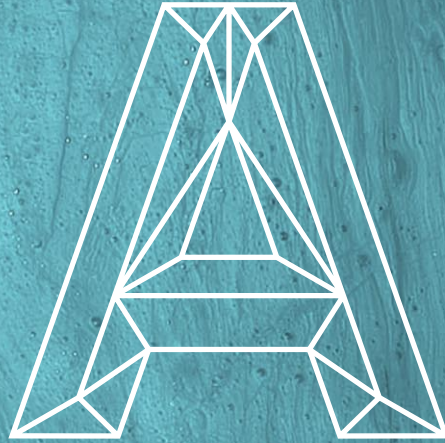




# Apsley

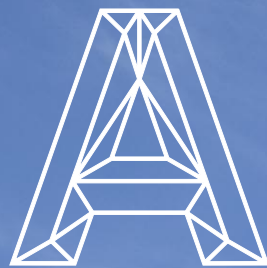
Wellington Street, Leeds

Short term flexible options in  
a prime city centre location

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**4,000 sq ft – 24,700 sq ft**





Apsley

**A stunning Grade II  
listed building with  
air-conditioned  
offices in a prime city  
centre location**





The available accommodation is on the first and third floors providing open plan offices with excellent natural light overlooking Wellington Place.

The available suites benefit from the following specification features:

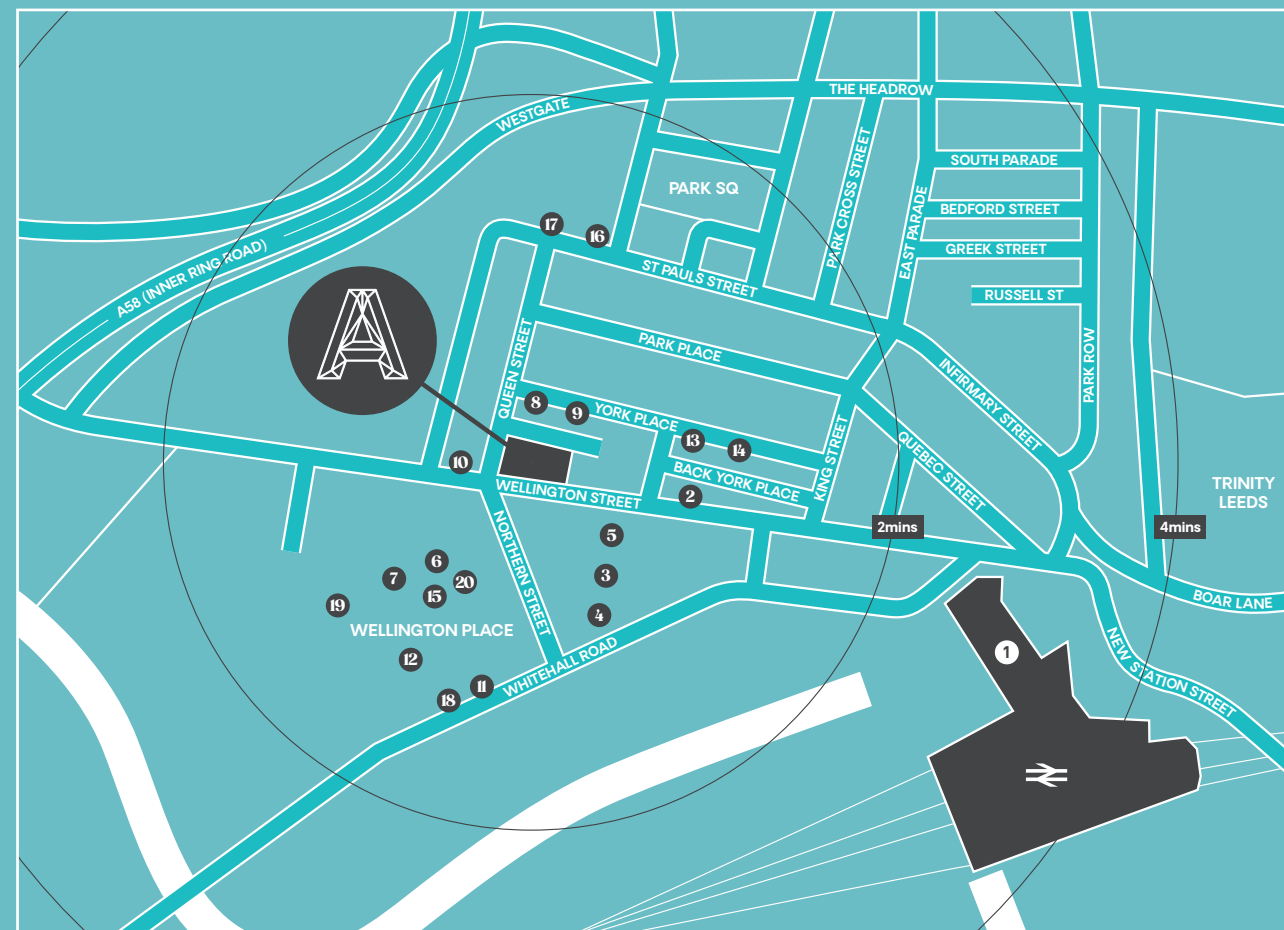
|                                                                                     |                                |                                                                                     |                                |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|--------------------------------|
|  | Air conditioning               |  | Fully accessible raised floors |
|  | Modern suspended ceilings      |  | LED lighting                   |
|  | High quality modern carpeting  |  | Excellent natural light        |
|  | Disabled access and facilities |  | Shower rooms                   |
|  | On-site parking                |  | Secure bicycle storage         |





**Apsley is prominently situated at the intersection of Queen Street and Wellington Street within a 2-3 minute walk of the train station, City Square, the Law Courts complex and the retail sector of Leeds City Centre.**

Situated in the heart of the prime traditional professional office core, Apsley benefits from the close proximity of many bars, restaurants and cafés as well as being easily accessible for both public transport and the Leeds Inner Ring Road.



## Key

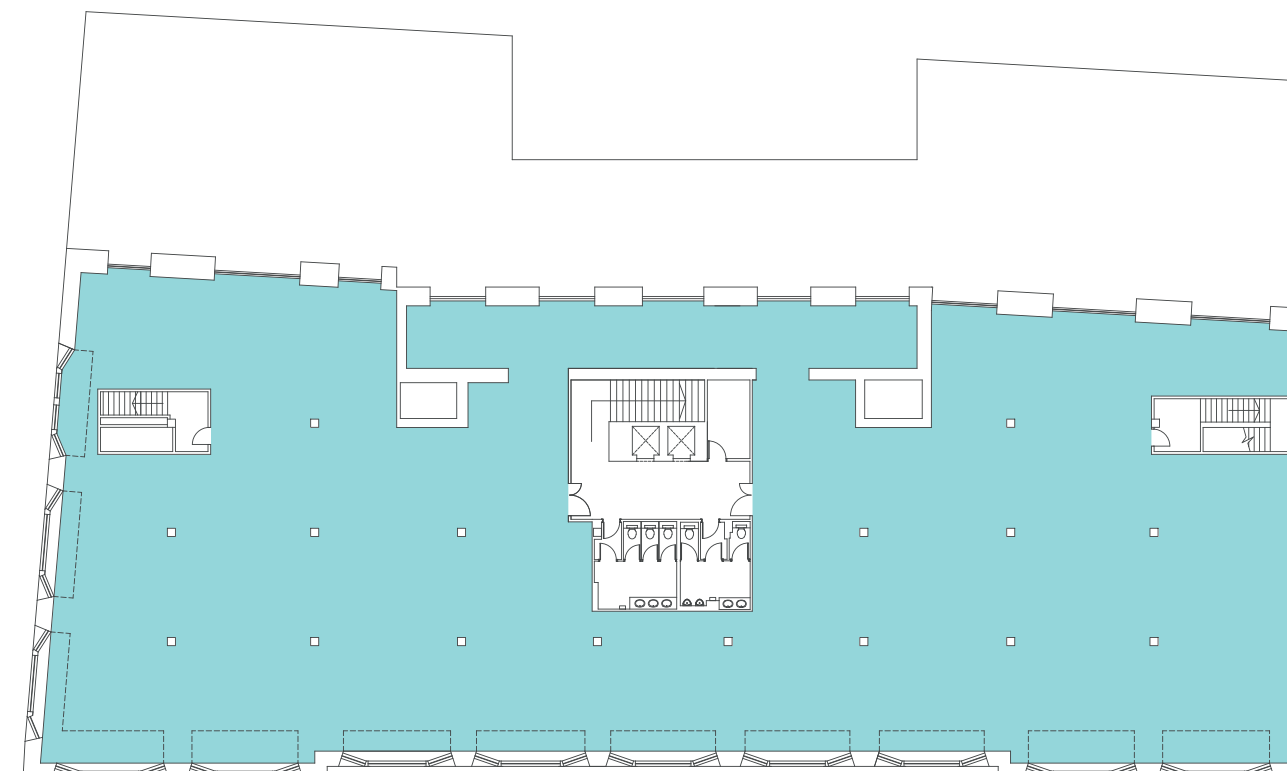
1. Leeds Train Station
2. Wolfox
3. Toast
4. Lazy Lounge
5. Co-op
6. Caffè Nero
7. Sociable Folk
8. My Thai
9. La Taberna Leeds
10. Editors Draught
11. Sainsburys
12. Good Luck Club
13. Nosh
14. Miah's Kitchen
15. Pret A Manger
16. La Bottega Milanese
17. Bagel Nash
18. Mad Frans
19. Bean Coffee Roasters
20. Sesame



## First Floor



## Third Floor



## Accommodation

The available suites provide the following approximate net internal floor areas:

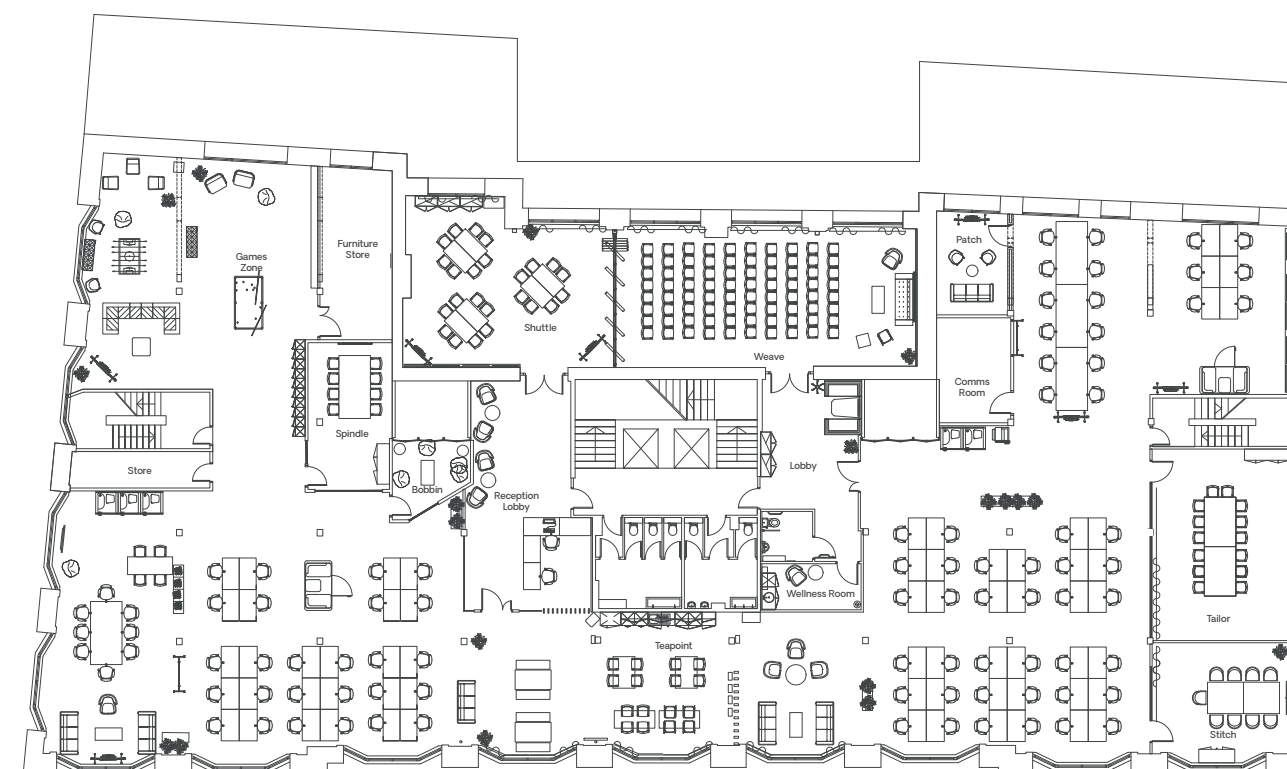
|              |                     |
|--------------|---------------------|
| First Floor  | 14,340 sq ft        |
| Third Floor  | 10,360 sq ft        |
| <b>Total</b> | <b>24,700 sq ft</b> |

The first floor is available as a whole or smaller suites can be made to suit bespoke requirements, please see an indicative split shown on the floor plan as an example.

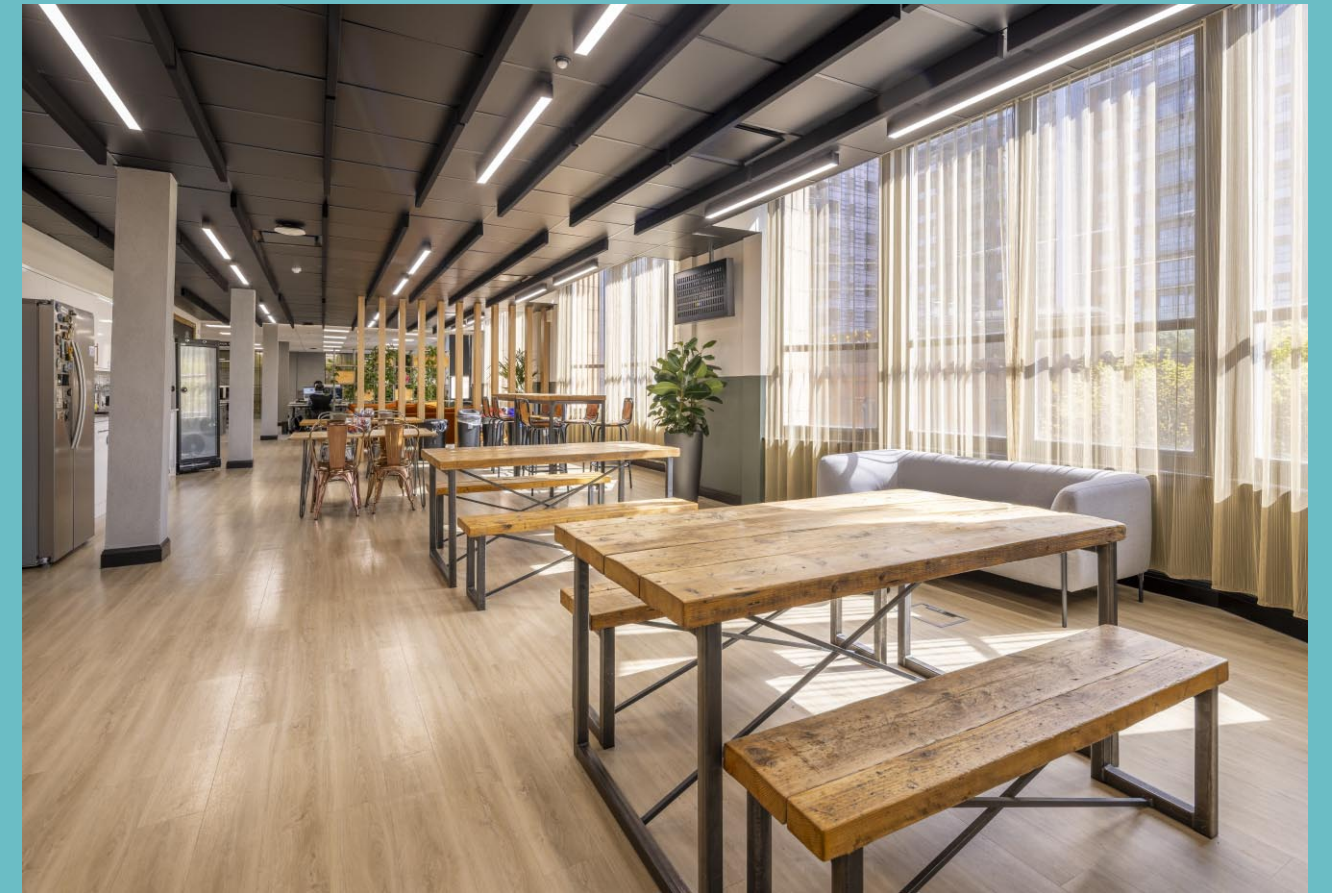
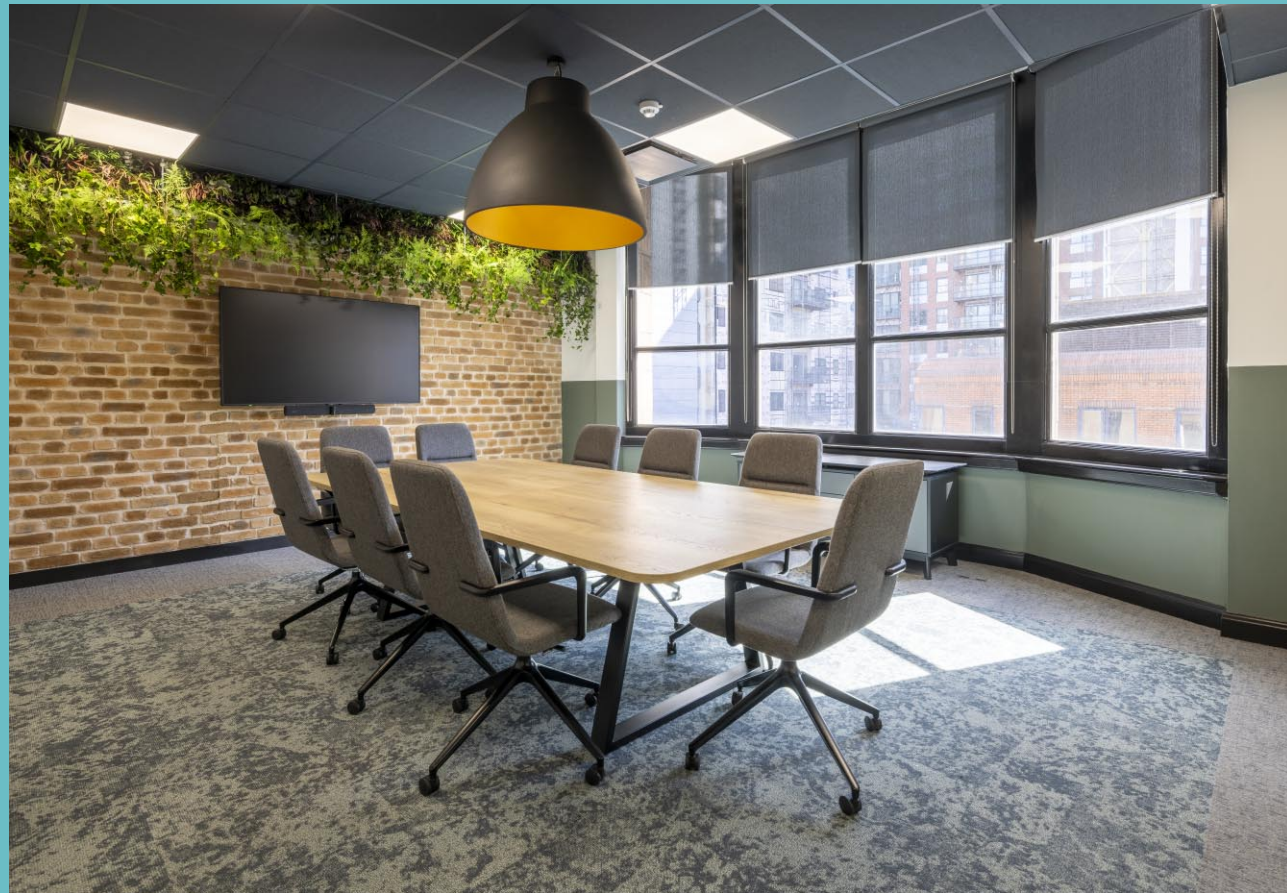
## Parking

Secure on site basement parking is available.  
Rent upon application.

## Sample Floor Plan – Indicative Desk Layout







Second floor existing occupier fit out shown



## Terms

The offices are available to let either as a whole or in part by way of new effective FRI leases for a term to be agreed. Short term leases are available. Further details are available upon request.

## EPC

A copy of the EPC is available upon request.



Ground floor existing occupier fit out shown







Apsley

## Viewing / Further Information

For further information or to arrange a viewing please contact either of the joint letting agents:



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**James Jackson**  
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**Elizabeth Ridler**  
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