



60 Wellington Street

Leeds, LS1 2EE

For Sale - Office Building
Suitable For Owner
Occupiers & Investors With
On-Site Car Parking &
Alternative Use Potential
(STP)

3,003 sq ft
(278.99 sq m)

- On Site Car Parking
- Central Wellington Street Location
- Walking distance from the train station
- Character Building
- LED Lighting Throughout
- Exposed Services

60 Wellington Street, Leeds, LS1 2EE

Summary

Available Size	3,003 sq ft
Price	Offers in the region of £795,000
Business Rates	For information on the business rates, please contact the sole agent.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

60 Wellington Street is an attractive brick built, three storey office building with car parking to the rear of the premises. The Ground Floor is currently let and the upper floors are vacant. The accommodation benefits from the following specification features:

- LED Lighting
- On Site Car Parking
- Industrial modern design
- Fully air-conditioned space for a comfortable working environment
- Exposed features
- Character Space

Location

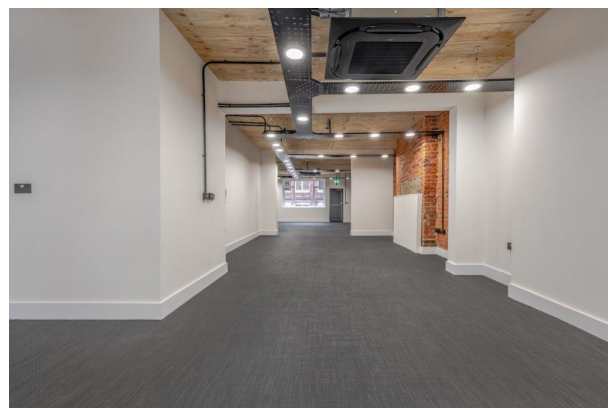
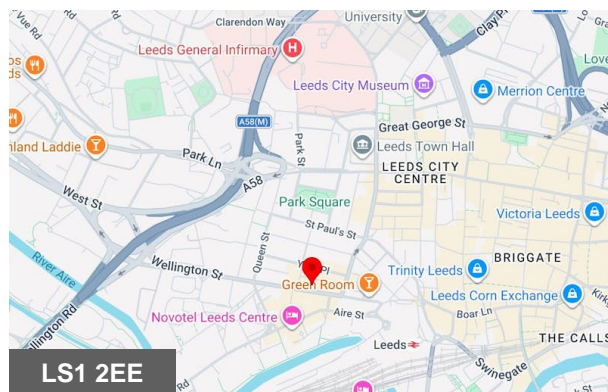
60 Wellington Street occupies a prime position within the heart of Leeds' established commercial core, one of the UK's leading regional business destinations. Situated on the city's principal office corridor, the building benefits from immediate access to an extensive range of business, retail, leisure and hospitality amenities.

Leeds Railway Station is less than a five-minute walk away, providing regular direct services to London, Manchester, Birmingham, Edinburgh and other major UK cities, making the property exceptionally well connected for both occupiers and visitors. The location also benefits from excellent access to the M621, M1 and M62 motorway networks, while numerous bus routes serve Wellington Street and the surrounding area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,032	95.88	Available
1st	970	90.12	Available
2nd	1,001	93	Available
Total	3,003	279	



Viewing & Further Information



Tom Newstead

07538680333

tomnewstead@cartertowler.co.uk



James Jackson

07920 812275

jamesjackson@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk