



Coming
Summer
2027





Elegance at every corner

Boasting some of the highest sustainability credentials this unique building offers a spacious 79,063 sq ft (7,345 m²) of office space spread across eight floors. Each floor typically provides around 9,510 sq ft and features large floor-to-ceiling windows, flooding the space with natural light and giving it a bright, contemporary feel.

On the top floor, there's a stylish communal sky lounge blending comfort and practicality, ideal for meetings or taking a break with a great view. Step outside to the private rooftop terrace and you'll be treated to impressive views over the city.

The building also supports a healthy work-life balance, with modern end-of-journey facilities including showers, secure bike storage and gym. This makes it easy to stay active and refreshed throughout your working day.

Entrance Area: Indicative Artist Impression





A warm welcome

A refined yet welcoming reception area sets the scene at 31 Wellington Street, offering a professional first impression for visitors and a warm start to the day for occupiers.

The building sits in a prime position at the entrance to Leeds' growing business district, just a short walk from shops, restaurants, entertainment, and the central train station.

Conveniently located at the junction of Northern Street and Wellington Street, it's an ideal base for businesses looking for a well-connected and impressive city presence.

Sustainability Credentials

31 Wellington Street has embraced Environmental, Social, and Governance (ESG) principles from the outset. Designed with sustainability at its heart, it's set to become one of the most environmentally conscious office buildings in Leeds.

Operating entirely gas free, using an all-electric system throughout. Nearly half of its total energy consumption will be supplied by on-site solar generation. Combined with a low-carbon design and state-of-the-art building technology, the development will set a new benchmark for sustainable workplaces in the city.

BREEAM®

OUTSTANDING
TARGET ACHIEVED

fitwel®

ASPIRING
3* RATING

N NABERS

5 STAR
RATING TARGET



SMART
TECHNOLOGY



ASHP FOR HEATING
AND HOT WATER

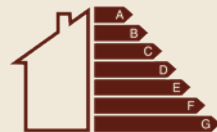


PHOTOVOLTAICS
(130 M²)



WiredScore
PLATINUM

PLATINUM
TARGET ACHIEVED



TARGETING
EPC A RATING



23% SAVING IN
BODIED CARBON*



24% REDUCTION IN CO₂
EMISSIONS*

BELOW TARGET EMISSION
RATE WITHIN ADL 2021



44% ONSITE LOW CARBON
ENERGY GENERATION*

BASED ON PREDICTED
ENERGY DEMAND



Building Specification

31 Wellington Street has been designed with today's businesses in mind, creating a workspace that's practical, flexible, and built to help people do their best work. Whether you're a growing startup or a well-established company, there's room to adapt and expand as your needs evolve.

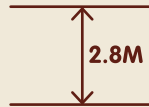
The building also puts a strong focus on sustainability. With energy-efficient systems every part of the design helps reduce carbon emissions while keeping running costs down. This makes it a smart choice for businesses that care about their environmental impact as much as their success.



STRIKING
ENTRANCE



3 X PASSENGER
LIFTS



2.8M FLOOR TO
NOTIONAL CEILING



CONCIERGE



ROOF
TERRACE



PELOTON STUDIO
AND CYCLE STORE



NATURAL
LIGHT



RAISED ACCESS
FLOORING



VRF AIR
CONDITIONING



SMART
TECH



BUSINESS
LOUNGES



SHOWER
FACILITIES

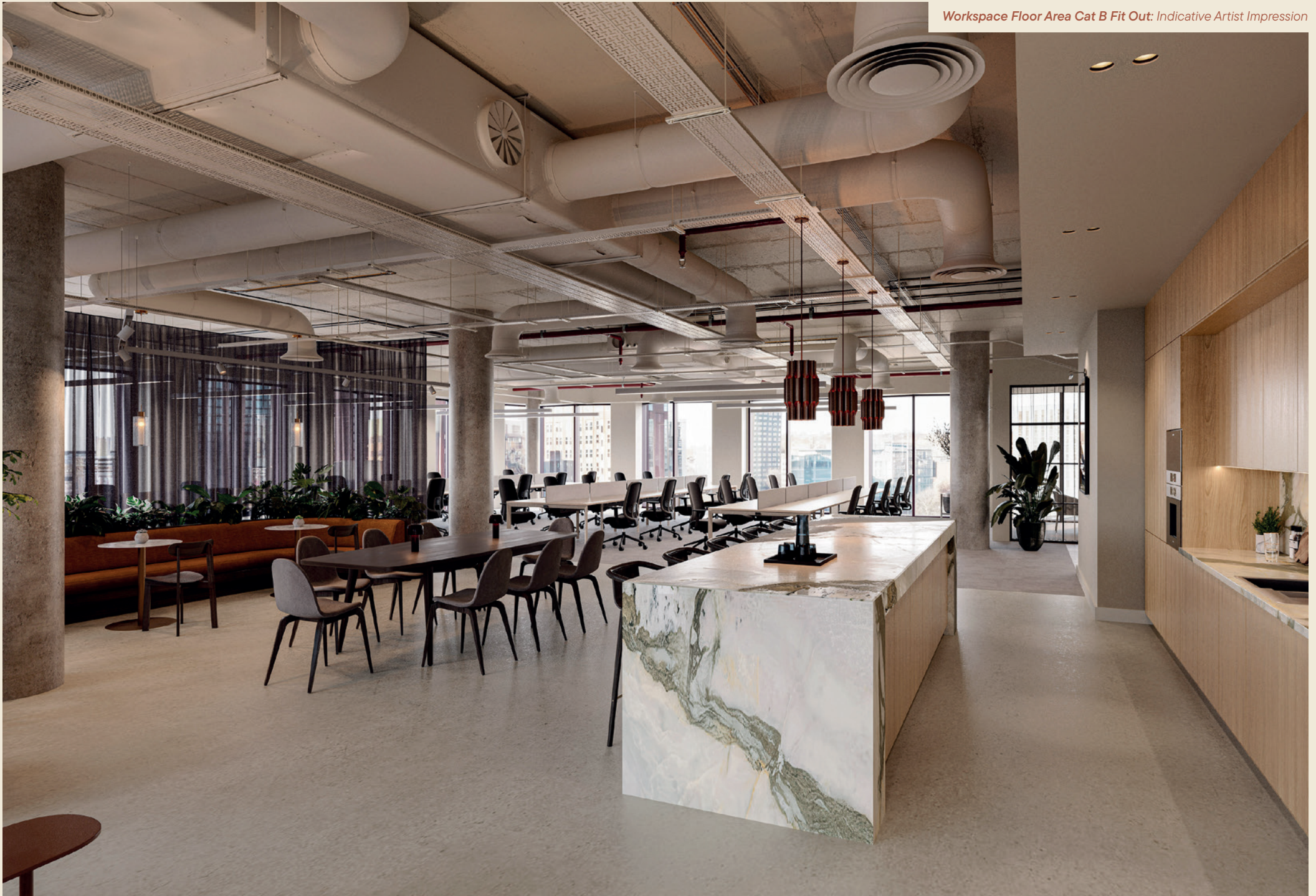


LOW LED
LIGHTING

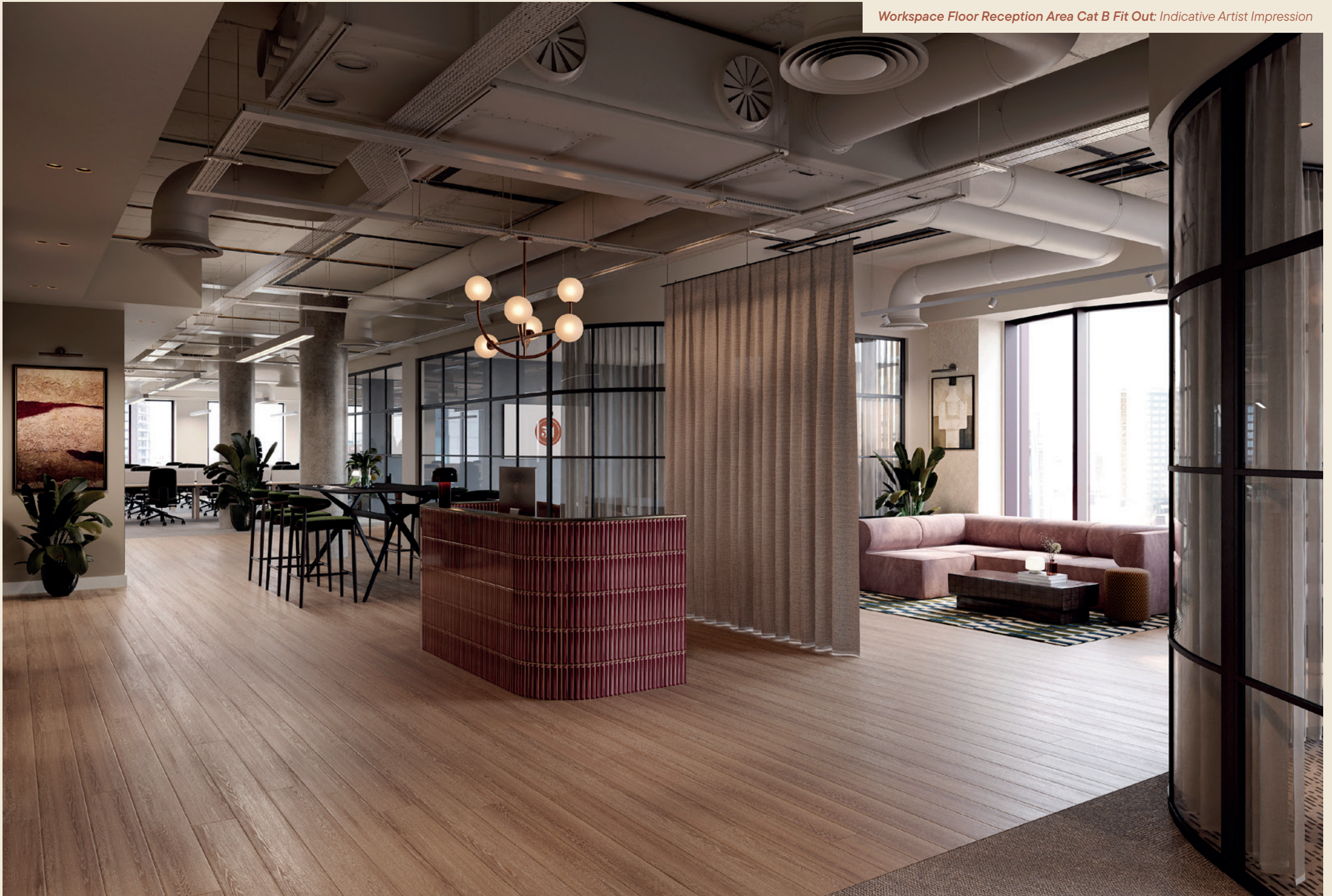


CHANGING
FACILITIES

Workspace Floor Area Cat B Fit Out: Indicative Artist Impression



Workspace Floor Reception Area Cat B Fit Out: Indicative Artist Impression



Sky Lounge & Terrace

At the top of 31 Wellington Street, the eighth-floor sky lounge offers a welcoming space for tenants and their guests. Covering 1,569 sq ft, it features indoor seating, a self-service kitchen offering freshly ground coffee and a selection of hot and cold refreshments.

The lounge opens onto a 1,345 sq ft private terrace with stunning views across the Leeds skyline, making it a great spot to relax, meet, or host informal events.

The space can accommodate up to 150 people and includes access to a communal boardroom for meetings. Whether you're planning a team get-together or a larger gathering, The sky lounge and terrace offer a flexible setting. A dedicated building manager is also on hand to help ensure everything runs smoothly.



SKY
LOUNGE



CITY
VIEWS



HOST
EVENTS



ROOF
TERRACE



PRESENTATION
AREA



RELAX AND
LUNCH

Sky Lounge: Indicative Artist Impression



Roof Terrace: Indicative Artist Impression



Fitness & Lifestyle

31 Wellington Street has been designed with employee well-being in mind, offering practical facilities that support a healthy and active lifestyle.

On the ground floor, occupiers have access to a high-quality gym and fitness studio, along with modern showers, a drying room, and secure cycle storage.

Whether it's a workout before work, a lunchtime ride, or a freshen-up after your commute, everything's in place to help staff stay active, comfortable, and motivated throughout the day.



SHOWERS &
CHANGING ROOMS



PELOTON
STUDIO



SECURE STORAGE
FOR 130 BIKES



PRIORITISING HEALTH
AND WELLBEING



SECURE
LOCKERS



DRYING
ROOM

Changing Area: Indicative Artist Impression



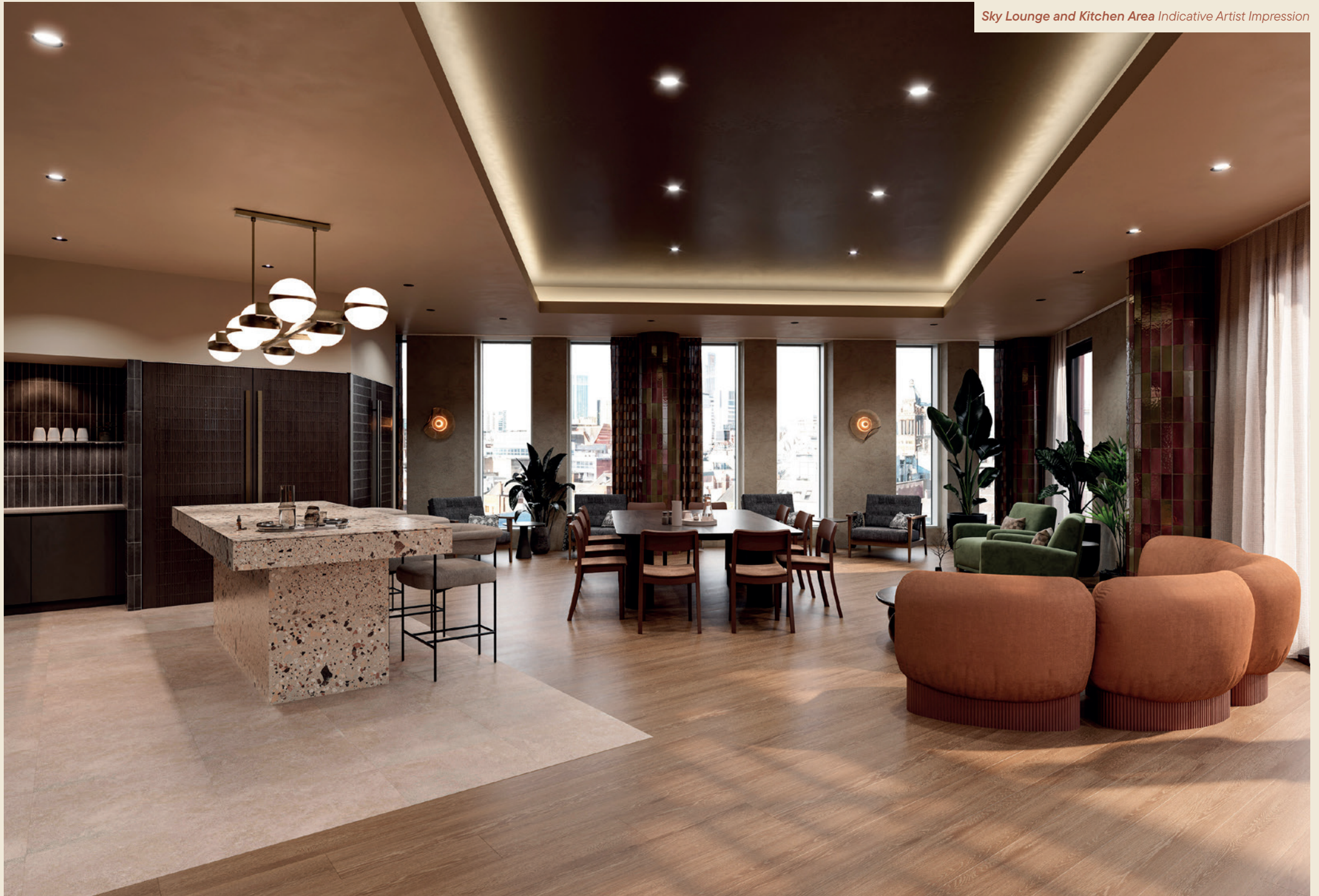


Accommodation

31 Wellington Street brings a fresh approach to modern office design, with open-plan spaces that are built for flexibility and smart working. It's been created with the future in mind, offering a workspace that can grow and evolve alongside ambitious, forward-thinking businesses.

FLOOR	USE	MULTI-LET		AVAILABILITY
		AREA SQ FT	AREA M ²	
8TH FLOOR	WORKSPACE	5,218	484.8	SUMMER 2027
8TH FLOOR	SKY LOUNGE	1,569	145.8	SUMMER 2027
7TH FLOOR	WORKSPACE	9,064	842.1	UNDER OFFER
6TH FLOOR	WORKSPACE	9,510	883.5	UNDER OFFER
5TH FLOOR	WORKSPACE	9,510	883.5	SUMMER 2027
4TH FLOOR	WORKSPACE	9,510	883.5	SUMMER 2027
3RD FLOOR	WORKSPACE	9,510	883.5	SUMMER 2027
2ND FLOOR	WORKSPACE	9,510	883.5	SUMMER 2027
1ST FLOOR	WORKSPACE	8,927	829.3	SUMMER 2027
GROUND FLOOR	FITNESS SUITE	415	38.6	
GROUND FLOOR	MANAGEMENT SUITE	149	13.8	
GROUND FLOOR	WORKSPACE TWO	2,087	193.9	SUMMER 2027
GROUND FLOOR	WORKSPACE ONE	2,828	262.7	SUMMER 2027
GROUND FLOOR	RECEPTION	1,256	116.7	
TOTAL		79,063	7345.2	





Sky Lounge Presentation Area: Indicative Artist Impression

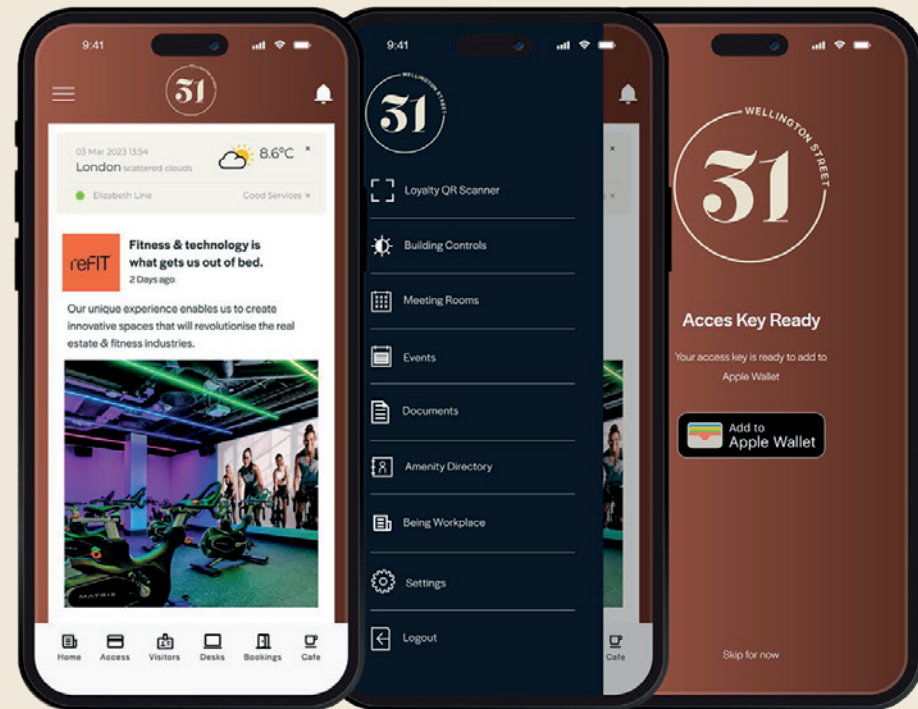


Tenant App

Experience a fully connected workplace. The 31 Wellington Street app works like a digital concierge. From access and amenities to meetings and visitor experiences, everything is handled effortlessly in one place.

KEY FEATURES:

- Apple wallet compatibility
- No physical card access key required
- Book meeting rooms and event spaces
- Call for elevator
- Book gym
- Lock/open lockers
- Track building energy usage
- Manage meetings and bookings
- Personalised meeting invite from the app to visitors



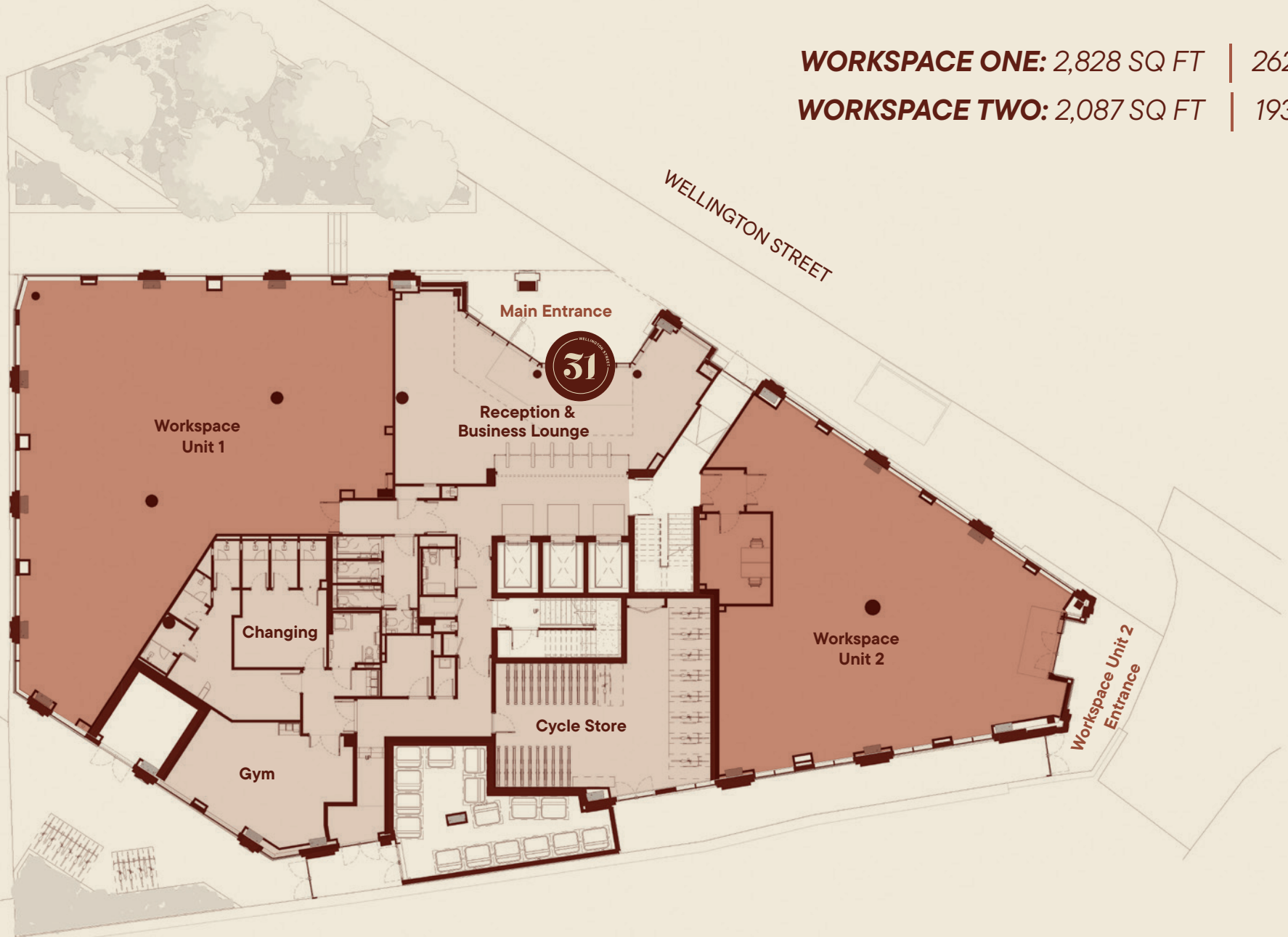
Ground Floor

WORKSPACE ONE: 2,828 SQ FT | 262.7 M²

WORKSPACE TWO: 2,087 SQ FT | 193.9 M²

NORTHERN STREET

WELLINGTON STREET



First Floor

WORKSPACE: 8,927 SQ FT | 829.3 M²

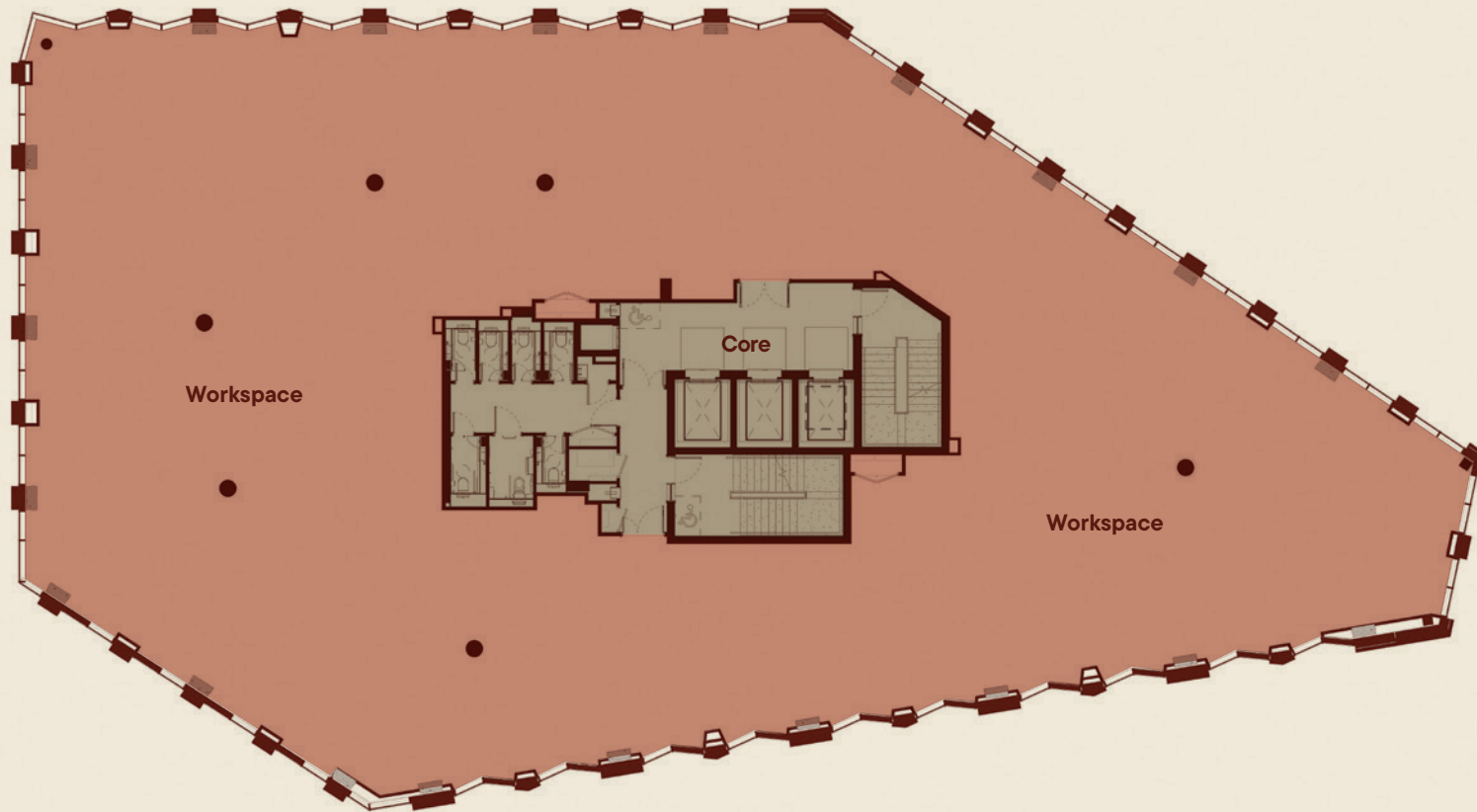
INDICATIVE LAYOUT PLAN



Floors 2-6

WORKSPACE: 9,510 SQ FT | 883.5 M²

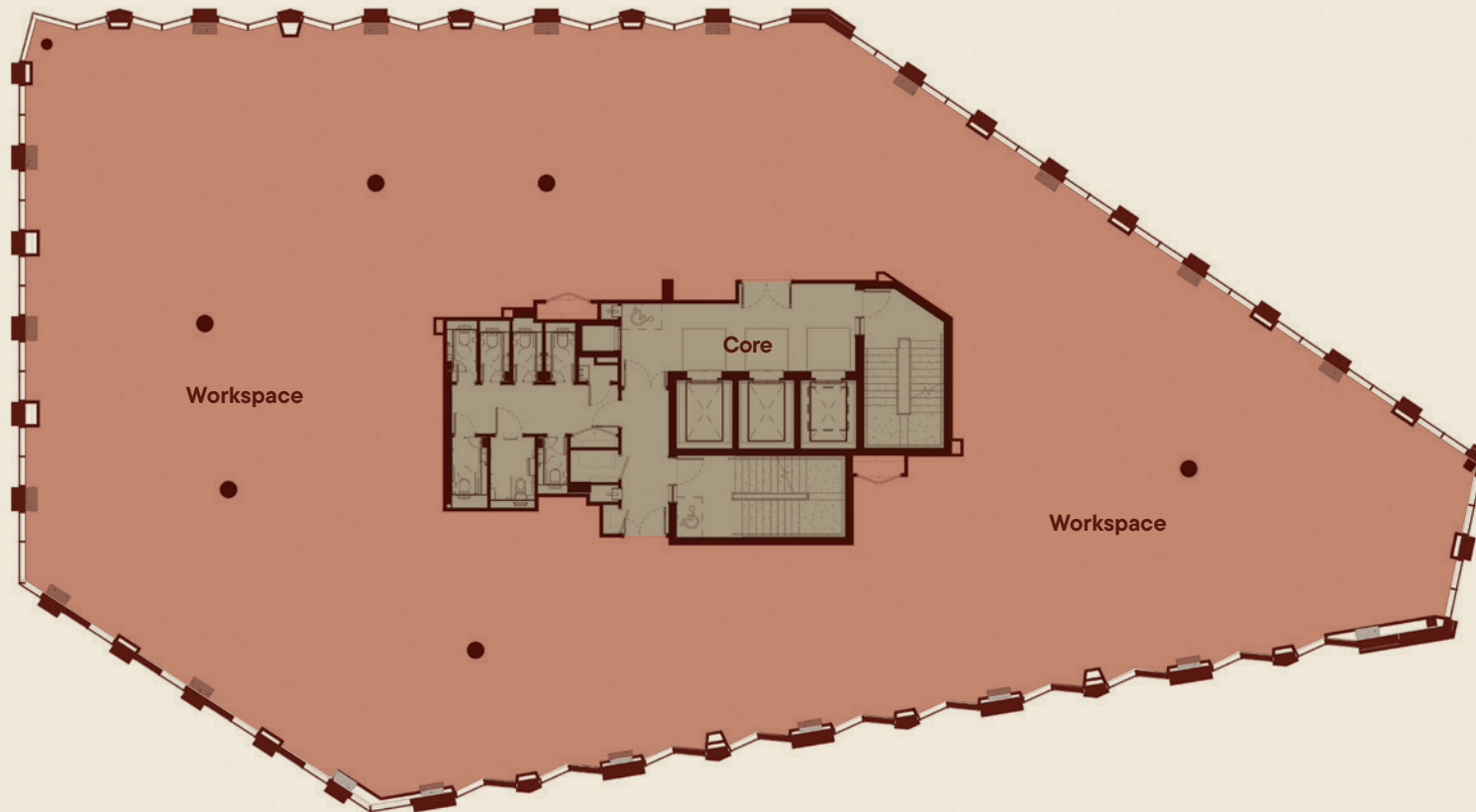
INDICATIVE LAYOUT PLAN



Floor 7

WORKSPACE: 9,064 SQ FT | 842.1 M²

INDICATIVE LAYOUT PLAN



8th Floor

WORKSPACE: 5,218 SQ FT | 484.8 M²

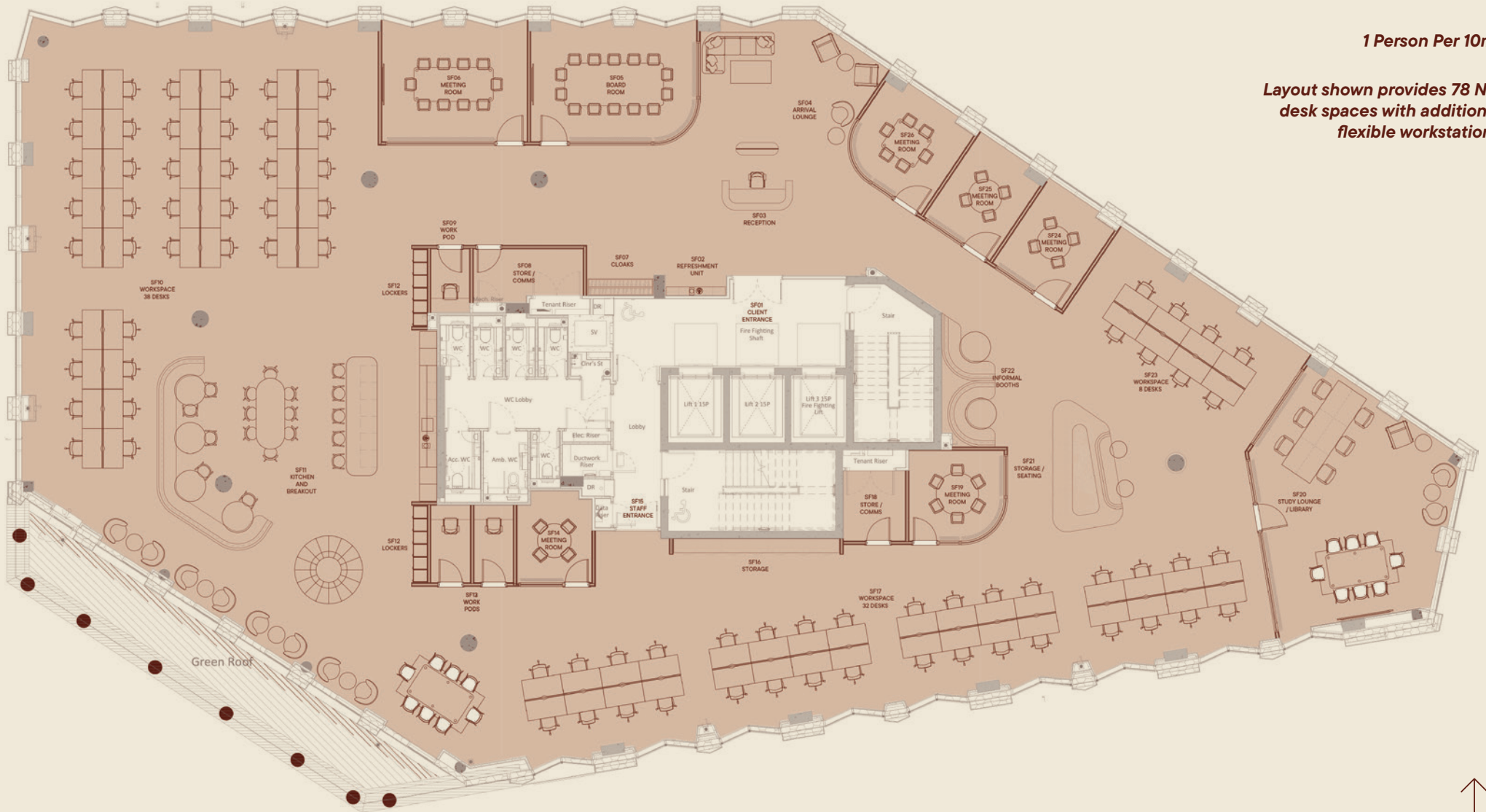
INDICATIVE LAYOUT PLAN



Example Upper Floor Cat B Fit-Out

1 Person Per 10m²

Layout shown provides 78 No.
desk spaces with additional
flexible workstations





Location

31 Wellington Street puts you close to some great amenities right from the moment you arrive. You'll find over 70 top restaurants just a short walk away, perfect for grabbing lunch or meeting up after work.

It's also just a 5-minute walk to Leeds City Station and sits right next to the A58(M), giving easy access to the M621, M62, and M1 motorways. This means getting around the city, or further afield is simple and convenient.

BY FOOT:

<i>Leeds Train Station</i>	<i>5 mins Walk</i>	<i>Briggate</i>	<i>11 mins Walk</i>
<i>City Square</i>	<i>6 mins Walk</i>	<i>The Light</i>	<i>12 mins Walk</i>
<i>Trinity Leeds</i>	<i>7 mins Walk</i>	<i>Harvey Nichols</i>	<i>15 mins Walk</i>
<i>Greek St</i>	<i>7 mins Walk</i>	<i>Victoria Quarter</i>	<i>15 mins Walk</i>
<i>Park Row</i>	<i>8 mins Walk</i>	<i>Victoria Gate</i>	<i>16 mins Walk</i>
<i>Leeds Town Hall</i>	<i>10 mins Walk</i>	<i>Leeds Bus Station</i>	<i>16 mins Walk</i>
<i>Granary Wharf</i>	<i>10 mins Walk</i>		

BY TRAIN:

<i>Manchester</i>	<i>57 mins</i>	<i>London</i>	<i>135 mins</i>
<i>Newcastle</i>	<i>85 mins</i>	<i>Liverpool</i>	<i>100 mins</i>
<i>Nottingham</i>	<i>123 mins</i>	<i>Edinburgh</i>	<i>180 mins</i>
<i>Birmingham</i>	<i>114 mins</i>		

In good company

31 Wellington Street's prime location brings the city's finest amenities right to your doorstep. Just steps away, you'll discover the very best dining, shopping and leisure options.

At 31 Wellington Street, everyday life is all about experiencing the very best the city has to offer.

OUTSTANDING AMENITIES:

<i>Toast Bar</i>	<i>Veeno</i>	<i>All Bar One</i>
<i>Good Luck Club</i>	<i>Friends of Ham</i>	<i>The Collective</i>
<i>Sociable Folk</i>	<i>Dirty Martini</i>	<i>The Botanist</i>
<i>Hoist House</i>	<i>El Gato Negro</i>	<i>Mowgli</i>
<i>Mad Frans</i>	<i>The Alchemist</i>	<i>La Bottega Milanese</i>



Whitehall Restaurant
WHITEHALL RD. LS1 4JY



Sous Le Nez
9 QUEBEC ST. LS1 2HA



The Restaurant Bar & Grill
3 CITY SQUARE. LS1 2AN



Tattu
29 E PARADE. LS1 5PS



Green Room
36 WELLINGTON ST, LS1 2DE



Dakota
8 RUSSEL ST. LS1 5RN



San Carlo
6-7 S PARADE. LS1 5QX



The Ivy & Ivy Asia
VICAR LN. LS1 6BA



All Enquiries



Nick Salkeld

nick.salkeld@fjltd.co.uk
+44 (0) 113 243 1133



Eamon Fox

eamon.fox@knightfrank.com
+44 (0) 113 297 2433



Adam Cockroft

adam@ac7consulting.com
+44 (0) 113 873 1233

Quoting Rent:

Price on Application

Tenure:

Leasehold for a term of years to be agreed

Rateable Value:

The property will be reassessed post redevelopment. Interested parties should make their own enquiries with the local charging authority.

EPC:

A full copy of the certificate will be available on completion

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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.

3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.



31 Wellington Street has been proudly brought to you by the people at Prescient Capital.

31 Wellington Street, Leeds LS1 4DL
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