

# WEST ONE

114 Wellington Street,  
Leeds, LS1 1BA

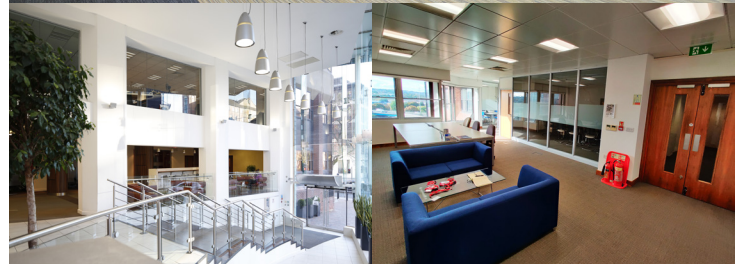


FULLY FITTED GRADE 'A' OFFICE SUITE TO LET – 3,060 SQ. FT. (284.3 SQ.M).

## THE BUILDING

West One is a thriving business community in the West End of the Leeds Central Business District. The scheme manages to integrate serviced offices, office suites, meeting rooms and retail space; including a Starbucks coffee shop, sandwich shop and gym facilities.

The building offers its tenants a community feel with regular social and business events scheduled across the year. Tenants also have access to the 'Bruntwood Collective' – an exclusive online networking software package which allows users to connect with other businesses from other Bruntwood projects in Leeds, Manchester, Liverpool and Birmingham.



## BUILDING AMENITIES



24-hour security



Double height reception area with concierge service



Shower and locker facilities



Bike storage



On site gym



Central outdoor courtyard



High speed internet



160 spaces on site car park with 400 spaces adjacent public Q Park



Business lounge



'Move in ready' with fit out and data solutions available



## LOCATION

West One is positioned on the popular Wellington Street situated in the heart of Leeds Central Business District. The building adjoins the Leeds Cycle Network route, offers a convenient 7-minute walk to Leeds Train Station, and provides direct access to the Leeds Inner Ring Road and wider motorway network.

Wellington Street offers an abundance of doorstep leisure amenity providing a range of coffee shops, restaurants, bars and sandwich shops for staff and visitors.



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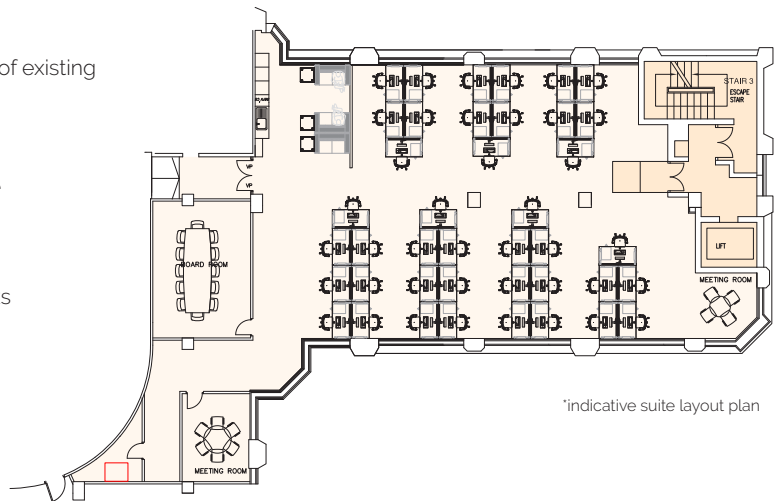


## THE OPPORTUNITY

The suite provides high quality workspace which has the benefit of existing meeting rooms, kitchen facilities and furniture, if required.

The salient detail and specification of the suite are as follows:

- 3,020 sq. ft. (280 sq. m)
- Reception/Greeting Area
- Air-Conditioned Comms Room
- Two Zoned Air Conditioning
- Raised Flooring
- 14 Person Glass Partitioned Board Room
- 8 Person Glass Partitioned Meeting Room
- 2 Person Private Office
- Metal Ceiling Tiles
- Current Layout of 38 Desks + 6 Hot Desks
- LED Lighting
- Kitchen
- Window Blinds



## LEASE TERM

The suite is subject to an existing lease expiring April 2028 with a tenant only break option in April 2023. The lease is available for assignment or flexible sub-leases may be considered.

Alternatively, a new lease for a term of years to be agreed may be available.

Please enquire for further information.

## RENT

Available upon request.

## RATEABLE VALUE

The suite currently has a rateable value of £46,000 pa. Using the current 2020/21 multiplier of 51.2p we understand the rates payable will equate to approximately £785 per sq. ft.

Interested parties are advised to satisfy themselves in respect of rates liability.

## SERVICE CHARGE

The service charge for the suite is currently £7.38 per sq ft per annum

## EPC

The property has an Energy Performance Certificate of "D" (82). A full copy of the report is available on request.



## CONTACT INFORMATION

To request any additional information or arrange a viewing, please contact the sole letting agents:

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