

**TO LET - GRADE A OFFICE SPACE**

**PART FIRST FLOOR**

**6,440 SQ FT**

**THIRD FLOOR**

**20,052 SQ FT**



**4 WELLINGTON PLACE**  
**LEEDS LS1 4AP**





## 4 WELLINGTON PLACE / LEEDS

Wellington Place is home to a host of market-leading businesses in law, finance, technology and professional services. Not only will that reflect positively on your business, it will enable your people to nurture new commercial relationships.

### Business opportunities come naturally at Wellington Place

By creating a vibrant community, Wellington Place acts as a catalyst, helping you to find synergies with your neighbours in a relaxed, no-pressure environment. The events calendar at Wellington Place attracts people from every level, bringing together PAs, board members and everyone in between. Staff can enjoy numerous retail and leisure amenities with plenty of choice for everyone.



# EVERYTHING YOU'RE LOOKING FOR

## THE BUILDING

- BREEAM Excellent
- EPC B (30)
- 150mm raised access floor void
- 2.8m floor to ceiling height
- Efficient and virtually column free floor plates
- Four pipe fan coil HVAC system, designed to accommodate a density of 1 person per 8 sq m
- High performance solar control floor to ceiling glazing
- Intelligent PIR controlled, automatic daylight compensation LED lighting
- Five destination control lifts including a goods and fire fighting lift, all with access control
- Fully sprinklered building
- Photo voltaic panels
- Double height dual entrance reception

## THE EXPERIENCE

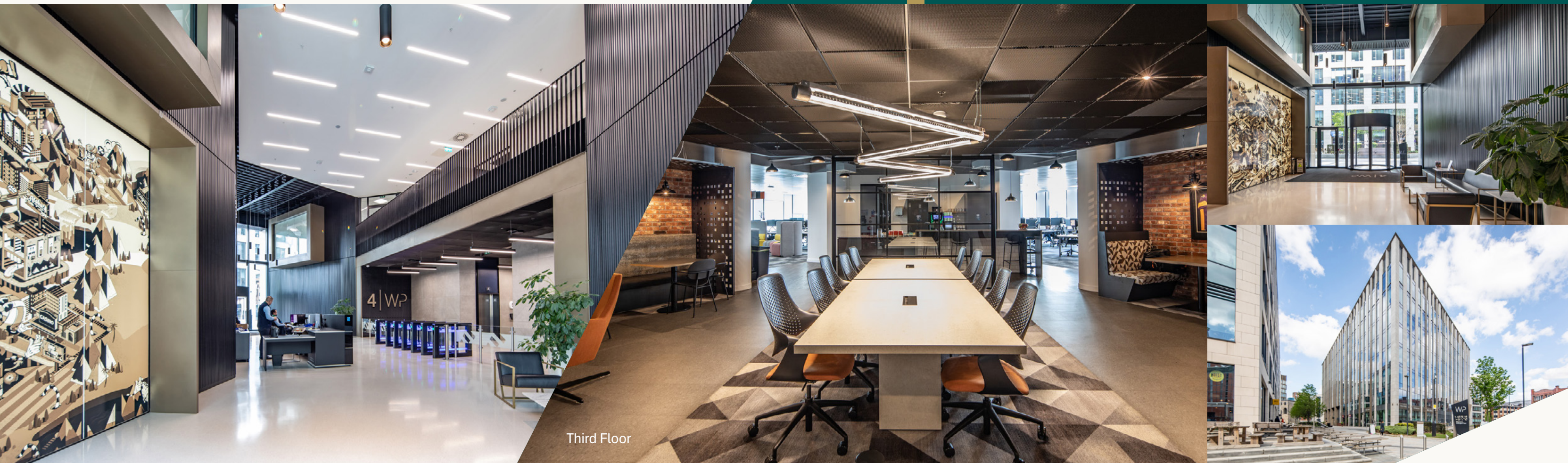
- Extensive public realm designed to maximise natural light and wellbeing
- Full disabled accessibility
- Dedicated loading bay and drop off point
- 24 hour access
- Capability for day one comms connectivity
- Secure basement parking and cycle storage
- Bike maintenance station
- Basement changing facilities with club class showers and lockers
- Electric vehicle charging points

# ...AND MORE

4 Wellington Place has been designed with sustainability in mind. The building combines a low carbon design with state-of-the-art technology to create energy efficient offices that meet the demands of modern businesses. Not only does this help to lower your carbon footprint, but it will also save your business money by reducing your energy usage.

## INTELLIGENT DESIGN

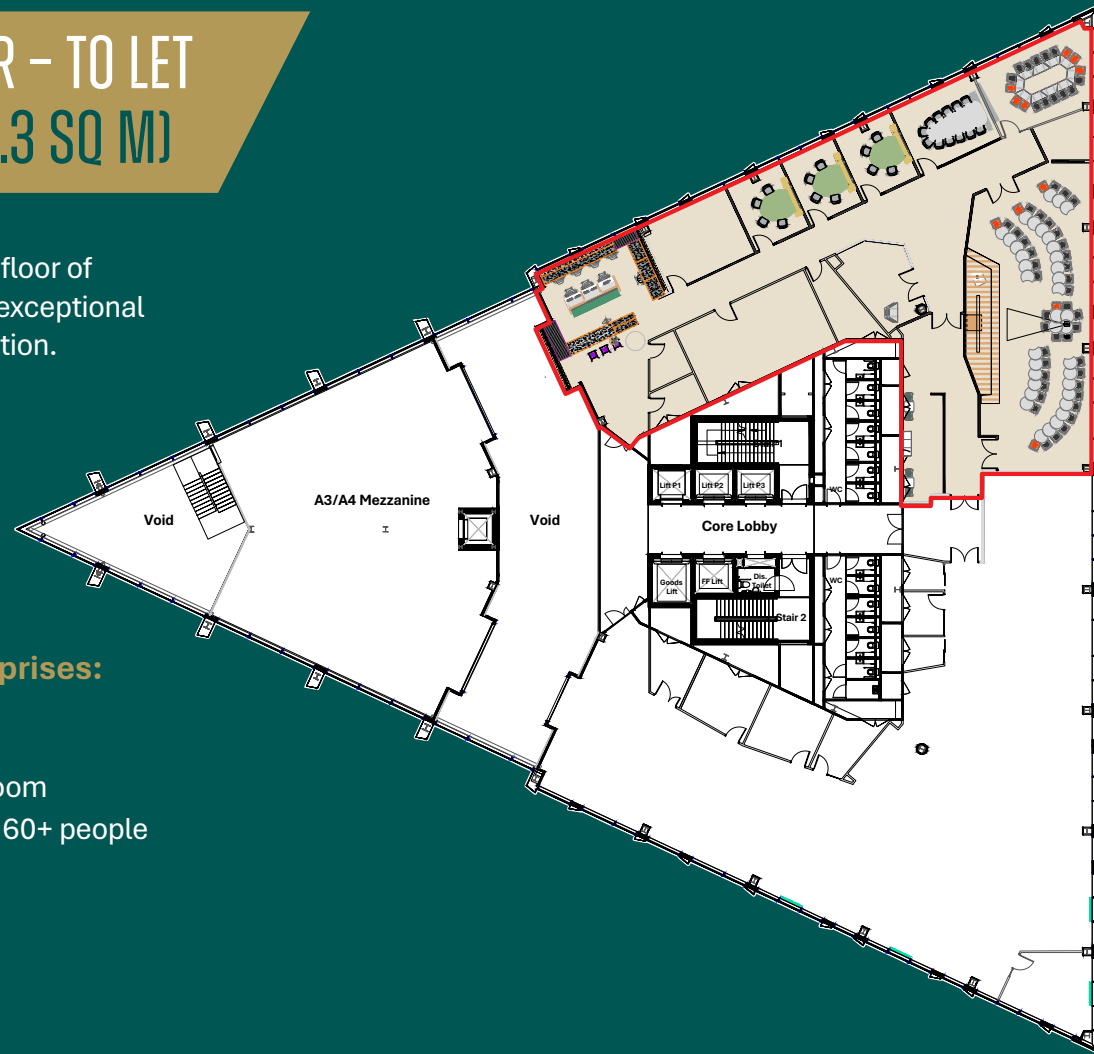
- BREEAM Excellent / Rated EPC B
- High-tech building management system and smart metering for responsible building occupation
- Maintains optimum life cycle energy efficiency with a 4 pipe fan coil system
- Ability to pre-cool the building via night purging
- High coefficient of performance central plant
- Roof mounted photo voltaic panels designed to provide 5% of regulated building energy consumption
- Low volume two stage WCs, with low energy hand driers and aerated taps/showers



Third Floor

## PART FIRST FLOOR – TO LET 6,440 SQ FT (598.3 SQ M)

The part first floor and third floor of 4 Wellington Place provide exceptional Grade A office accommodation.



### The part first floor comprises:

- 3 x 4-6 meeting rooms
- 1 x 12-person meeting room
- Workshop / event space 60+ people
- 1 studio
- 2 editing suites
- 3 store rooms
- Reception area
- Kitchen area



## THIRD FLOOR - TO LET 20,052 SQ FT (1,862.9 SQ M)

The third floor provides fully fitted accommodation suitable for plug and play.



Third Floor



### The third floor comprises:

- 156 x fixed desks
- 1 x 13 person meeting room
- 1 x 8 person meeting room
- 5 x 2 person meeting rooms
- 1 x 3 person meeting room
- 1 x 5 person meeting room
- 1 x 6 person meeting room
- Touch down spaces
- Kitchen
- Tea point
- Staff breakout space





# PERFECTLY POSITIONED

Wellington Place is located in the very heart of Leeds's West End, being within a 5 minute walk of City Square and Leeds Train Station, with direct access to the inner ring road and quick links to the A1, M1 and M62.

You'll have all the perks of the city centre on your doorstep too, with a mix of bars, restaurants, shops and attractions, perfect for entertaining clients and rewarding the team.

But there's more to the location than accessibility. Move to Wellington Place and you'll become part of a thriving business community where occupiers enjoy substantial leisure and retail facilities on offer, including Good Luck Club, Sociable Folk, Cafe Nero, Hoist, Veenoo and Sainsburys to name few. Wellington Place also impressive landscaping and public realm. Quite simply, your business couldn't be better placed.





## 4 WELLINGTON PLACE LEEDS LS1 4AP

### Terms

The part first and third floors are available by way of assignment until December 2030. More flexible lease terms are available on request.

### EPC

B (30).

### Contact

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