



## 34 BOAR LANE, LEEDS

Design-led collaboration powered by seamless AV

### THE VISION

Located in the heart of Leeds, 34 Boar Lane has been reimagined by Kinrise as a vibrant, design-led workspace that brings together flexible offices, shared amenities and community-driven environments under one roof.

Known for transforming characterful buildings, Kinrise specialise in taking heritage spaces and carefully modernising them, retaining their original identity while introducing contemporary design, sustainable thinking and experiences that attract today's occupiers. Their approach focuses on breathing new life into underused buildings and turning them into destinations that support creativity, culture and community.

At the centre of this vision sits The Commons, a shared floor designed to encourage interaction, collaboration and connection between occupiers. It is more than just a workspace. It acts as the social and professional hub of the building.

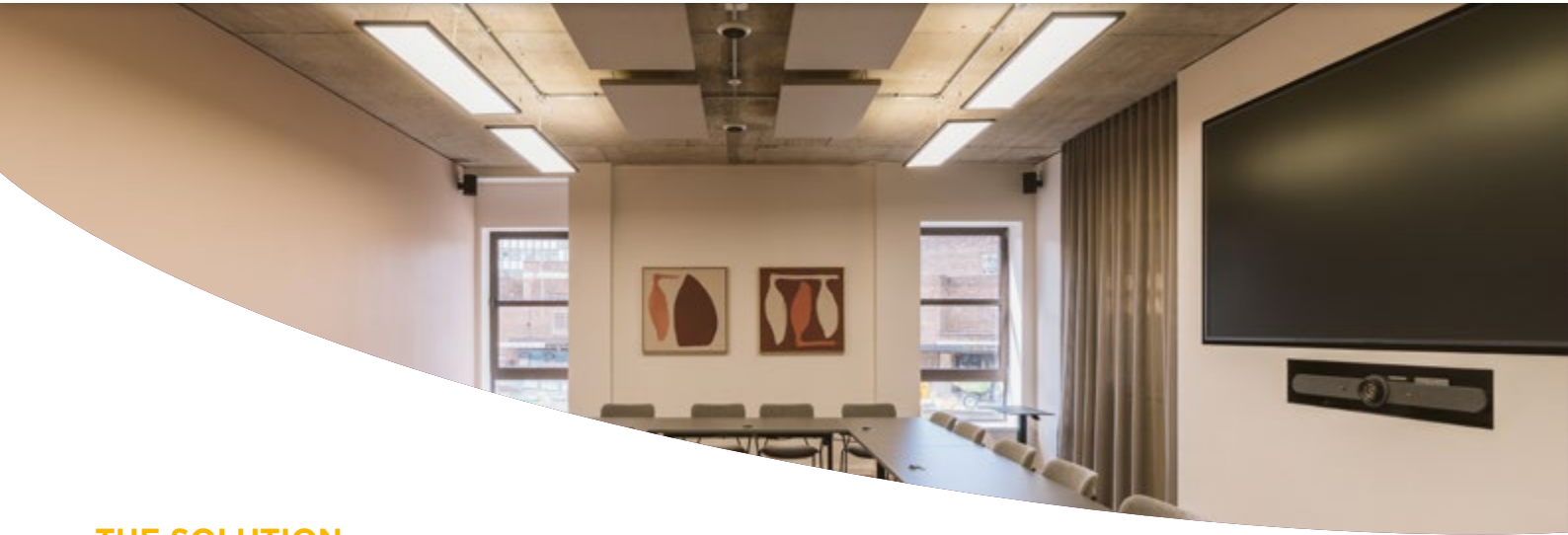
### THE CHALLENGE

The Commons needed to deliver on multiple levels. It had to function as a flexible workspace for day-to-day use, a collaboration zone for teams and individuals, and an event space capable of hosting larger gatherings.

The challenge was to introduce powerful and intuitive AV technology that could support these varied use cases without disrupting the aesthetic or overcomplicating the user experience.

## SERVICES PROVIDED





## THE SOLUTION

Universal AV were appointed as the specialist AV integrator, working directly with Kinrise and alongside Design Tonic to deliver the AV infrastructure within The Commons.

From the early design stages, collaboration was key. Technology was considered alongside the design process to ensure a cohesive outcome.

The result is a seamlessly integrated AV solution that supports the flexibility of the space while sitting comfortably within the overall design.

## AV Technology Highlights

Within The Commons, AV was carefully implemented to enable a wide range of activities:

- **Integrated AV for flexible collaboration and events**  
The space supports everything from informal meetings through to larger presentations and events, with technology built into the environment
- **Video conferencing and hybrid working capability**  
Users can easily connect with remote participants, supporting modern ways of working
- **Room booking solutions**  
Integrated booking panels and systems make it simple for users to find, reserve and manage spaces efficiently
- **Reliable, high-performance connectivity**  
Robust infrastructure ensures AV systems perform consistently across all uses





### AV Technology Highlights (continued)

- **Adaptable, multi-use functionality**  
The Commons can shift between workspace, meeting area and event venue with ease, supported by intuitive AV
- **Design-led integration**  
Technology has been carefully integrated to align with the interior design, maintaining a clean and premium look and feel

### THE OUTCOME

The Commons at 34 Boar Lane is now a dynamic, multi-functional hub that brings the building to life.

By focusing on a single, high-impact shared space, Universal AV helped create an environment that is highly flexible, easy to use and built for collaboration.

### IN SUMMARY

By delivering AV within The Commons, Universal AV played a key role in enabling Kinrise's vision. The result is a space where technology supports connection, enhances experience and complements the design rather than competing with it.



Photography by [Peter Ghobrial Photography](#)