

A modern architectural rendering of the Wellington Place Leeds building. The image shows a large, open-plan interior space with a high ceiling, featuring a large glass wall on the right side that looks out onto a green wall and a circular indoor garden. The floor is made of light-colored wood planks. In the foreground, there are several long, low, rectangular concrete benches. The background wall is made of light-colored stone tiles and has the '2|WP' logo in large, gold-colored letters. The overall atmosphere is bright and airy, with natural light streaming in from the glass wall. The image is framed by a blue and white geometric design in the top left corner.

WP

Wellington
Place Leeds

MEPC

2|WP

119,154 sq ft of
Sustainable Grade A office space.
Due for completion 2026.
Available for pre-let.



A modern office lobby with a large blue triangular graphic overlay. In the background, a woman in a white lab coat walks past a digital screen displaying '2|WP'. To the right, a man and a woman are standing and talking near another digital screen also displaying '2|WP'. The floor is made of large, light-colored tiles, and there are some potted plants and modern furniture like armchairs and a small table.

2 | WP

In the heart of the vibrant Wellington Place community, **2 Wellington Place** is an impressive Grade A office building set over seven floors.

Undergoing an extensive upgrade and refurbishment, 2 Wellington Place will offer 119,154 sq ft of prime, office space in one of the most exciting business communities in Leeds.

More than just a place to work

Wellington Place is a thriving neighbourhood. A neighbourhood where cafes, restaurants and street food markets collide. Where morning coffees give way to afterwork cocktails and craft beer. Where urban gardens bloom and history comes to life. Where it's just a short walk to the railway station and close to all the transport links you need for an accessible workplace.



Site-wide secure bike storage



Fitness classes, running club & on-site gym



Free bike hire



On-site shop, cafes, restaurants and bars



High quality outdoor spaces & urban gardens



On-site private medical and dental practices



Meeting & conference room hire



Dedicated Wellington Place App



Beekeeping



On-site parking



Groups & clubs



Electric car charging



Amenities to enhance work-life balance



5 minute walk to Leeds railway station



Little Free Library



“Wellington Place does impact productivity for the better, more positive and fulfilled employees with great facilities to enjoy, has made a difference to the work we see being produced.”

Rachel Culpan,
Equifax

You're in good company

In becoming part of the Wellington Place neighbourhood you'll be side by side with some of the biggest names in law, finance, technology, and professional services, and share in the pride of calling Wellington Place home.



Cubo
MORE THAN WORK

Eddisons

EQUIFAX

HM Revenue & Customs

JLL

Investec

IM, irwinmitchell

LexisNexis

LLOYDS
LLOYDS BANKING GROUP

Mackenzie Stuart
LEGAL CONSULTANTS ASSOCIATES

Flutter

BREWIN DOLPHIN

betfair

Integrar

Ministry of Justice

evelyn
PARTNERS

PADDYPOWER.

Allianz

forvs mazars

HEPC

ghd
good hard day

Nepremacy

EY

Saffery LLP

NHS Digital

NEW STREET CONSULTING GROUP

savills

POKERSTARS

Knights plc

BROWN SHIPLEY
A SOCIETYS PRIVATE BANK

Redmayne Bentley

Regus

WALKER MORRIS WM

Department for Transport

Bogbies Tuynor Group

sky
betting & gaming

SQUIRE PATON BOGGS

STARS GROUP

wsp

HILL DICKINSON

Burendo
Together, it's possible

wardhadaway
law firm

WILLIS TOWERS WATSON

THE WHITEHALL CLINIC

ARUP

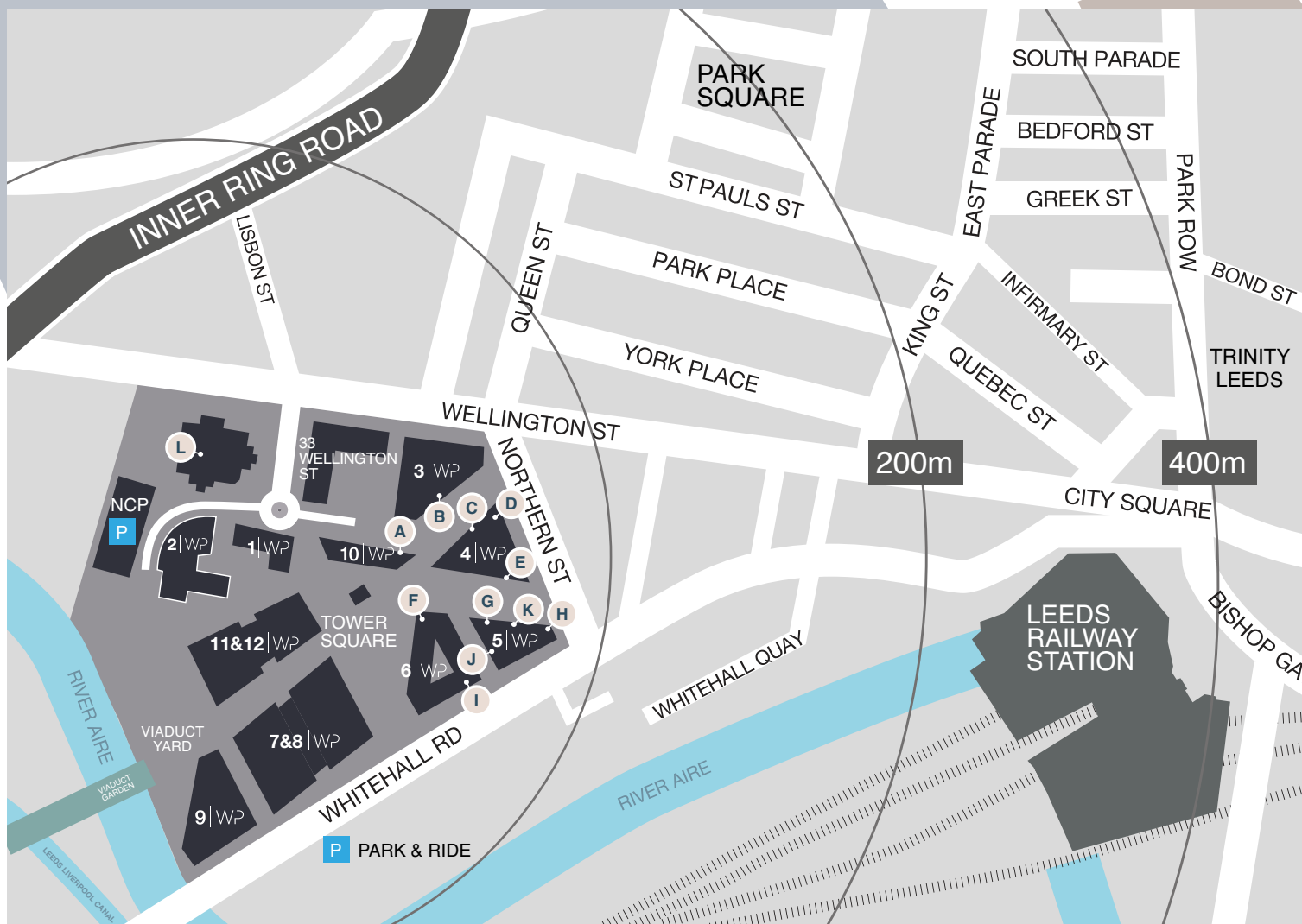
WRIGLEYS
SOLICITORS

BURGHAPOLD ENGINEERING

The place to be connected

Just a 5 minute walk to Leeds railway station, quick links to the A1, M1 and M62 and a dedicated park and ride stop, make Wellington Place an unrivalled business destination.

There is also the added benefit of having a mix of bars, cafes, restaurants, convenience store, hotel, meeting and conference facility, medical practice and dentist all on the doorstep.



1 hour to
Manchester



5 minute walk to
Leeds railway station



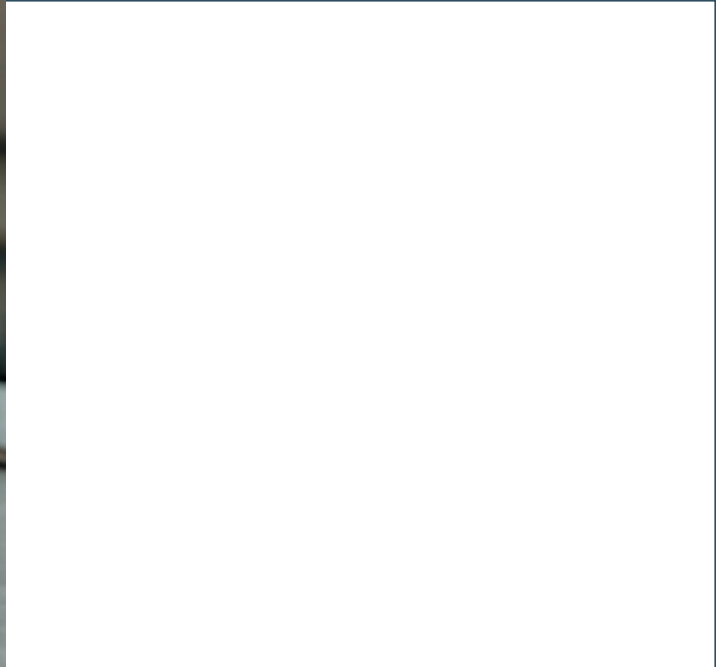
2.1 hours to
London



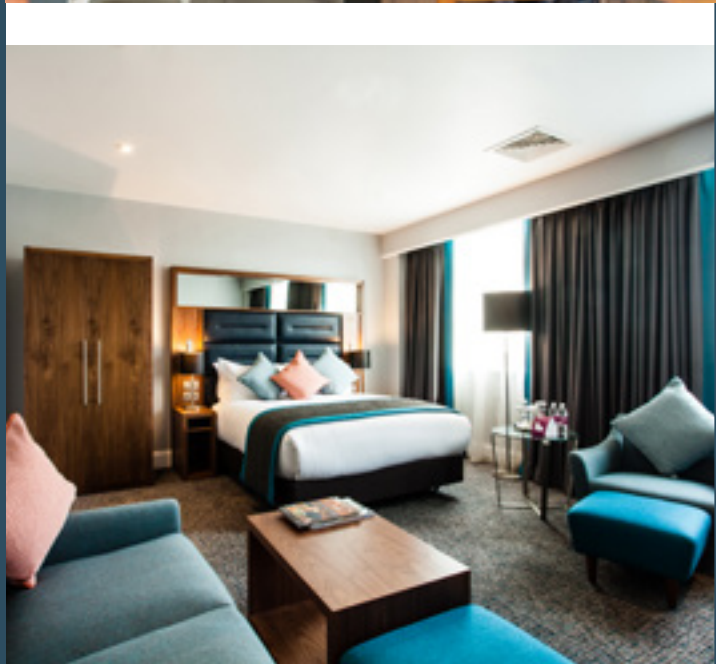
6 minute walk
to Trinity Leeds



3 hours to
Edinburgh



A SOCIABLE FOLK FOOD DRINK & TALK ☕️ 🍴 🍷	B CAFFÈ NERO ☕️ 🍴	C sésame ☕️ 🍴
D ★ PRET ★ ☕️ 🍴	E BEYU DENTAL 🦷	F THE GOOD LUCK CLUB COFFEE - KITCHEN - BAR ☕️ 🍴 🍷
G veeno THE ITALIAN WINE CAFE ☕️ 🍴 🍷	H HOIST FOOT & SNAPPLE 🍴 🍷	I MAD FRANS ☕️ 🍴 🍷
J Sainsbury's ☕️ 🛒	K THE WHITEHALL CLINIC 🏥	L CROWNE PLAZA HOTELS & RESORTS 🏨



The place to do business

2 | WP

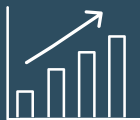
Leeds is one of the UK's most diverse economies. Leeds City Region is the third largest in the UK. It's also one of the most desirable places to live. Residents are attracted to the bustling city culture, exceptional retail and leisure facilities, as well as job opportunities with some of the country's leading companies.



million people
within a
1 hour drive



Leeds City Region
has a population
of 3.1 million



17% economic growth
forecast over the next
10 years



4th largest student
population in the
UK with 39,000
graduates annually

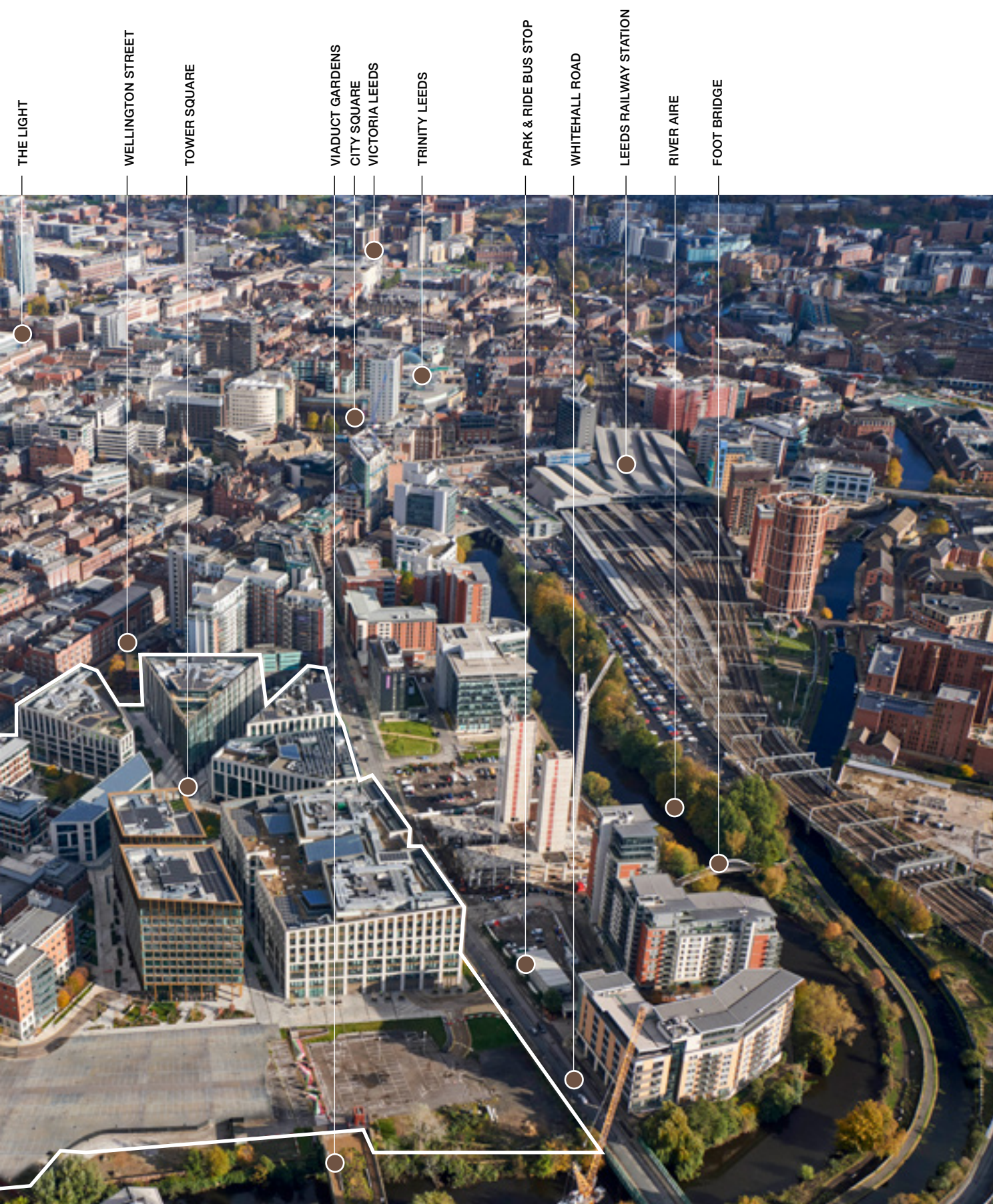


Leeds City Region is
the largest economic
contributor in the
Northern Powerhouse

£70B

Leeds City Region
economy is the third
largest in the UK





Creating a positive social impact

Wellington Place has been thoughtfully designed to reduce environmental impact and enhance social responsibility, this holistic approach will support you in achieving your ESG goals.

The entire neighbourhood has been created with people in mind. What's more, we endeavour to benefit the wider community. With educational partnerships, networking socials and a year-round programme of participatory events, Wellington Place brings people together in meaningful ways.

“ Whether it’s taking part in mentoring activities with youngsters that are still in school, or contributing to some form of fundraising, the fact that MEPC organise that on our behalf just makes it so easy to get involved and give back ourselves. ”

**Slavica Sedlan,
Willis Towers Watson**



Create social value

Maximise positive social impact through sourcing local labour and materials, efficient supply chain management during construction.



Do good

Partnerships with local charities and social enterprises to enhance and enrich the local community.



Join in

Regular workshops and activities focused on promoting wellbeing and health to prioritise wellness.



Be heard

Inclusivity & diversity and green workshops to foster collaboration amongst occupiers, enabling people to share best practice and create initiatives to enhance the community.



Green travel

Sustainable transport advice for employees, plus public transport discounts, free bike hire and secure cycling parking.



Bike friendly business gold award



Grow your own

On-site vegetable patches, beehives and fruit trees.



No waste on our watch

99.6% of building waste produced during construction process is recycled. Plus, 0% of office waste gets sent directly to landfill.



Inspire the next generation

Join in with organised community initiatives which inspire, empower, and elevate young people, whilst teaching valuable life skills and raising aspirations.



Green space is key

Extensive public realm including a public square and landscaped gardens with bio-diverse landscaping.



Plot	Total sq ft (NIA)	Use	Building/planning status
1WP	29,407	Office	Complete
2WP	119,154	Office	Complete
3WP	114,000	Office/Retail	Complete
4WP	156,000	Office/Retail	Complete
5WP	76,000	Office/Retail	Complete
6WP	105,000	Office/Retail	Complete
7&8WP	378,000	Office	Complete
9WP	184,947	Office/Retail/Leisure	Detailed Planning
10WP	34,000	Office/Retail	Complete
11&12WP	254,879	Office/Retail/Leisure	Complete
14	196,000	Office/Retail	Proposed
15	193,000	Office/Retail	Proposed



Indicative Space Plan

Typical Floor

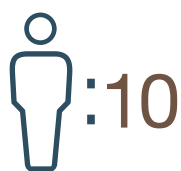


Key:

- Agile Working Desks 14**
- Total Desk Count 171**
- Teapoints 2**
- Breakout Spaces 6**
- Meeting Rooms 9**
- Informal Meeting 9**
- Quiet Spaces 3**

Floor	Use	NIA sq m	NIA sq ft	Status
Ground	Office	1,183	12,733	Available
First	Office	1,369	14,736	Available
Second	Office	1,720	18,515	Available
Third	Office	1,718	18,493	Available
Fourth	Office	1,722	18,539	Available
Fifth	Office	1,721	18,533	Available
Sixth	Office	1,635	17,605	Available

Total available **11,068 sq m** **119,154 sq ft**



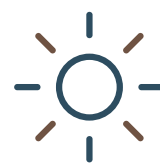
**1:10
occupancy rate**



**24-hour
access**



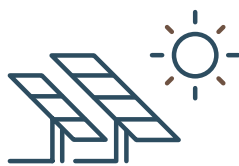
**Day one
connectivity**



**Maximised
natural light**



**Ground floor
residents
business lounge**



**Photovoltaic
Cells**



**Fully electric
building**

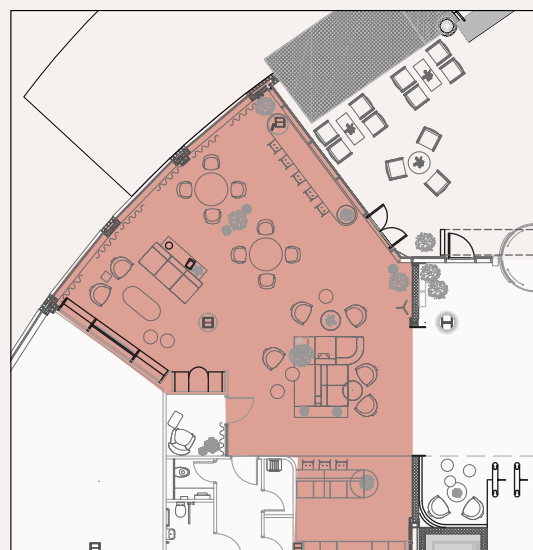
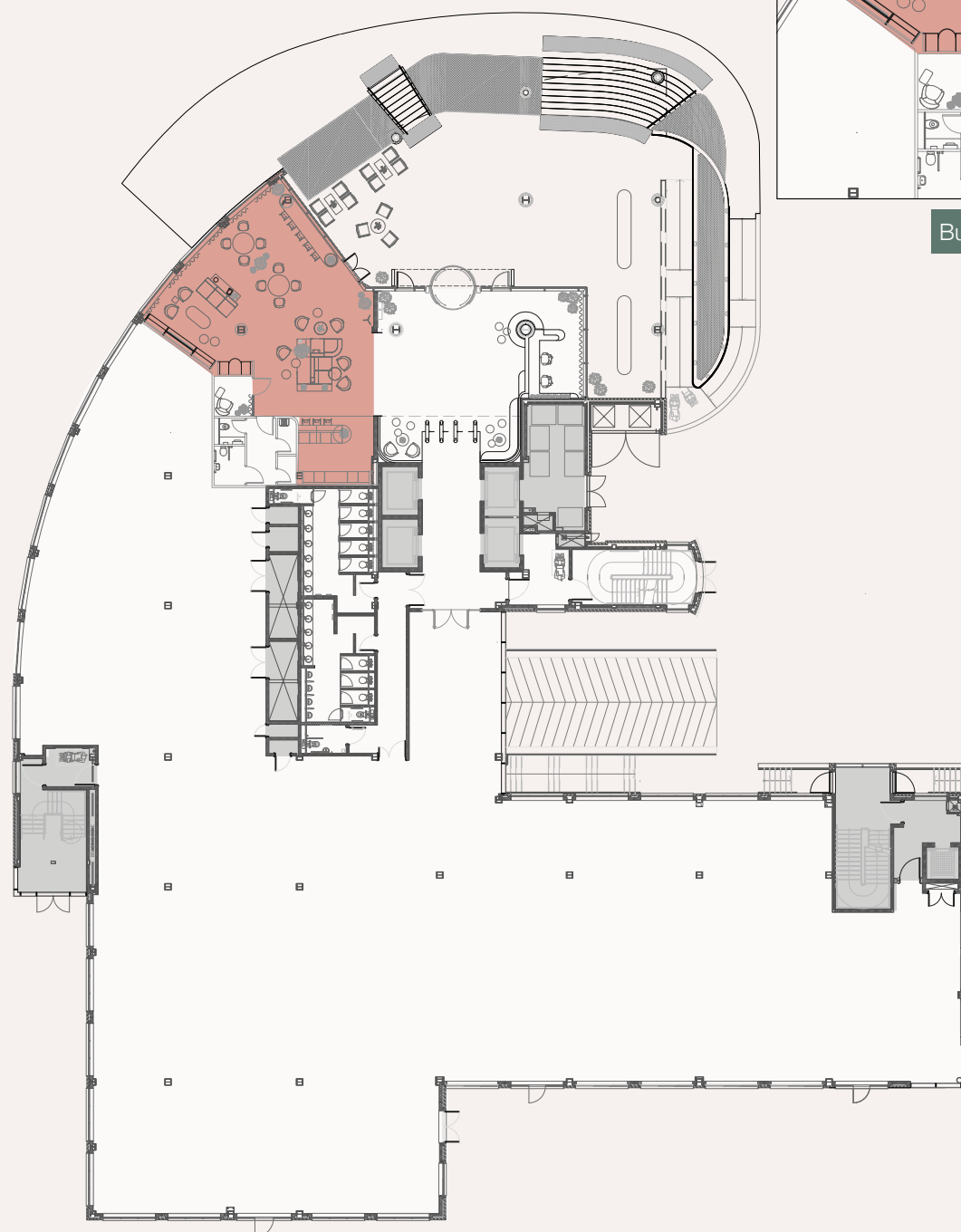


**Net Zero
operational
energy**

Floor plans

Ground

12,733 sq ft (1,183 sq m)



Business Lounge

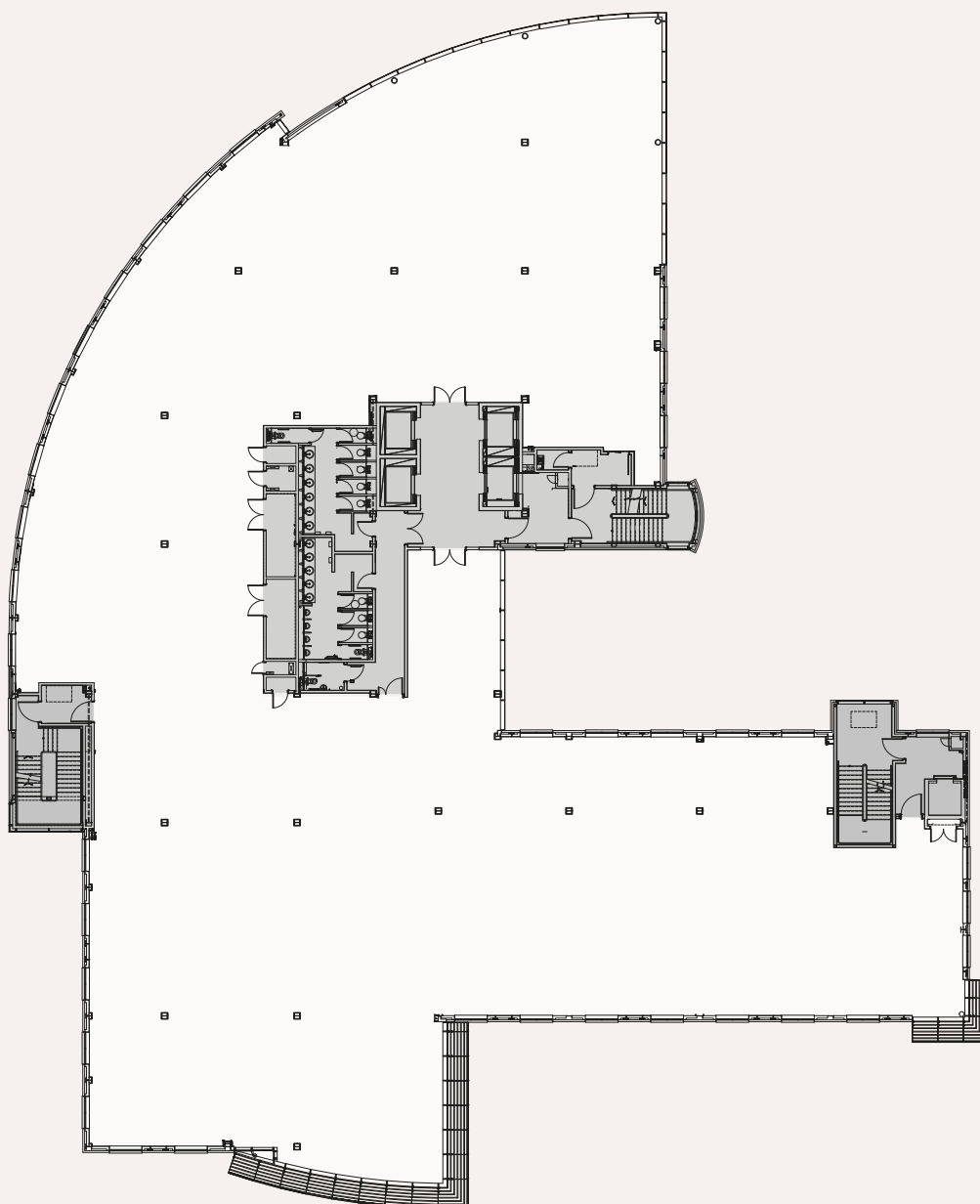
Enhancements to the entrance will create a sleek new sense of arrival with a newly refurbished reception leading to a stylish resident's business lounge.



Floor plans

Typical

18,539 sq ft (1,722 sq m)





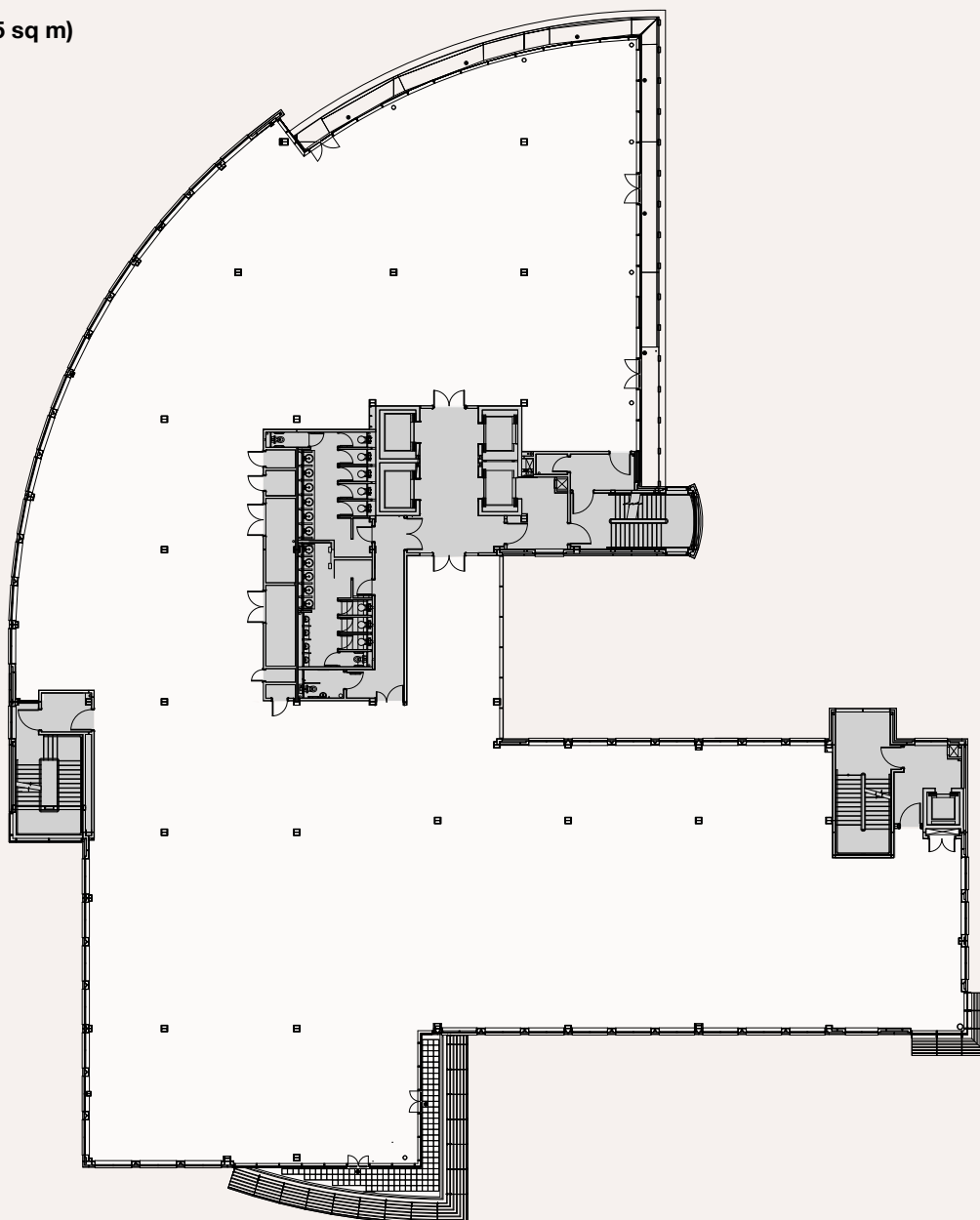
Reception

CGI's for illustrative purposes only

Floor plans

Sixth

17,605 sq ft (1635 sq m)





Floor plans

Basement





Changing facilities
with 15 showers



140 Lockers



Cycle
maintenance hub



5 EV
charging



Drying
Room



152 Secure bike
storage



50 Car parking
spaces



10 Motorcycle
parking spaces



Vanity
Area



Ironing
Board

Smart enabled workspace

OFFICE SPACE



Air quality
monitoring



Smart enabled
BMS



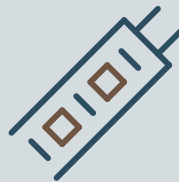
Climate control



Day one connectivity



Energy monitoring
and management



PIR controlled, automatic
daylight compensation LED
lighting

GROUND FLOOR



Visitor
management system



Access control

CUSTOMERS



WP rewards App with
exclusive community
offers & events

Taking responsibility

Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits. That's why Wellington Place has been designed with sustainability in mind.

In refurbishing 2 Wellington Place we are using state-of-the-art technology, creating an energy efficient office that businesses can be proud of. Not only does this help to minimise your carbon footprint, it also saves you money by decreasing energy usage. Win-win.

And it doesn't end there. From embracing zero carbon technology to providing greener travel incentives, we're always looking for new ways to reduce environmental impact.



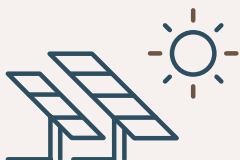
Target
EPC 'A' rating

BREEAM®

Targeting
BREEAM Refurbishment
Excellent



Smart
building controls



Photovoltaic Cells



Fully electric
building



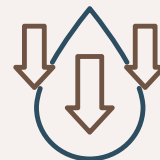
Granular metering
to enable interrogation
of energy consumption



Minimising embodied
and whole life carbon



Enhanced circularity



Low flow fittings

Join the Wellington Place community and become part of one of the most exciting districts in Leeds.

Talk to our letting agents:



jeff.pearey@jll.com
07738 501 673

tom.brammeld@jll.com
07734 883 071

nick.gibby@jll.com
07928 525 992



toby.nield@savills.com
07796 709 814

hannah.coleman@savills.com
07816 184 075

Call 0113 389 9830 or visit

wellingtonplace.co.uk

Wellington Place, Leeds LS1 4AP



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CPP
INVESTMENT
BOARD



2 | WP

M E P C



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