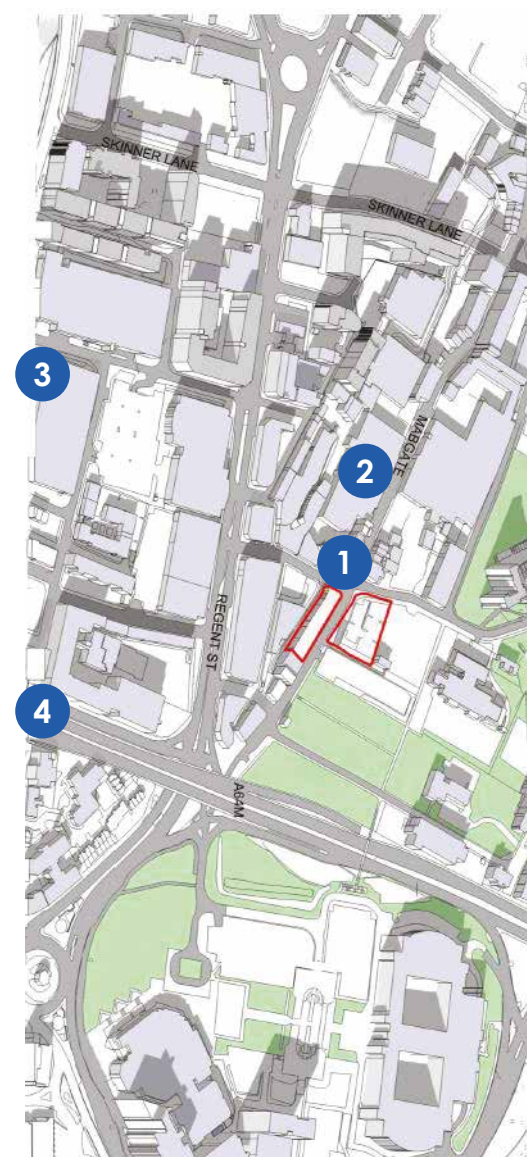
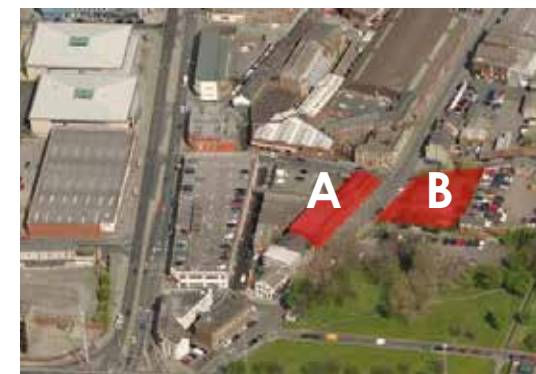
10 min walk from retail area of Leeds



4th largest urban economy in the UK

## LOCATION: MABGATE

- A mixture of uses surround Mabgate including Leeds College of building to the North, Mabgate Mills serviced office to the East, Quarry Hill development and the thriving Playhouse & Leeds College of Music to the South
- Buildings initially identified by the Council as making a positive contribution to the area:
  - Hope House (Music & Arts Production)
  - The Hope Foundry
  - Smithfield Hotel and
  - Crispin House







# THE SCHEME

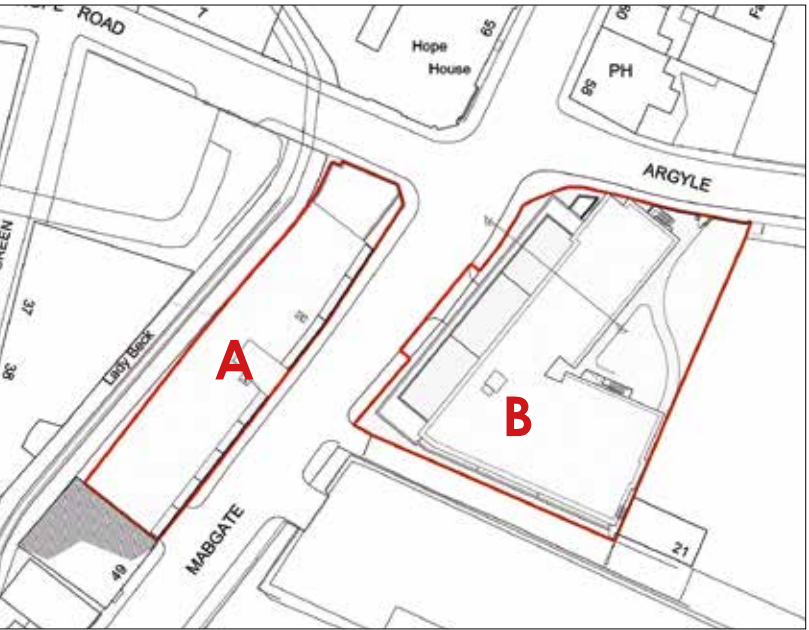
The Mabgate Gateway development will consist of 2 blocks offering a variety of apartment styles including 1 bedroom apartments, duplex apartments and 3 bedroom penthouse apartments complete with balcony.

The sites are predominantly cleared with some industrial buildings that will be partly demolished to make way for a residential development and a communal courtyard as shown on the plan opposite.

There is a good mix of apartments creating a sustainable build to rent environment and the flexibility to include concierge and amenity space in the Block B.

## MABGATE, BLOCK A & B

| TYPE    | UNITS |
|---------|-------|
| 1 bed   | 38    |
| 2 bed   | 51    |
| 3 bed   | 3     |
| Tot/avg | 92    |
| PARKING | 31    |



Mabgate Gateway consists of two buildings with their own individual character. While building A will be thoughtfully restored and extended, building B will be a fantastic addition to the Leeds skyline. Both buildings will be complimented by using feature Ashlar stone details and finished with aluminium double glazed windows. Sensational views will be enjoyed from the balconies which will feature glass balustrades and the terraces will have decked floors, perfect for enjoying cosmopolitan living.

# SPECIFICATION

The specification will be of high standard designed to be durable for a long term hold adopted for the Build to Rent market. A detailed breakdown of the specification is available in the data room. Specific brands will be disclosed at a later stage in the data room.

- Full height tiling around bath, shower and wet rooms
- Half height tiling around WC
- Stylish bathroom suites with low profile shower trays
- Ladder style polished chrome, or equivalent, heated towel rail
- Clean high gloss fitted kitchen
- Built-in hob, extractor and oven
- Integrated fridge freezer, washer dryer and dishwasher
- Hardwood veneered, solid core entrance door with spy hole
- Hardwood veneered, or equivalent, internal doors throughout
- Brushed stainless steel and chrome ironmongery throughout
- Pendant light fittings to bedrooms and living areas
- 10 years CML complaint warranty
- Low energy LED downlights in kitchen, hallway and bathrooms
- Intercom entry system to each apartment
- Sliding wardrobes to bedroom 1
- Flooring provided to kitchen and wet areas
- On site bike storage
- Option to purchase car parking space





## THE SCHEME: APARTMENT LAYOUTS

A building full of character on an 0.19 acre site

Intention to part demolish and develop into 33 apartments over ground – third floors plus basement parking (12 spaces)

1 beds = 9, 2 beds = 21, 3 beds = 3



## THE SCHEME: APARTMENT LAYOUTS

Erection of a four storey building plus basement parking (19 spaces) on an 0.39 acre site

1 beds = 29, 2 beds =30

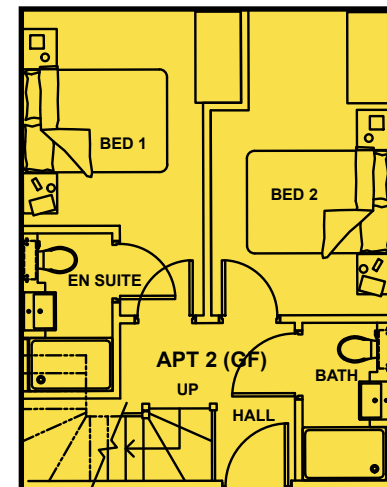
Currently in use as secured parking



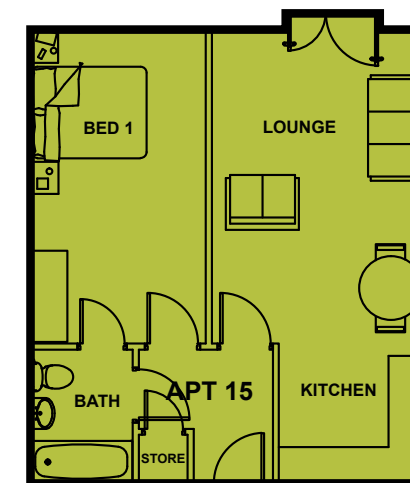
Typical 1 bed



Typical 2 bed

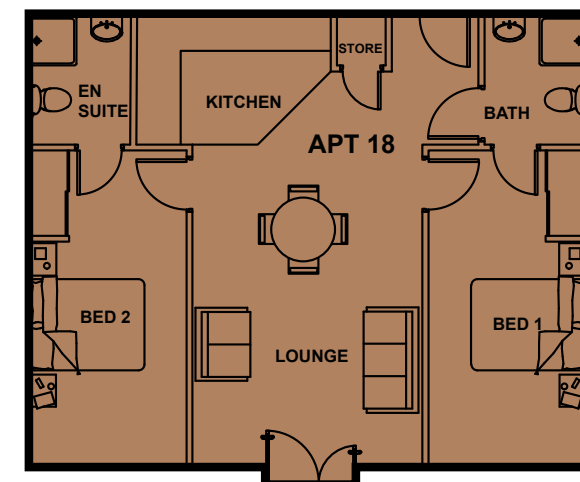


Typical 1 bed



Typical 2 bed

Typical 2 bed







## KMRE GROUP

- Leeds based developer with Yorkshire focus
- Focus on acquiring land, obtaining planning permission and delivering quality residential, investment (PRS) and purpose built student accommodation (PBSA) schemes
- Recently carried out conversion of 20/20 building near Mabgate
- Started development on a purpose built 63-bed student scheme in Sheffield – delivery July 2017



## OUR COMMITMENT TO YOU

- KMRE predict that the completion of Mabgate Gateway will be in summer 2018
- KMRE can assist in offering a full letting and operation service for the building
- KMRE deliver all apartments with a 10 year CML compliant warranty
- KMRE work with recommended solicitor and Mortgage brokers to assist with your purchase





KMRE Group Limited  
1 & 2 Northwest Business Park, Servia Hill, Leeds, LS6 2QH

Telephone: 0113 244 1960  
Email: [info@kmregroup.co.uk](mailto:info@kmregroup.co.uk)  
**[www.kmrehomes.co.uk](http://www.kmrehomes.co.uk)**