



WELLINGTON STREET

LEEDS LSI 4JP

6,967 – 14,111 SQ.FT.
(647 – 1,311 SQ.M.)

WELL BUILT • WELL DESIGNED • WELL PLACED

GRADE A OFFICE SPACE TO LET

AVAILABLE NOW



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

33 Wellington Street has been 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 features floor-to-ceiling glass façades, a unique south facing courtyard, rear extension and external feature lighting. The building benefits 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.**



AVAILABLE ACCOMMODATION

FLOOR	SQ.FT.	SQ.M.
GF	6,967	647
FF	7,144	664
TOTAL	14,111	1,311

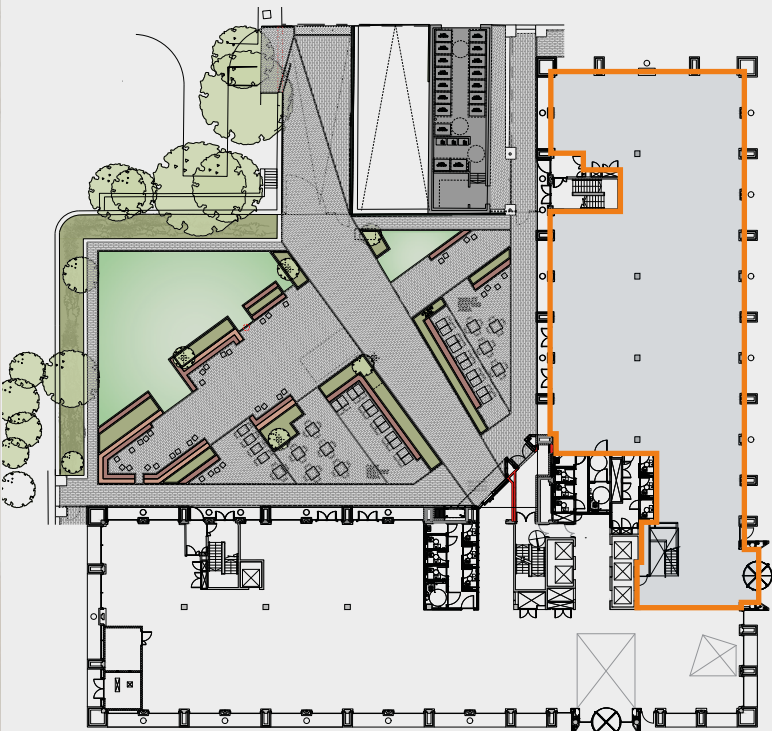
SPECIFICATION

- BREEAM '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.
- High quality shower facilities in the basement.
- Excellent signage opportunities.

WHERE EVERYTHING IS WELL CONSIDERED

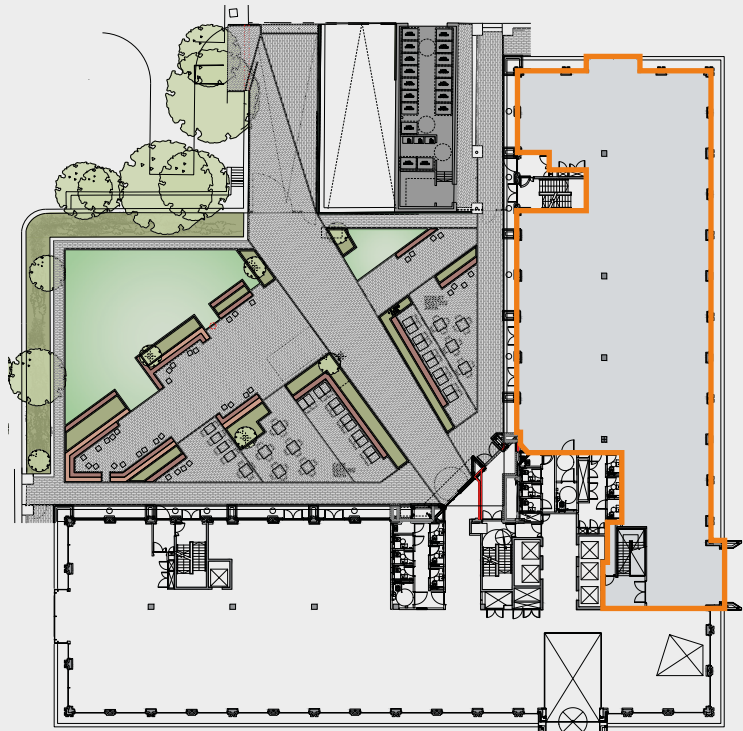


GROUND FLOOR 6,967 SQ.FT. (647 SQ.M.)



WELLINGTON STREET

FIRST FLOOR 7,144 SQ.FT. (664 SQ.M.)



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 M621 is less than 2 miles away.



33 WELLINGTON STREET IS 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 Veenio
- 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 Caffè 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



eamon.fox@knightfrank.com

paul.fox@fljttd.co.uk

IMPORTANT NOTICE: Knight Frank and Fox Lloyd Jones for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not comprise any part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Knight Frank and Fox Lloyd Jones has any authority to make any representation of warranty whatsoever in relation to this property. Design and Production DS.EMOTION APRIL 2019_4831.