

# 11&12 | WPP



**WPP** | Wellington  
Place Leeds

244,879 sq ft of impressive Grade A office,  
retail and leisure space in central Leeds.  
Available to pre-let. Due for completion Q1 2022.











## 11&12 | WP

Set in the heart of the Wellington Place estate, 11 & 12 Wellington Place will offer 244,879 sq ft of prime, flexible office and retail space and is set to be one of the most exciting opportunities in Leeds.

Boasting a metallic bronze façade, feature link bridge, living green walls and inset balconies and roof terraces, this BREEAM excellent building will provide a unique arrival experience, as well as views across the public realm of Tower Square and Viaduct Square.

Ideal for commuters, the basement features parking with EV charging points and cycle spaces, a bike maintenance station and changing facilities with showers and lockers.











The Terrace, meeting room facility, 3 Wellington Place



Roof terrace, 3 Wellington Place



# The place to do business in Leeds

Wellington Place is more than just a place to work. It's a lifestyle, a place where you can find the perfect work-life balance, whether you're squeezing in a workout between meetings, eating lunch in the Square or grabbing a drink after work – and that's great for business.



Tower Square

Coupled with our central location, industry-leading design and exceptional service standards, our people-first approach will help you attract and retain staff. Moving to Wellington Place could have a positive impact on your bottom line.



Allianz 

 Investec  
Wealth & Investment



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HOTELS & RESORTS

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NHS  
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wardhadaway  
law firm

  
HM Revenue  
& Customs

Sainsbury's

  
Willis  
Towers  
Watson

  
HOIST  
EST. 2019  
PUB & SNAFFLE

SQUIRE   
PATTON BOGGS

  
THE  
WHITEHALL  
CLINIC



# You're in good company

Wellington Place is home to a host of market-leading businesses in law, finance, technology and professional services. Not only will that reflect positively on your business, it will also help you nurture new commercial relationships.

## Business opportunities come naturally at Wellington Place

By creating a vibrant community for our customers, we act as a catalyst, helping you to find synergies with your neighbours in a relaxed, no-pressure environment. Our events calendar attracts people from every level and brings everyone together – so your next opportunity could arise over a burrito at our street food market or after a lunchtime gym class. With so many high profile, innovative businesses at Wellington Place, the possibilities are endless.



## Trust us to champion your interests

As stakeholders in the city and the region, we play an active role in the wider business community, pursuing your interests and driving initiatives that will benefit you.

“ There are of course the benefits of great facilities, great location and community spirit. Everything our people could need is on our doorstep but some of the greatest benefits are the connections between Wellington Place and local businesses and government departments. We have been made aware of local events and initiatives to benefit both our business and the local community. ”

Rachael Culpan, HR Manager at Equifax



# Leeds is one of the UK's most diverse economies

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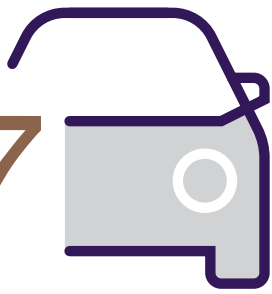
Connect to London  
in just over

**2**  
**Hrs**



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**7**  
**Million**  
People are within  
a 1 hour drive



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Leeds City Region  
has a population of

**3**  
**Million**



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Leeds City Region is the UK's largest economy outside London. Leeds is seen as one of the most desirable places in the UK to live with residents attracted by the thriving city life, excellent retail and leisure facilities and job opportunities with the country's leading companies.

Leeds' location is hugely attractive with excellent connectivity to London and other major UK hubs, yet only a short drive from the surrounding countryside.



Leeds  
Civic Hall

Leeds  
Town Hall

The Light

Victoria  
Quarter

Trinity  
Shopping  
Centre

Leeds  
Station



WP

Wellington Place



# You won't find a more accessible office anywhere in Leeds

Wellington Place is just a 5 minute walk from Leeds Train Station, with direct access to the inner ring road and quick links to the A1, M1 and M62. It's an enviable position and one that is set to get even better.

You'll have all the perks of the city centre on your doorstep too, with a mix of bars, restaurants, shops and attractions, perfect for entertaining clients and rewarding the team.

But there's more to the location than accessibility. Move to Wellington Place and you'll become part of a thriving business community in a city that's going from strength to strength.



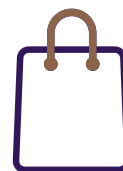
900 Trains In & Out Of Leeds Station Daily



5 Minute Walk To Leeds Train Station



Parking Spaces On-site



6 Minute Walk To Trinity Leeds



1 Hour To Manchester



2.15 Hours To London

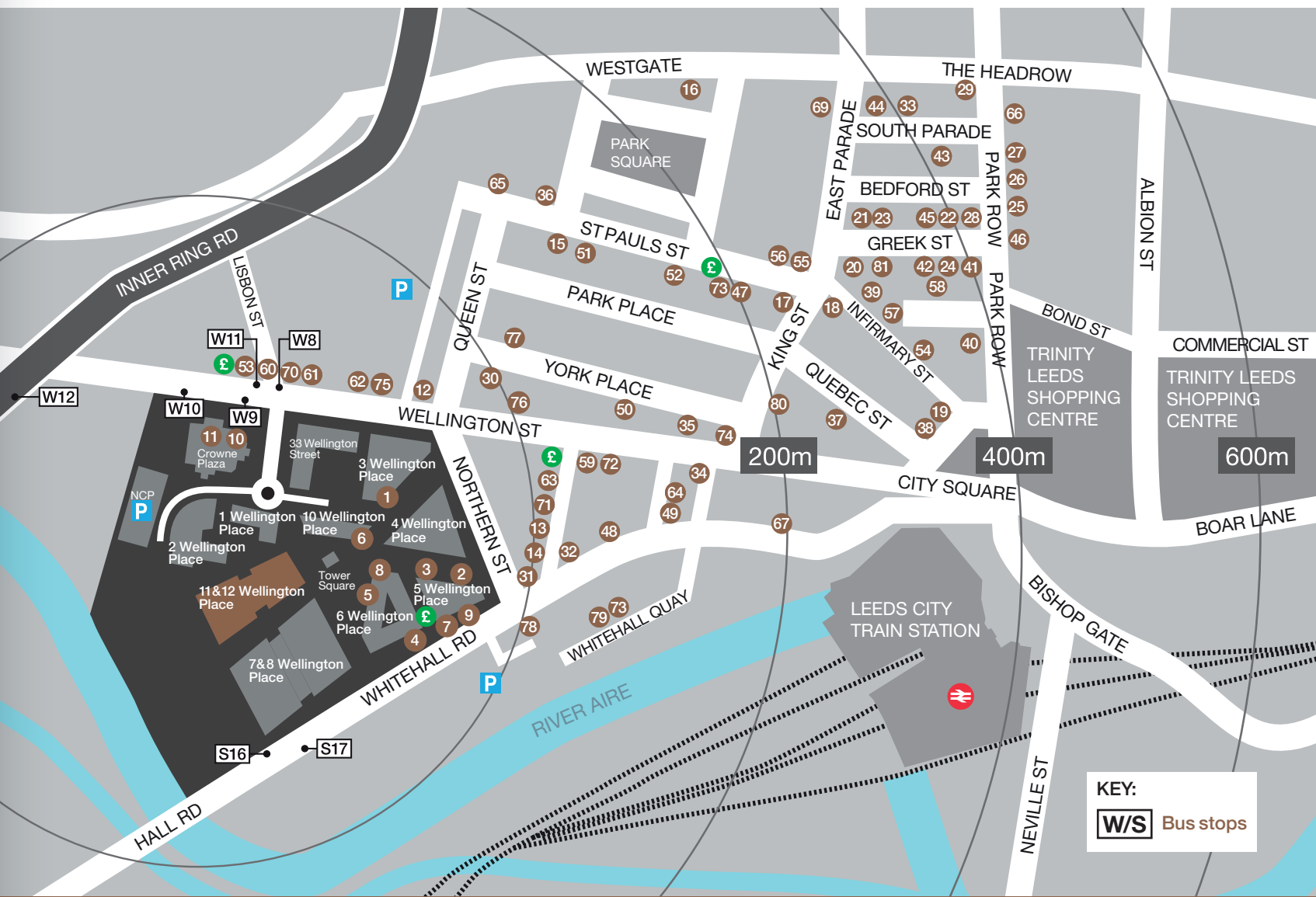


3 Hours To Edinburgh



70+ Restaurants & Cafés Within A 10 Minute Walk





**Onsite amenities**

- 1. Caffè Nero
- 2. Hoist House
- 3. Veen0
- 4. Mad Frans
- 5. Good Luck Club
- 6. Sociable Folk
- 7. Sainsbury's
- 8. L1 Performance
- 9. The Whitehall Clinic
- 10. Spirit Health Club
- 11. Crowne Plaza Hotel

**Food & Drink**

- 12. Editor's Draught
- 13. Toast
- 14. Lazy Lounge
- 15. Wino
- 16. Town Hall Tavern
- 17. Dirty Martini
- 18. The Box
- 19. Banyan
- 20. Manahatta
- 21. All Bar One

- 22. The Liquorist
- 23. The Alchemist
- 24. Lost & Found
- 25. Slug & Lettuce
- 26. The Decanter
- 27. Thewlis Cocktail Lounge
- 28. J D Wetherspoon
- 29. Flight Club
- 30. My Thai
- 31. The Whitehall
- 32. Mans Market
- 33. San Carlo
- 34. Nawaab
- 35. Miah's Kitchen
- 36. Pizza Express
- 37. Sous le Nez
- 38. Restaurant Bar & Grill
- 39. Tattu
- 40. El Gato Negro
- 41. Indian Tiffin Room
- 42. Gusto
- 43. Sukhothai
- 44. Stockdales of Yorkshire

- 45. Bar Soba
- 46. Gino D'Acampo
- 47. Starbucks®
- 48. Chop'd
- 49. Appetite
- 50. Nosh
- 51. Love Food
- 52. Philipotts
- 53. Starbucks®
- 54. Pret A Manger
- 55. Wolf Italian Street Food
- 56. Patisserie Valerie
- 57. Blackhouse
- 58. Bottega Milanese
- 59. Caffè Nero
- 60. Jack Pots
- 61. Centre Fillings
- 62. Tasty Toasties
- 63. Greggs
- 64. Fish Out
- 65. Bagel Nash
- 66. Gaucho
- 67. The Brew Society

- 68. Iberica
- 69. The Soap Factory

**Shops**

- 70. Newsagents
- 71. Co-op
- 72. M&S Simply Food
- 73. Tesco Express

**Leisure & Wellbeing**

- 74. Tick Tock Unlock
- 75. Snap Fitness
- 76. Trib3

**Hotels**

- 77. Mercure Hotel
- 78. Premier Inn
- 79. Novotel
- 80. The Met
- 81. Dakota

**£ Cash Points**



# The Masterplan



Plot	Total sq ft (NIA)	Use	Building/planning status
1	192,000	Residential	Outline
2	120,000	Office	Complete
3	114,000	Office/Retail	Complete
4	156,000	Office/Retail	Completion 2020
5	76,000	Office/Retail	Complete
6	105,000	Office/Retail/Leisure	Complete
7&8	378,000	Office	Complete





Plot	Total sq ft (NIA)	Use	Building/planning status
9	Up to 270,000	Office	Outline
10	34,000	Office/Retail	Complete
11&12	244,879	Office/Retail/Leisure	Detailed
13	114,000	Hotel	Outline
14A	98,000	Office	Outline
14B		MSCP	Outline





## Showers & Changing Rooms



## 41 Basement Parking Spaces



## 140 Secure Cycle Spaces

# The building

- BREEAM Excellent
- Targeted EPC A
- Floor to ceiling glazing with integrated blind box
- 2.8m floor to ceiling height
- Efficient and virtually column-free floor plates
- Four pipe fan coil HVAC system, designed to accommodate a density of 1 person: 8 sq m
- Intelligent PIR controlled, automatic daylight compensation LED lighting
- 150mm raised access floor zone
- Inset balcony or terrace on levels 04-10 with views across the estate
- Destination control lifts including a goods and firefighting lift
- Speed gate access control in receptions
- Sprinklered building
- Photo voltaic panels
- Double height dual entrance reception with feature link bridge
- Living green walls in the receptions
- Connection from receptions to retail space
- 21 showers within basement changing facility
- 41 car parking spaces
- 140 secure cycle spaces
- EV charging points
- Cycle maintenance hub
- Self-contained toilet cubicles with washbasin, hand-drying facilities and full height cubicle doors.





WCs

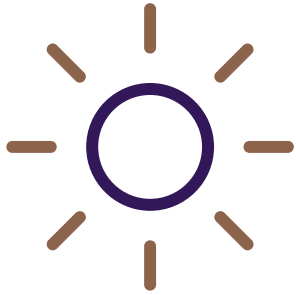




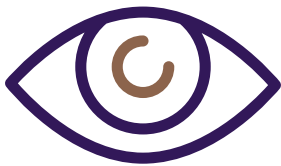
Lockers, showers and changing facilities







## South Facing Roof Terrace



## High Profile Setting



## Ground Floor Cafés & Restaurants

# The experience

- South facing roof terraces and balconies overlooking public realm of Tower Square and Viaduct Square
- Extensive public realm designed to maximise natural light and wellbeing
- Fully DDA compliant
- Dedicated loading bays and drop off points
- 24-hour access
- Capability for day one data connectivity
- Basement parking for 41 cars, 17 motor bikes and 140 secure cycle spaces
- Basement gym
- Bike maintenance station
- Changing facilities with showers and lockers
- Electric vehicle charging points
- Leisure and retail opportunities on the ground floor





11 | WP





12 | WP













Reception, 11 Wellington Place



View over reception, 11 Wellington Place



# Accommodation

Total available 244,879 sq ft office and flexible commercial space

	11 Wellington Place		12 Wellington Place		11&12 Wellington Place		Terraces		
Floor	NIA sq m	NIA sq ft	NIA sq m	NIA sq ft	NIA sq m	NIA sq ft	Building	sq m	sq ft
Ground*	743	8,004	715	7,669	1,458	15,673			
First	817	8,794	949	10,219	1,766	19,013			
Second	961	10,345	1,179	12,693	2,140	23,038			
Third	961	10,345	1,179	12,693	2,140	23,038			
Fourth	1,093	11,769	1,285	13,835	2,378	25,604	12WP	24	256
Fifth	1,061	11,417	1,314	14,141	2,375	25,558	11WP	28	303
Sixth	1,093	11,769	1,285	13,835	2,378	25,604	12WP	26	277
Seventh	1,061	11,417	1,314	14,141	2,375	25,558	11WP	30	325
Eighth	1,093	11,769	1,285	13,835	2,378	25,604	12WP	26	277
Ninth	871	9,376	1,314	14,141	2,185	23,517	11WP	208	2,238
Tenth			1,177	12,672	1,177	12,672	12WP	201	2,162
<b>Total</b>	<b>9,754</b>	<b>105,005</b>	<b>12,996</b>	<b>139,874</b>	<b>22,750</b>	<b>244,879</b>		<b>543</b>	<b>5,838</b>

\* Ground floor is flexible commercial space suitable for retail or office use

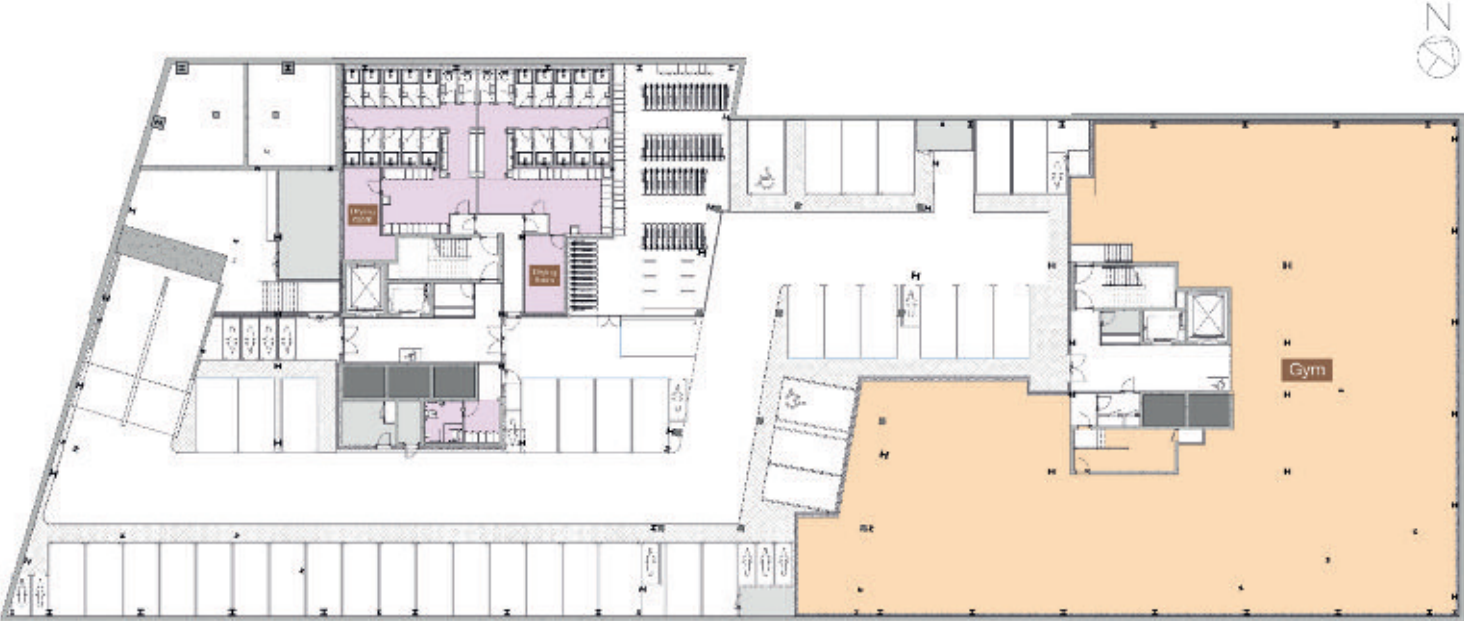
## BASEMENT GYM

Level	NIA sq m	NIA sq ft
B1	929	10,000



# Floorplans

## Basement



- Basement parking for 41 cars, 17 motor bikes and 140 secure cycle spaces
- Basement changing facilities with showers and lockers
- Bike maintenance station
- Electric vehicle charging points
- Basement gym

## Ground floor





First floor



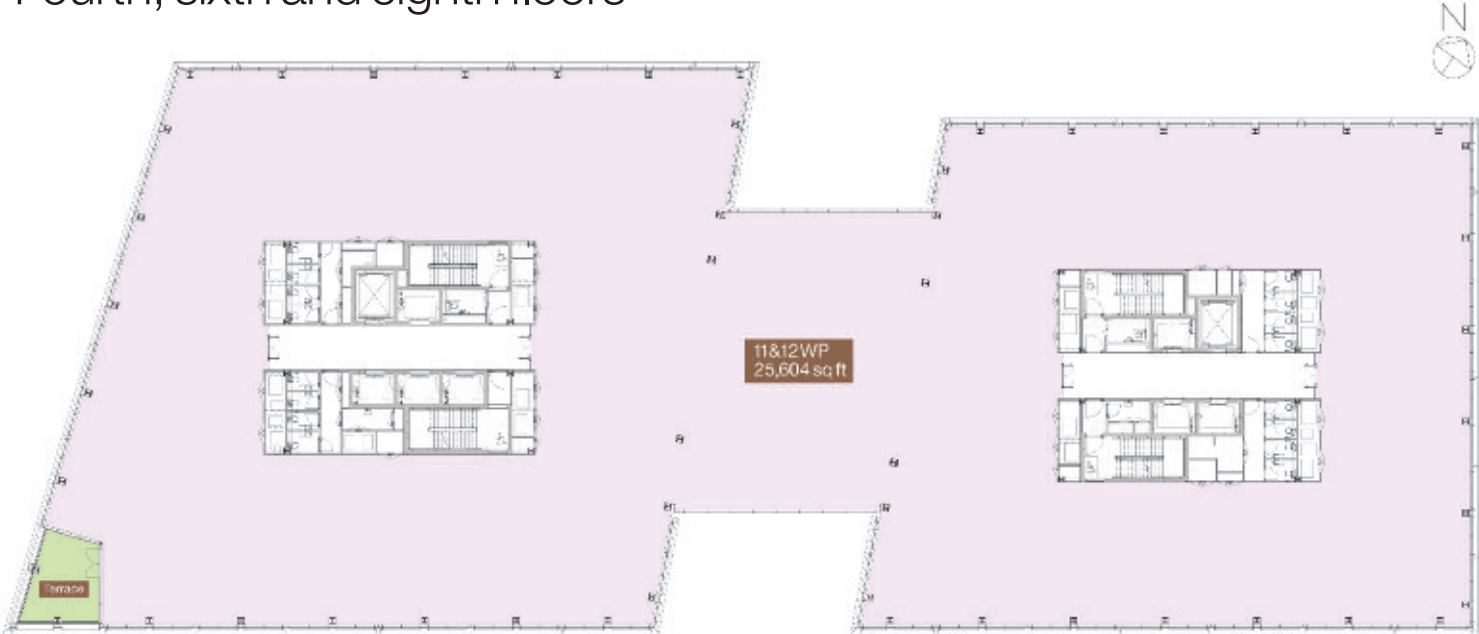
Second and third floors





# Floorplans

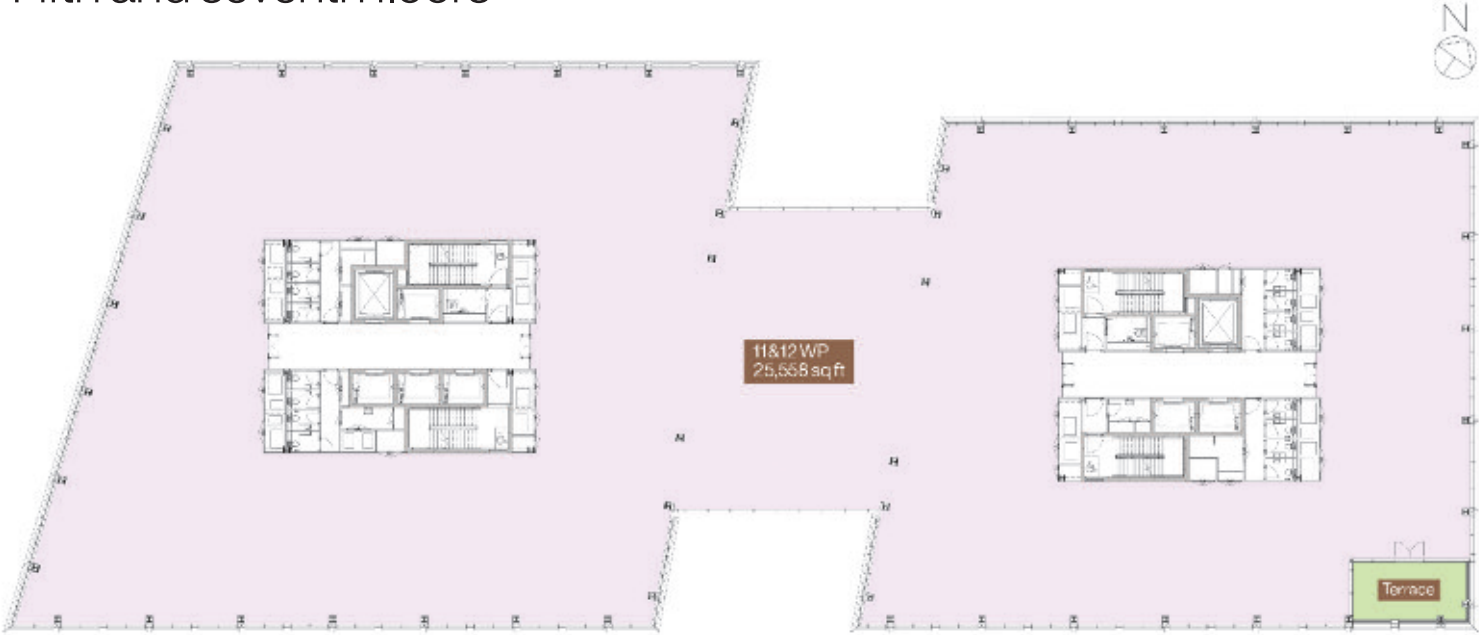
Fourth, sixth and eighth floors



12 | WP

11 | WP

Fifth and seventh floors



12 | WP

11 | WP



Ninth floor



12|WP

11|WP

Tenth floor



12|WP

11|WP



# Space plans

Fourth, sixth and eighth floors

Typical example space plan 1:8



Fifth and seventh floors

Typical example space plan 1:8







Example office fit out



Example office fit out



# Helping you to meet your environmental goals

Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits – which is why the entire estate is designed with sustainability in mind.

11 & 12 Wellington Place combine a low carbon design with state-of-the-art technology to create energy efficient offices that meet the demands of

businesses. Not only does this help to lower your carbon footprint, but it will also save your business money by reducing your energy usage.

And it doesn't end there. From recycling policies to car sharing schemes, we're always looking for new ways to reduce environmental impact.







### Developed responsibly

- 99.6% of building waste produced during construction process is recycled
- All timber used in construction is sourced sustainably
- Exclusive use of insulation products with zero ozone depletion potential
- Water-based HVAC system to minimise use of refrigerants

### Managed sustainably

- Strategy for maximum recycling
- Green spaces with biodiverse landscaping
- Sustainable transport alternatives for staff and visitors
- On-site vegetable patches, beehives and fruit trees
- Free bike hire

### Designed intelligently

- BREEAM Excellent Rated
- Targeted EPC A
- Intelligent PIR controlled, automatic daylight compensation LED lighting
- High-tech building management system and smart metering for responsible building occupation
- Optimum life cycle energy efficiency with a 4 pipe fan coil system
- Ability to pre-cool the building via night purging
- Central plant with high coefficient of performance
- Roof-mounted photo voltaic panels
- Low-volume, two-stage WCs, with low-energy hand driers and aerated taps/showers



# Think of us as partners

There's a reason why MEPC has become one of the most prominent names in commercial property today. We've spent the last 70 years redefining standards with our unique approach to development and management, so you won't just get a first-rate office, you'll get a partner.



## Consistent standards

At MEPC, we're committed to building industry-leading developments that continually exceed expectations. That's why we manage our own properties, and put a team on-site to ensure our impeccable standards are maintained. The security guards, electricians, gardeners and maintenance staff are led by an estate management team, so you can rest assured that any issues will be dealt with quickly and professionally.

## Stability and confidence

Wellington Place is one of a number of successful developments run by MEPC. It's funded by the BT Pension Scheme, through Hermes Investment Management, and the Canada Pension Plan Investment Board. They are long term investors, with strong sustainable funds, so you can make your move with complete confidence.





3 Wellington Place

### Personal service

Because our team is on the ground, you get a personal service. Not only do we know our customers by name, but we work with them to ensure their offices continue to meet their needs as their business grows and develops. It's the reason why customers rarely leave Wellington Place.

### Future proofing

As your business grows, your needs will change – which is why we pride ourselves on being flexible. Our ambitious developments offer space to grow, and many of our customers have already expanded into new offices.



CPP  
INVESTMENT  
BOARD





# Join our business community

Talk to our letting agents:



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clem.mcdowell@eu.jll.com



pfairhurst@savills.com  
pcarter@savills.com

Talk to our team directly:



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wellingtonplace.co.uk



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