WELLINGTON STREET

31

Coming Autumn 2027

31wellingtonstreet.co.uk

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.

www.31wellingtonstreet.co.uk

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

NABERS

5 STAR
RATING TARGET

WiredScore
PLATINUM

PLATINUM
TARGET ACHIEVED

TARGETING
EPC A RATING

SMART
TECHNOLOGY

ASHP FR HEATING
AND HOT WATER

PHOTOVOLTAICS
(130 M²)

23% SAVING IN
BODIED CARBON*

24% REDUCTION IN CO_2
EMISSIONS*

*BELOW TARGET EMISSION
RATE WITHIN ADL 2021*

44% ONSITE LOW CARBON
ENERGY GENERATION*

*BASED ON PREDICTED
ENERGY DEMAND*

Entrance Area: *Indicative Artist's Impression*

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

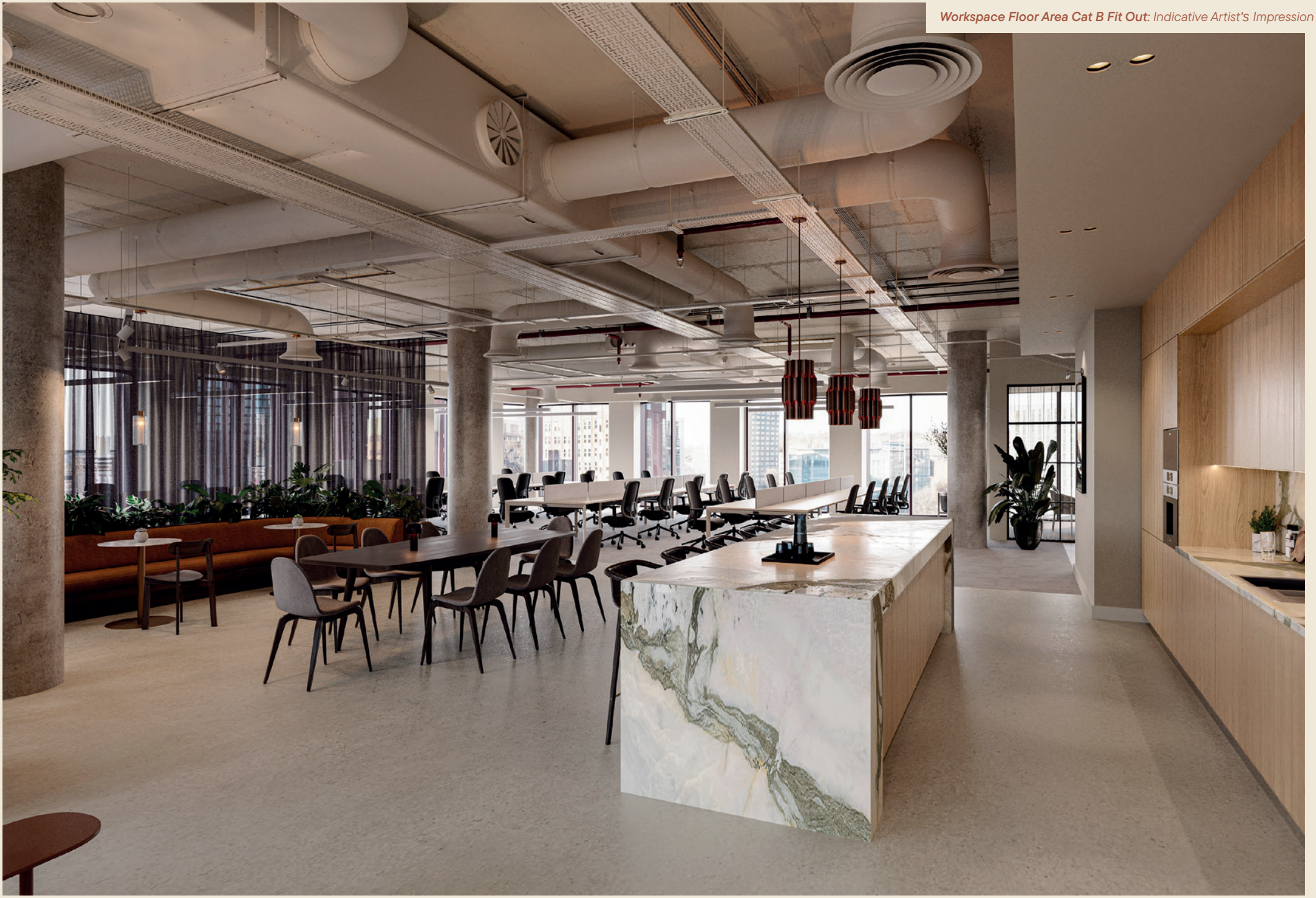
SMART TECH

BUSINESS LOUNGES

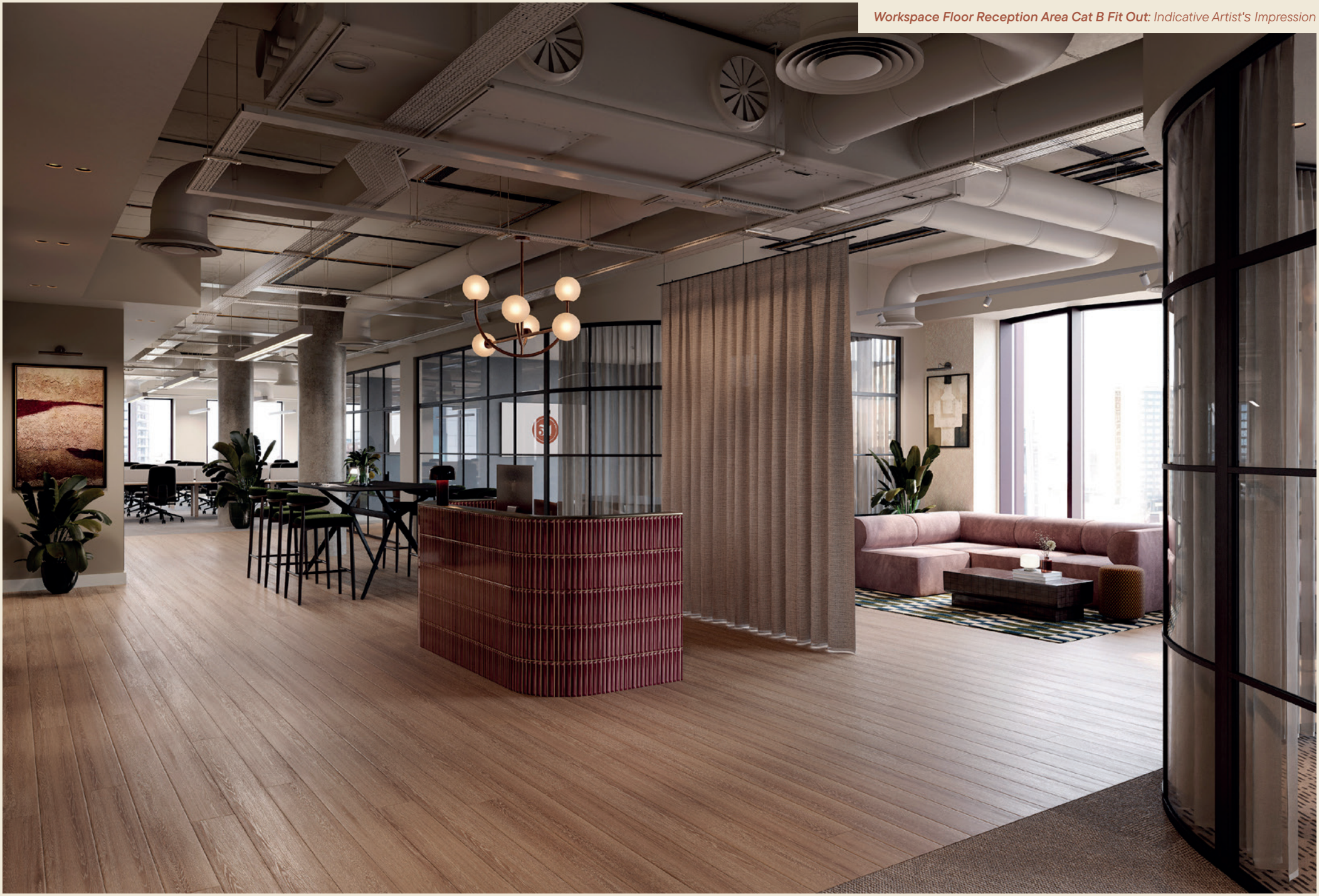
SHOWER FACILITIES

LOW LED LIGHTING

CHANGING FACILITIES



***Workspace Floor Area Cat B Fit Out**: Indicative Artist's Impression*



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

Roof Terrace: *Indicative Artist's 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

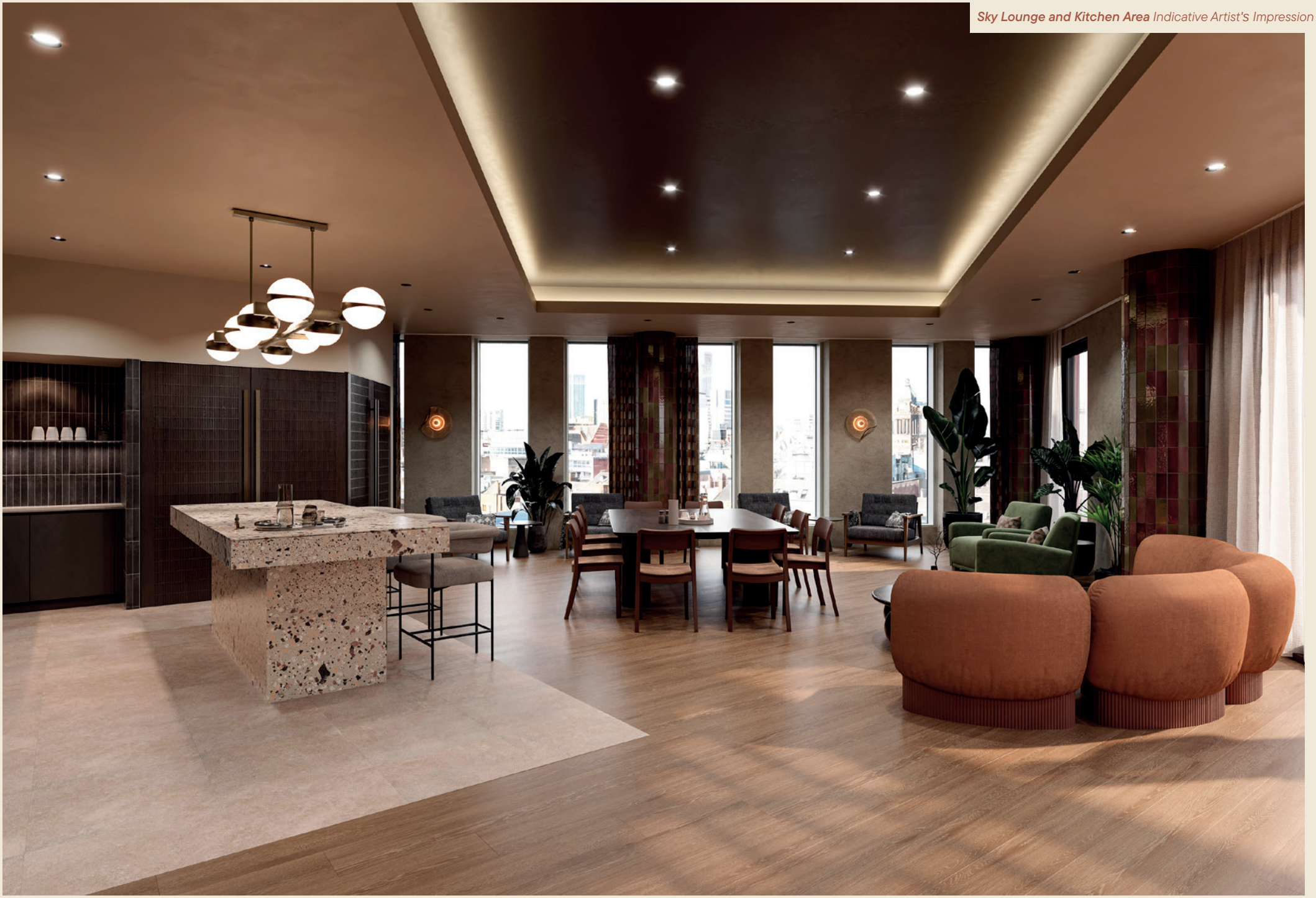
Changing Area: *Indicative Artist's Impression*

Peloton Suite: *Indicative Artist's Impression*

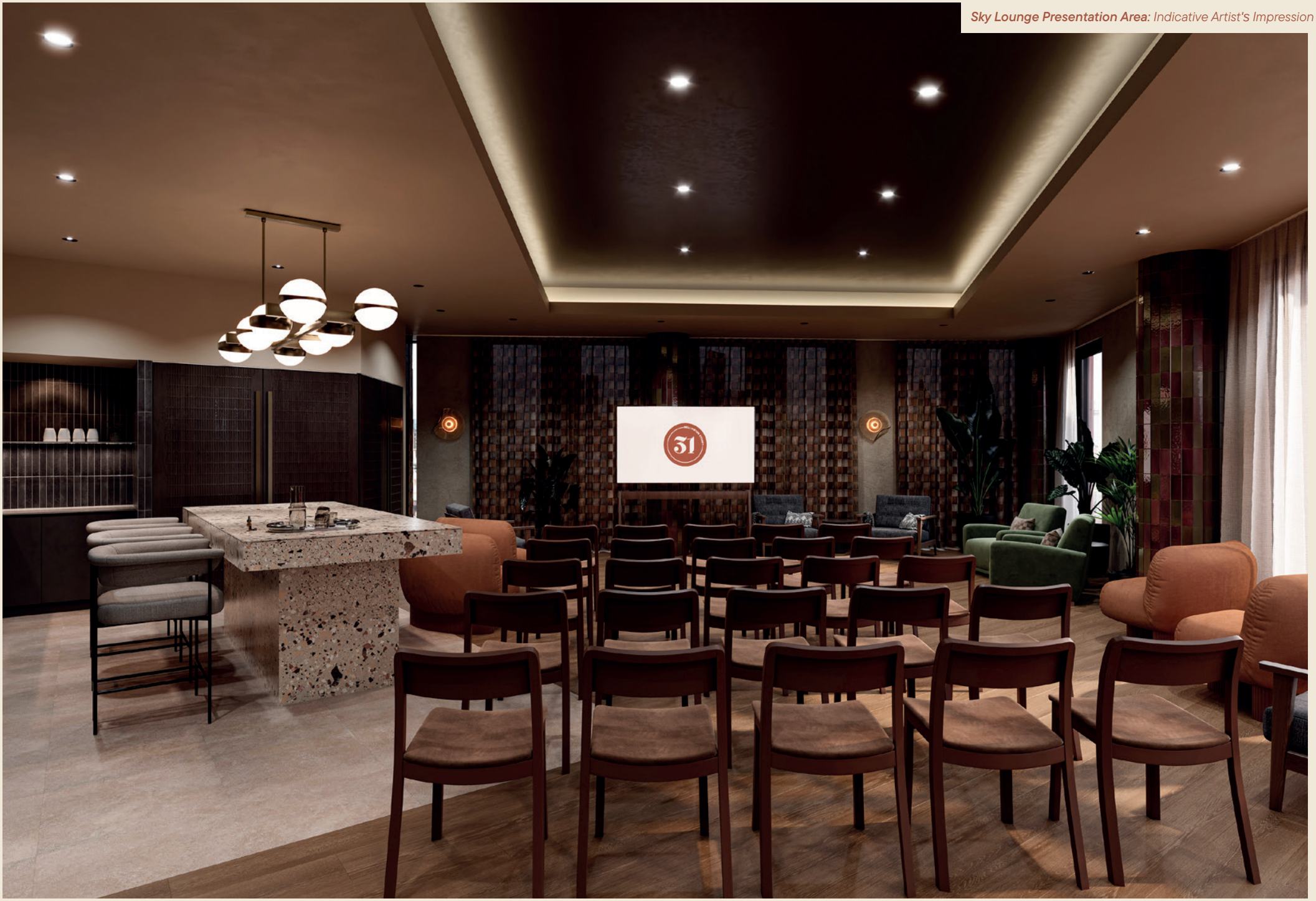
Accommodation

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 M²	
8TH FLOOR	SKY LOUNGE	1,569	145.8	AUTUMN 2027
8TH FLOOR	WORKSPACE	5,218	484.8	DAC BEACHCROFT
7TH FLOOR	WORKSPACE	9,064	842.1	DAC BEACHCROFT
6TH FLOOR	WORKSPACE	9,510	883.5	AUTUMN 2027
5TH FLOOR	WORKSPACE	9,510	883.5	AUTUMN 2027
4TH FLOOR	WORKSPACE	9,510	883.5	AUTUMN 2027
3RD FLOOR	WORKSPACE	9,510	883.5	AUTUMN 2027
2ND FLOOR	WORKSPACE	9,510	883.5	AUTUMN 2027
1ST FLOOR	WORKSPACE	8 ,927	829.3	AUTUMN 2027
GROUND FLOOR	FITNESS SUITE	415	38.6	
GROUND FLOOR	MANAGEMENT SUITE	149	13.8	
GROUND FLOOR	WORKSPACE TWO	2,087	193.9	AUTUMN 2027
GROUND FLOOR	WORKSPACE ONE	2,828	262.7	AUTUMN 2027
GROUND FLOOR	RECEPTION	1,256	116.7	
TOTAL		79,063	7345.2	



Sky Lounge and Kitchen Area *Indicative Artist's Impression*



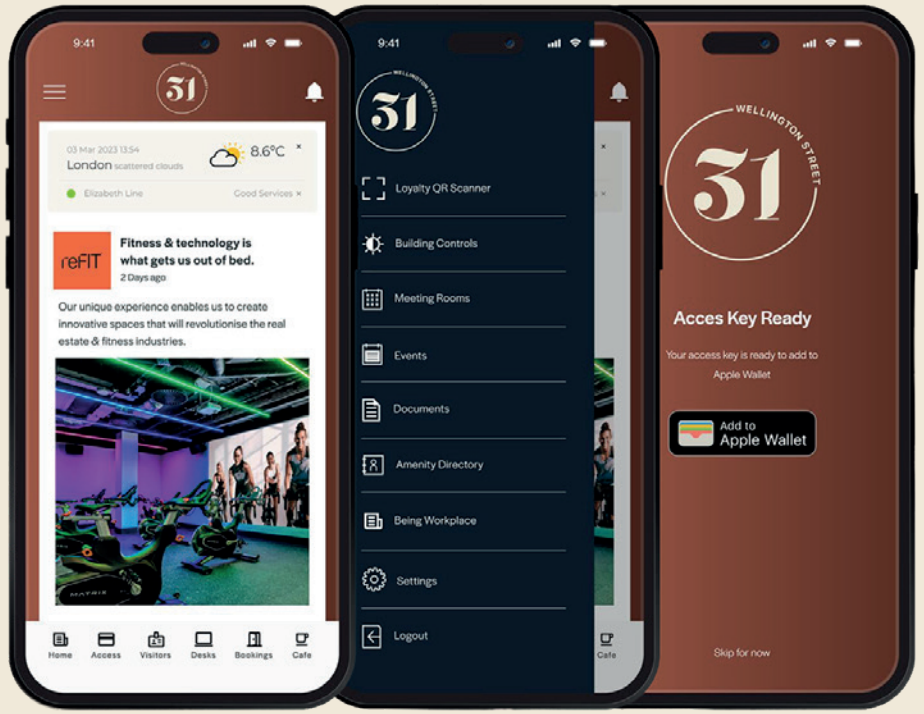
Sky Lounge Presentation Area: *Indicative Artist's Impression*

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*

First Floor

WORKSPACE: *8 ,927 SQ FT | 829.3 M²*

INDICATIVE LAYOUT PLAN

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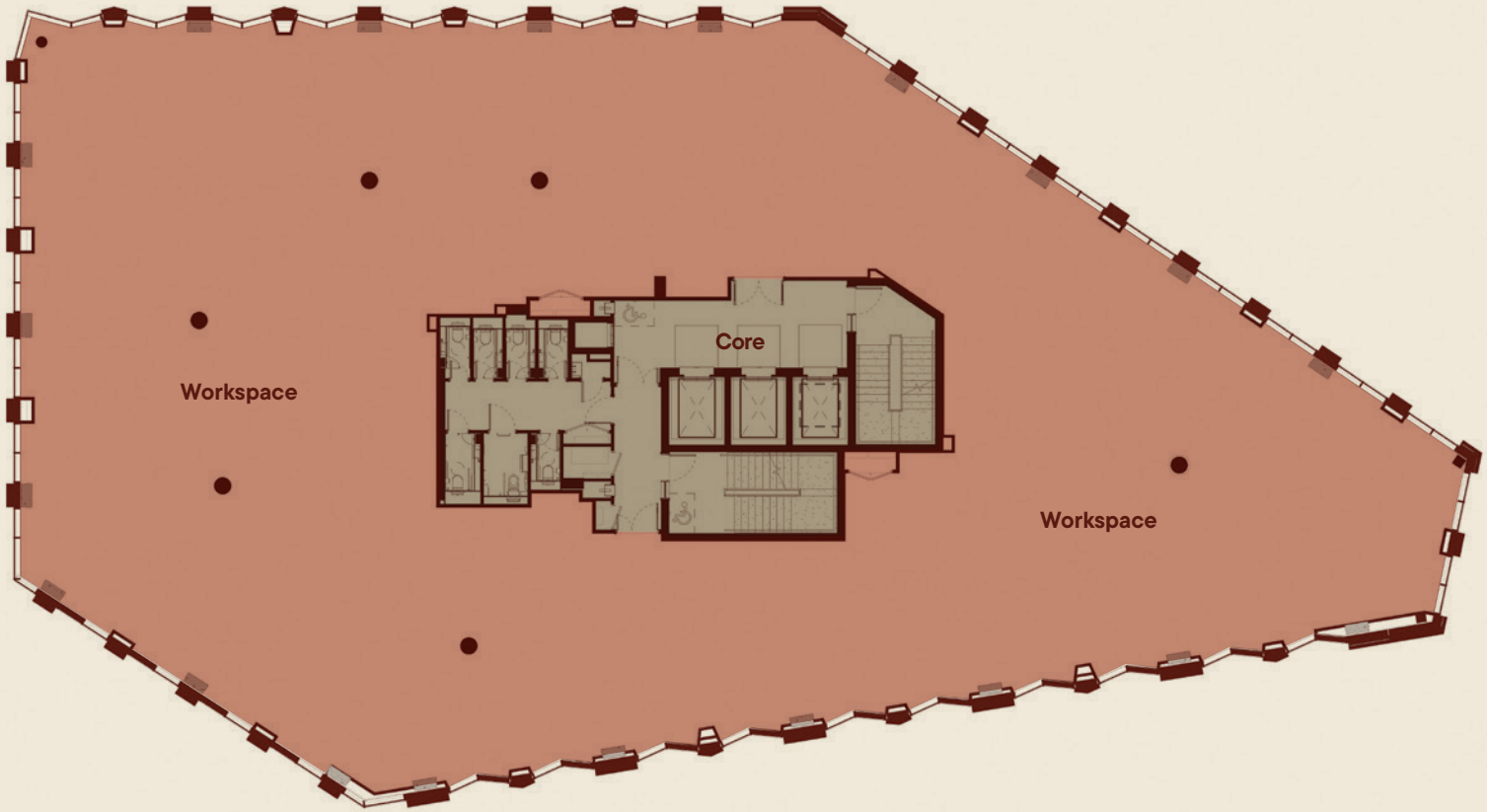
Floors 2-6

WORKSPACE: *9,510 SQ FT | 883.5 M²*

INDICATIVE LAYOUT PLAN



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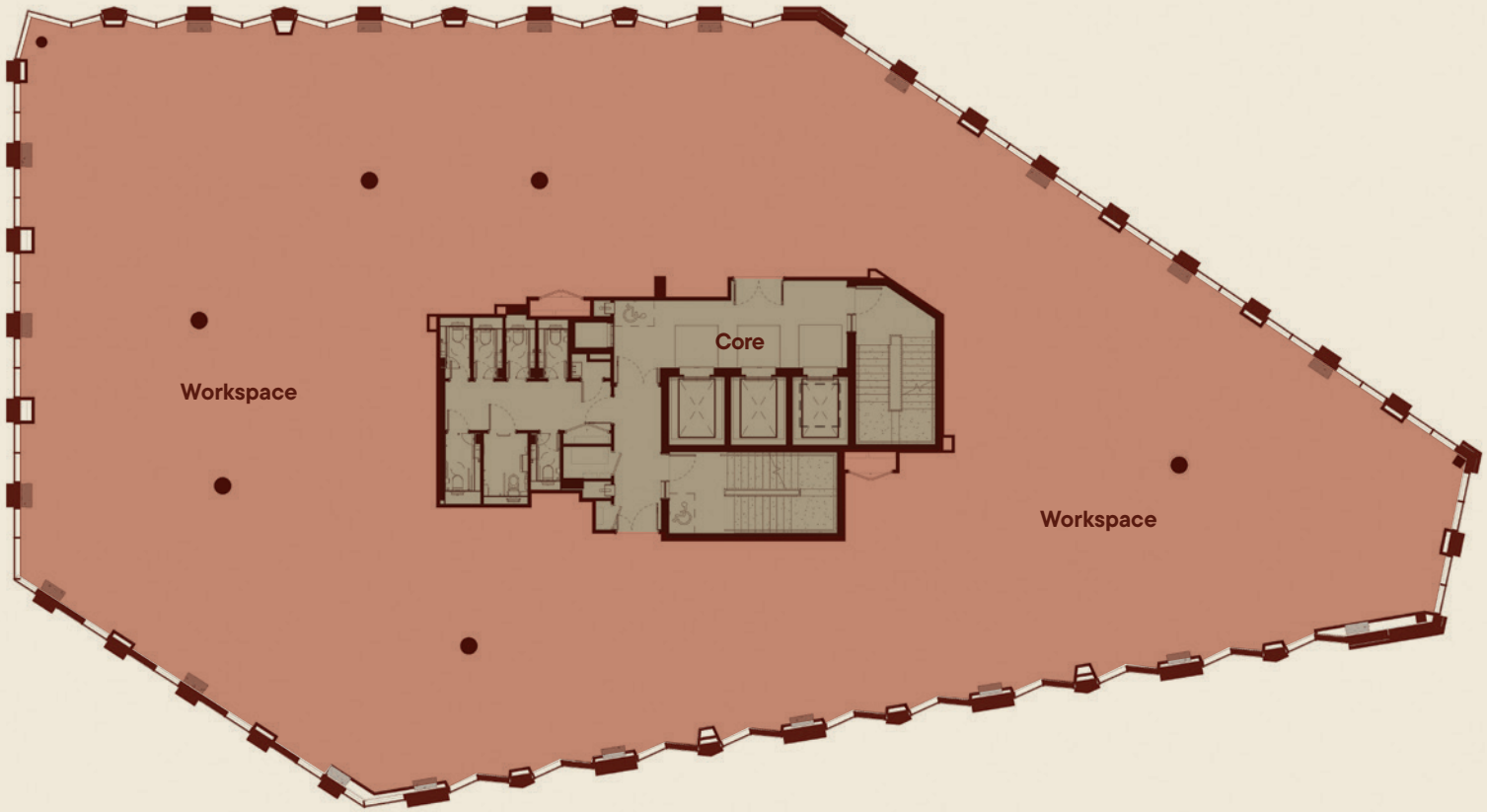
Floor 7

WORKSPACE: *9,064 SQ FT | 842.1 M²*

INDICATIVE LAYOUT PLAN



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8th Floor

WORKSPACE: *5,218 SQ FT | 484.8 M²*

INDICATIVE LAYOUT PLAN

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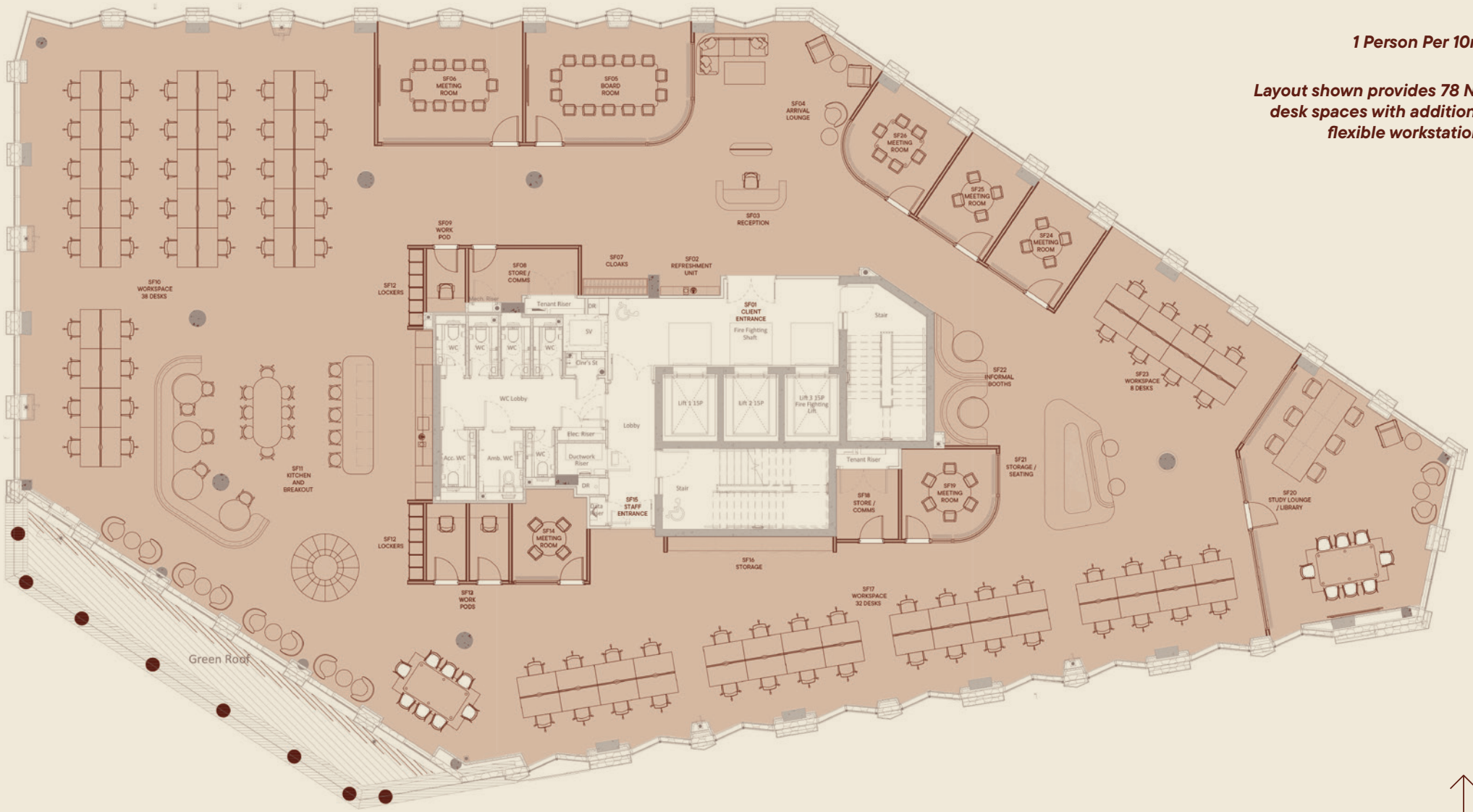
Example Upper Floor Cat B Fit-Out

1 Person Per 10m²

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



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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:

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

BY TRAIN:

Manchester	57 mins	London	135 mins
Newcastle	85 mins	Liverpool	100 mins
Nottingham	123 mins	Edinburgh	180 mins
Birmingham	114 mins		

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

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:

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

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All Enquiries

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prescient CAPITAL

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

31 Wellington Street, Leeds LS1 4DL

Brochure Prepared: March 2026

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.