



# WELLINGTON STREET

LEEDS LS1 4JP

UP TO 14,266 SQ.FT. (1,325 SQ.M.)

WELL BUILT • WELL DESIGNED • WELL PLACED

GRADE A OFFICE SPACE

TO LET





GRADE 'A' CITY CENTRE OFFICE SPACE WITH ITS OWN FRONT DOOR, DEDICATED COURTYARD GARDEN SPACE AND UNRIVALLED SECURE BASEMENT PARKING.

33 Wellington Street is being completely renovated to create an inspiring and dynamic workplace with collaboration, employee wellness and occupier engagement at its core. This unique opportunity allows for you to have your own office with separate entrance and address.

LANDSCAPED COURTYARD WITH DIRECT ACCESS

UP TO 54 SECURE BASEMENT PARKING SPACES



DEDICATED ENTRANCE

Dedicated entrance from Wellington Place with opportunity for own address and dedicated signage profiling.



33

THE BUILDING THAT SIMPLY DOES IT WELL





At the sharp edge of contemporary office space, the design-led building will feature floor-to-ceiling glass façades, a unique south facing courtyard, rear extension and external feature lighting. The building will benefit from a unique and exemplary fully landscaped deck with access via bespoke courtyard doors.



**OUTSTANDING  
CAR PARKING RATIO. UP  
TO 54 BASEMENT CAR  
PARKING SPACES**



### SPECIFICATION

- BREEM 'Very Good'.
- EPC 'A' sustainable building.
- New floor to ceiling windows throughout to maximise natural light.
- Separate address.
- New VRF comfort cooling throughout.
- Metal tile suspended ceiling.
- Metal raised access floor with 150mm void.
- Designed to support a high occupancy ratio at 1:8 sq.m.
- Secure basement parking for c.54 cars with dedicated lift core and direct access.
- Secure landscaped courtyard with direct access.
- Dedicated external terrace with pedestrian doors.
- Dedicated entrance with feature reception servicing the available floors.
- Fully tiled individual toilets with high quality fixtures and fittings.
- Excellent signage opportunities.

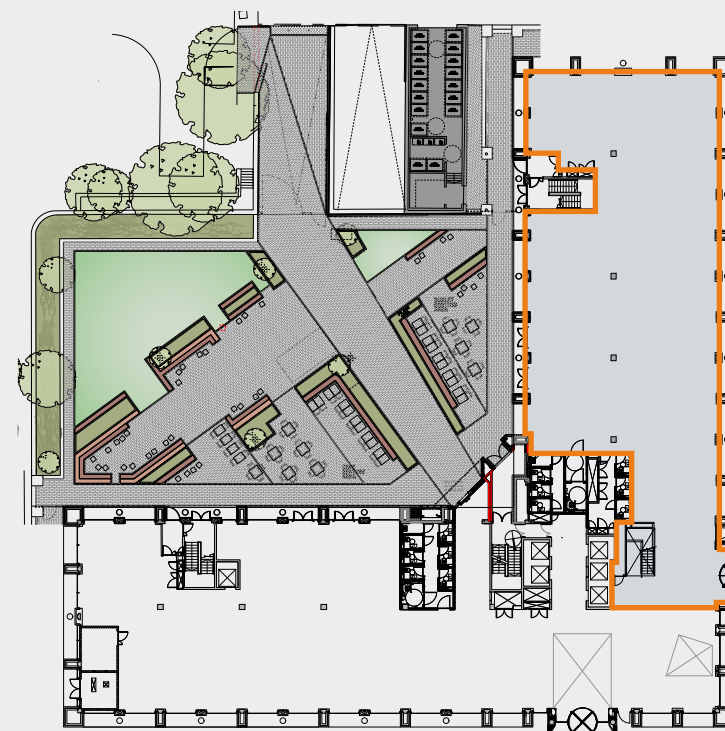
### AVAILABLE ACCOMMODATION

FLOOR	SQ.FT.	SQ.M.
GF	7,117	661
FF	7,149	664
<b>TOTAL</b>	<b>14,226</b>	<b>1,325</b>

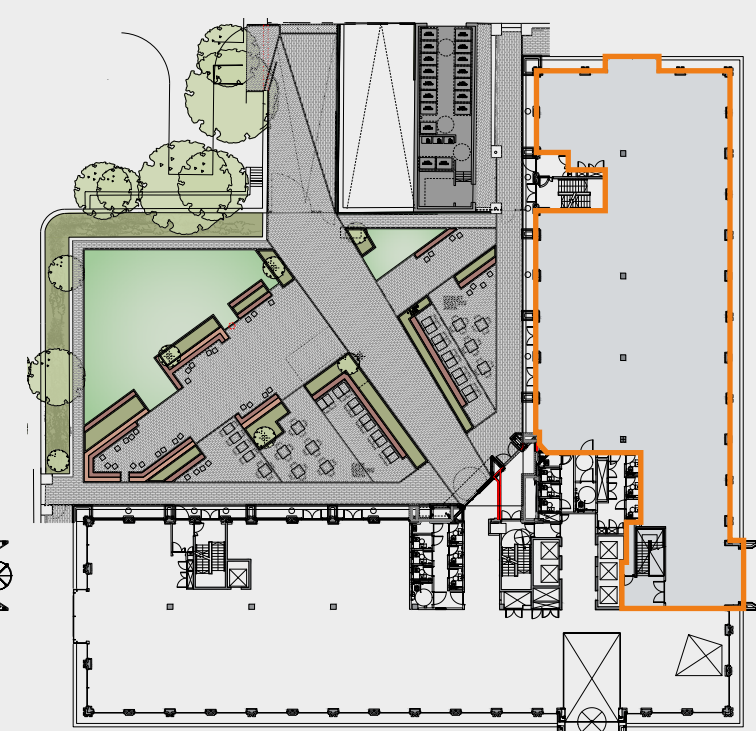
# WHERE EVERYTHING IS WELL CONSIDERED



**GROUND FLOOR**  
7,117 SQ.FT. (661 SQ.M.)



**FIRST FLOOR**  
7,149 SQ.FT. (664 SQ.M.)



WELLINGTON STREET

WELLINGTON STREET





# IN AN ADDRESS THAT HAS IT ALL WELL COVERED



Located at the western gateway to Leeds City Centre, 33 Wellington Street sits adjacent to Wellington Place, Leeds' new vibrant and dynamic business district.

Here you'll find everything from great places to eat and drink to open green spaces, sports pitches and fitness clubs, a hotel and even a spa.

33 Wellington Place is perfectly located with exceptional transport links, Leeds Train Station is only a short walk away, keen cyclists are close to the riverside cycle paths and junction 2 of the M62 is less than 2 miles away.



LOCATED ADJACENT TO THE DYNAMIC BUSINESS ADDRESS OF WELLINGTON PLACE, SURROUNDED BY A CHOICE OF BARS, RESTAURANTS AND COFFEE SHOPS AND ONLY A SHORT WALK FROM LEEDS TRAIN STATION.







## WELLINGTON STREET

LEEDS LSI 4JP



### AMENITIES

- 1 Veeno
- 2 The Place
- 3 Good Luck Club
- 4 Sociable Folk
- 5 Editors Draught
- 6 LI Performance
- 7 Spirit Health Club
- 8 Toast
- 9 Lazy Lounge
- 10 Starbucks
- 11 Caffe Nero
- 12 M&S Simply Food
- 13 Co-op
- 14 My Thai
- 15 White Rabbit
- 16 Nosh
- 17 Miah's Kitchen
- 18 Bagel Nash
- 19 Pizza Express
- 20 Love Food
- 21 Patisserie Valerie
- 22 Jack Pots
- 23 Dry Green Dry Cleaners
- 24 Snap Fitness
- 25 Banyan
- 26 Restaurant Bar and Grill



### HOTELS

- A Novotel
- B Premier Inn
- C Queens
- D Crown Plaza
- E Quebecs
- F The New Ellington
- G The Chambers
- H Dakota



### LOCAL OCCUPIERS

- Walker Morris
- Shulmans
- Brewin Dolphin
- Squire Patton Boggs
- Equifax
- Sky Bet
- Ward Hadaway
- Willis Towers Watson
- Allianz
- Regus
- Irwin Mitchell
- Netpremacy
- New Chapter
- Brown Shipley
- HMRC
- NHS Digital
- Bank of England
- Towergate Insurance
- BNY Mellon
- Grant Thornton
- GDF
- Yorkshire Post

### FURTHER INFORMATION



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