



Sixty Four.

WELLINGTON STREET | LEEDS | LS1 2EE

2,060 sq ft May Split

TO LET PRESTIGIOUS SELF-CONTAINED OFFICE BUILDING WITH ON-SITE PARKING



Sixty Four.

Wellington Street is prominently situated fronting onto Wellington Street between the intersections with Britannia Street and King Street, approx 400 yards from City Square and the main Leeds railway station.

The building is ideally positioned within the central business district of Leeds for a variety of professional and financial office occupiers.

Wellington Street is one of the major routes in and out of Leeds City Centre and provides direct and easy access to the A58 (M) Inner Ring Road and thereby to all motorways and suburbs around Leeds.

Features.

- Excellent parking
- Excellent natural light
- Newly refurbished to a high standard
- New LED feature lighting
- Shower facilities
- Quality, modern fittings throughout
- New kitchenette facilities on each floor
- Attractive period plaster cornice features
- Gas central heating
- Security Alarm
- Electronic door entry system
- High quality floor covering

Sixty Four Wellington Street is a self-contained period building, which has been newly refurbished to a high standard providing quality, modern office accommodation.

Of predominantly brick built construction under a pitched slate roof with timber windows, **Sixty Four** Wellington Street provides accommodation over lower ground, ground, first and second floors.

Accommodation.

Floor	sq ft	sq m
Lower Ground	430	39.9
Ground	470	43.6
First	565	52.4
Second	595	55.2
TOTAL	2,060	191.3

Car Parking.

The building benefits from 4 parking spaces within the private car park to the rear of the property which is accessed directly from Back York Place.



Planning.

The property currently benefits from B1 and A2 planning consent. A planning application has been submitted to allow for D1 to be an additional use.

Rates.

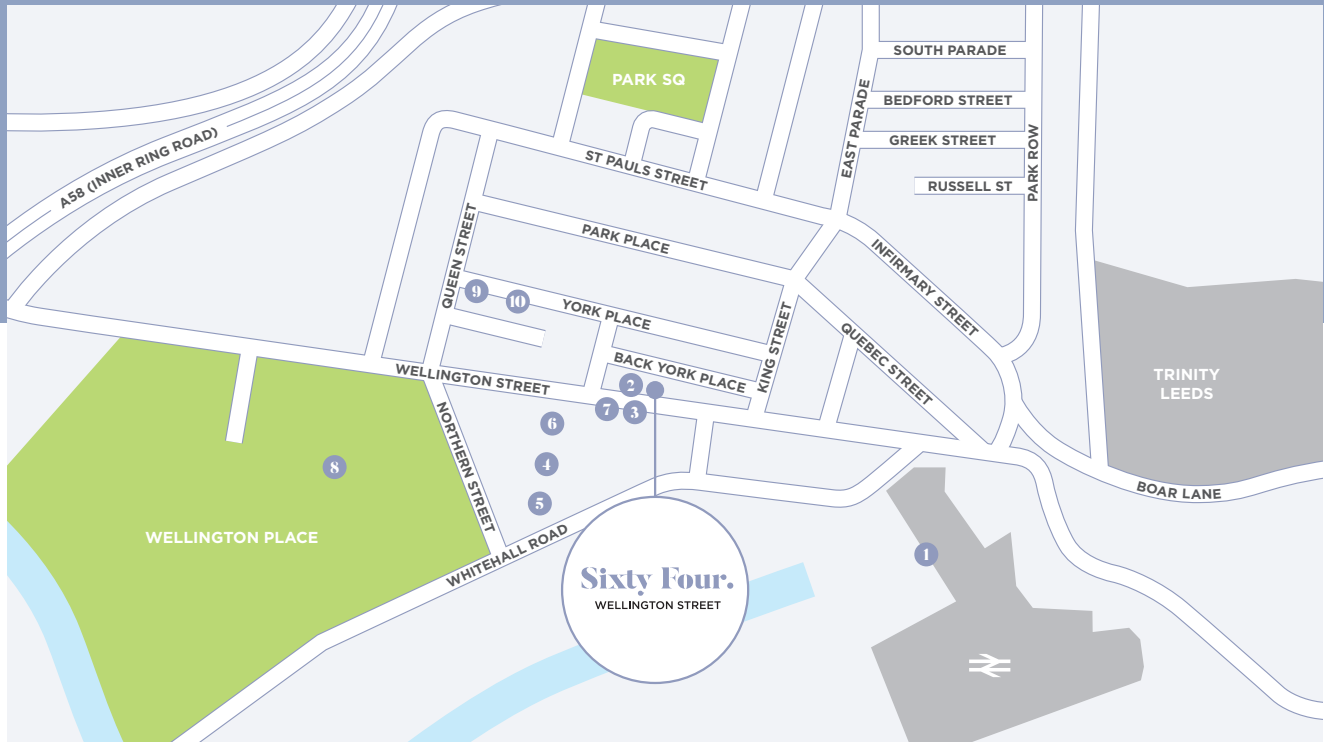
Sixty Four Wellington Street is currently rated separately on a floor by floor basis. It is to be reassessed as a whole building in due course.

EPC.

The property has been assessed as having an energy rating of 72 (Band C). A full copy of the EPC is available on request

Terms.

Sixty Four Wellington Street is available by way of a new full repairing and insuring lease for a term to be agreed.



Viewing.

Strictly by prior appointment with the sole letting agents:



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Key.

- | | |
|-----------------------|----------------------|
| 1 Leeds Train Station | 6 Co-op |
| 2 Wolfox | 7 Caffè Nero |
| 3 M&S Simply Food | 8 Sociable Folk |
| 4 Toast | 9 My Thai |
| 5 Lazy Lounge | 10 Cielo Coffee Shop |

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