

Sixty Four.

SUITABLE FOR
ALTERNATIVE USES
(STP)

WELLINGTON STREET | LEEDS | LS1 2EE



2,060 sq ft

TO LET PRESTIGIOUS SELF-CONTAINED OFFICE
BUILDING WITH DEDICATED CAR PARKING



Image from 2019



Sixty Four.

Wellington Street is prominently situated fronting onto Wellington Street between the intersections with Britannia Street and King Street, approx 400 yards from City Square and the main Leeds railway station.

The building is ideally positioned within the central business district of Leeds for a variety of professional and financial office occupiers, suitable for alternative uses (STP).

Wellington Street is one of the major routes in and out of Leeds City Centre and provides direct and easy access to the A58 (M) Inner Ring Road and thereby to all motorways and suburbs around Leeds.

Features.

- Dedicated parking
- Excellent natural light
- Unrivalled shop-window branding opportunities
- New LED feature lighting
- Shower facilities
- Quality, modern fittings throughout
- Kitchenette facilities on each floor
- Attractive period plaster cornice features
- Central heating
- Security Alarm
- Electronic door entry system
- High quality floor covering

Sixty Four Wellington Street is a self-contained period building, which has been refurbished to a high standard providing quality, modern office accommodation.

Of predominantly brick built construction under a pitched slate roof with timber windows, **Sixty Four** Wellington Street provides accommodation over lower ground, ground, first and second floors, offered fully self-contained with unrivalled branding opportunities.

Accommodation.

Net internal floor areas:

Floor	sq ft	sq m
Lower Ground	430	39.9
Ground	470	43.6
First	565	52.4
Second	595	55.2
TOTAL	2,060	191.3

Car Parking.

The building benefits from 2 parking spaces within the private car park to the rear of the property which is accessed directly from Back York Place.



Image from 2019



Floorplans.



Lower Ground floor

657 SQ FT (61.1 SQ M) gross area



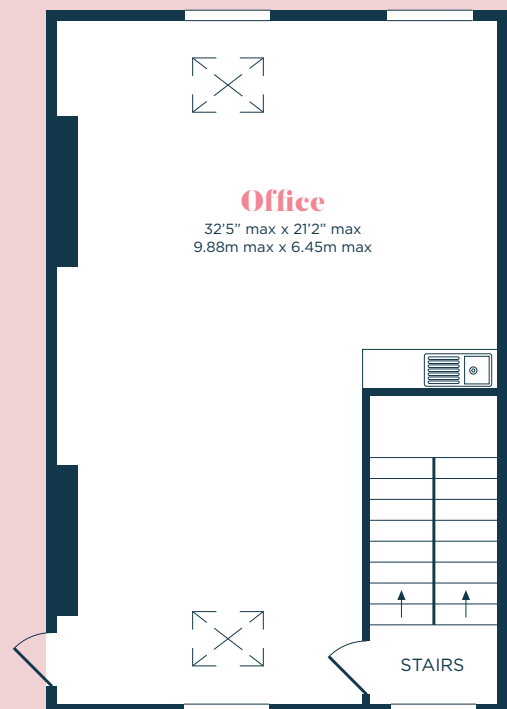
Ground Floor

660 SQ FT (61.3 SQ M) gross area



First Floor

662 SQ FT (61.5 SQ M) gross area



Second Floor

661 SQ FT (61.4 SQ M) gross area

Planning.

The property is currently occupied as an office under Use Class E.

The property could be occupied for a variety of uses such as as a salon, physio, medical, education, etc.

Rates.

Sixty Four Wellington Street is currently rated separately on a floor by floor basis. It is to be reassessed as a whole building in due course.

EPC.

The property has been assessed as having an energy rating of 87 (Band D). A full copy of the EPC is available on request.

Terms.

Sixty Four Wellington Street is available by way of a new full repairing and insuring lease for a term to be agreed.

The current tenant will be vacating on 26 December 2025.



Viewing.

Strictly by prior appointment with the sole letting agents:



Harry Finney
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