



WELLINGTON STREET, LEEDS, LS1 4DL

FULLY FITTED / PLUG AND PLAY WORKSPACE

7,008 SQ.FT (651 SQ.M) GRADE A OFFICE SPACE TO LET

AVAILABLE NOW



GRADE A CITY CENTRE OFFICE SPACE WITH ACCESS TO AN UNRIVALLED COURTYARD AND SECURE BASEMENT PARKING.

Superb Grade A second-floor office accommodation which has benefitted from a recent renovation. The building provides an inspiring and dynamic workspace with collaboration and occupier engagement at it's core.



FRONT DOOR ACCESS



1A
TOWER
SQUARE

PLUG AND PLAY
WORKSPACE



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.

The space offers predominantly open-plan accommodation, complemented by high-quality partitioned private offices, well-appointed boardroom facilities, and dedicated staff amenities, creating a flexible and professional working environment.



SPECIFICATION

- Fitted workspace with potential for up to 70x desks
- 1x 10-person meeting room
- 2x 6-person meeting room
- 1x large training room / boardroom
- BREEM 'Very Good'
- EPC 'A' sustainable building
- Floor to ceiling windows
- 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
- Shared 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

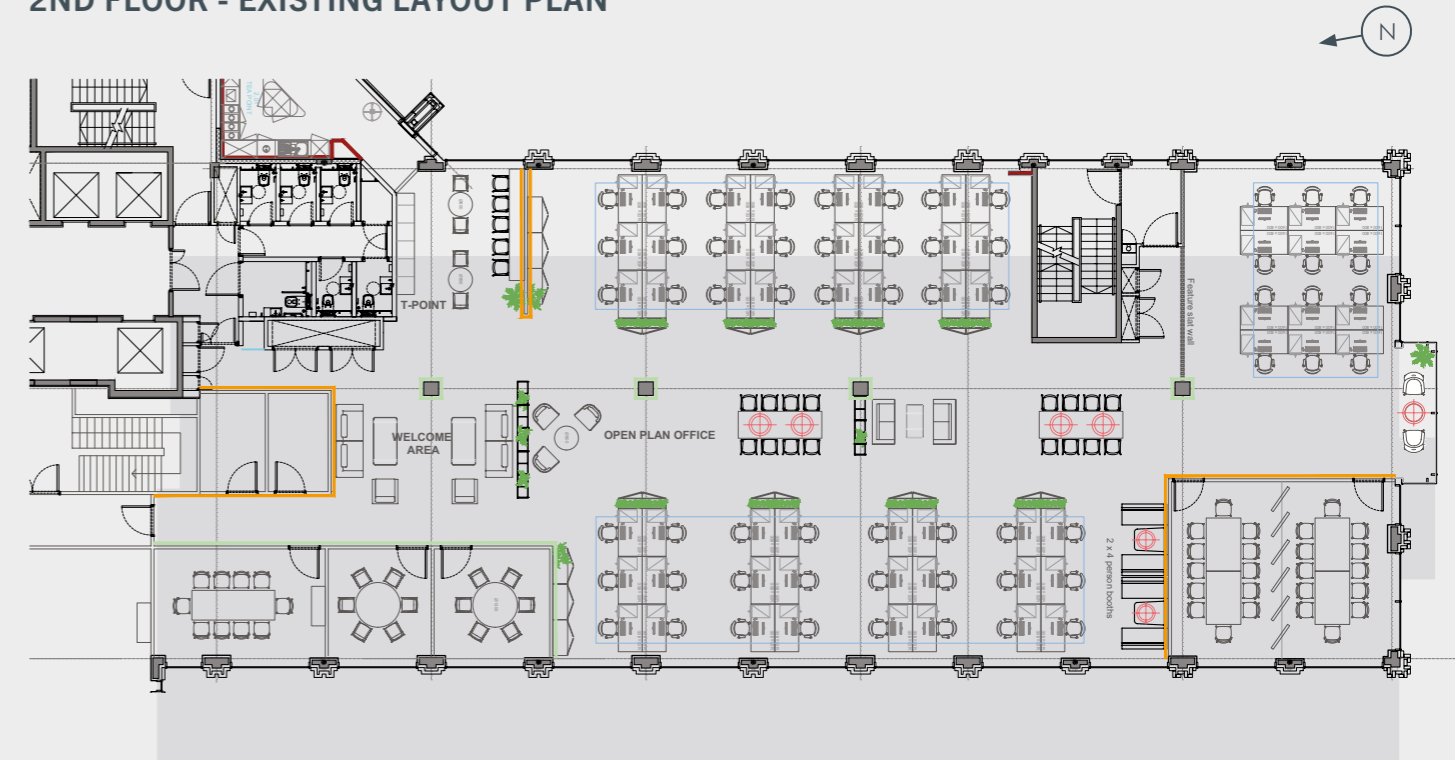
WHERE EVERYTHING IS WELL CONSIDERED

AVAILABLE ACCOMMODATION

FLOOR	SQ.FT.	SQ.M.
2ND	7,008	651



2ND FLOOR - EXISTING LAYOUT PLAN



The above layout plan shows the current fitted kitchenette and the meeting room arrangement. The suite is currently partially fitted with desks & task chairs.



IN AN ADDRESS THAT HAS IT ALL WELL COVERED



Located at the western gateway to Leeds City Centre, IA Tower Square 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.

IA Tower Square 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 M62 is less than 2 miles away.



1A TOWER SQUARE 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 4DL



LOCAL AMENITIES

- 1 Sociable Folk
- 2 Cafe Nero
- 3 Good Luck Club
- 4 Veenoo
- 5 Hoist
- 6 Mad Frans
- 7 Sainsbury's
- 8 Restaurant Bar & Grill
- 9 Banyan
- 10 Tattu
- 11 Trinity Kitchen
- 12 My Thai
- 13 Pret A Manger
- 14 Sous Le Nez
- 15 Six By Nico
- 16 Tesco Express
- 17 M&S Simply Food
- 21 Waki Maki
- 22 Green Room
- 23 Madre



HOTELS

- A Novotel
- B Premier Inn
- C The Queens
- D Crown Plaza
- E Quebecs
- F The New Ellington
- G The Chambers
- H Dakota



LOCAL OCCUPIERS

- Buro Happold
- Savills
- Walker Morris
- Progeny
- Sky Betting & Gaming
- Paddy Power
- Bet Fair
- Irwin Mitchell
- Bank of England
- Ward Hadaway
- Ministry of Justice
- Willis Towers Watson
- MEPC
- Equifax
- Mackenzie Stuart
- Squire Patton Boggs
- HMRC
- NHS England
- Brewin Dolphin
- Eddisons
- GHD
- Arup
- Lloyds Banking Group
- JLL
- EY

TERMS

Available on a sub-lease expiring in November 2029. A longer term may be available by negotiation.

FURTHER INFORMATION



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