



## 56 Wellington Street

Leeds, LS1 2EE

### Fully Refurbished Period Office Building in the Heart of Leeds City Centre Offering Unique, Characterful Workspace

**1,008 sq ft**  
(93.65 sq m)

- Ground floor suite fronting Wellington St - TO BE REFURBISHED
- Comprehensively refurbished common areas
- Iconic landmark building
- Air conditioned throughout
- LED lighting
- Showers / changing room / bike storage facilities

# 56 Wellington Street, Leeds, LS1 2EE

## Summary

<b>Available Size</b>	1,008 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon enquiry.
<b>Service Charge</b>	For information on the service charge, please contact the agents.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (48)

## Description

Fifty Six features 10,676 sq ft of the finest office space within a beautiful, Grade II listed building which dates back to 1873. Behind its original ornate façade, this historic building has been reinvented, while its unique and original period features have been maintained. It is now an eclectic, intriguing workplace, lovingly brought back to life across its six floors, with an attention to detail that lives up to the craftsmanship of its original occupants.

Exposed brickwork, original timber beams and cast iron columns play a major role in the building's revitalised look. Following recent lettings, we just have one floor available to let.

## Location

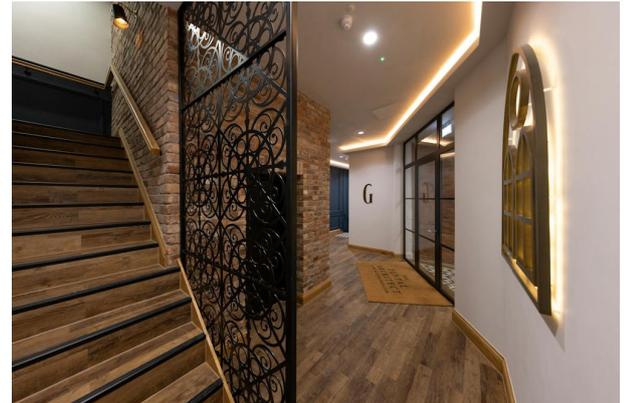
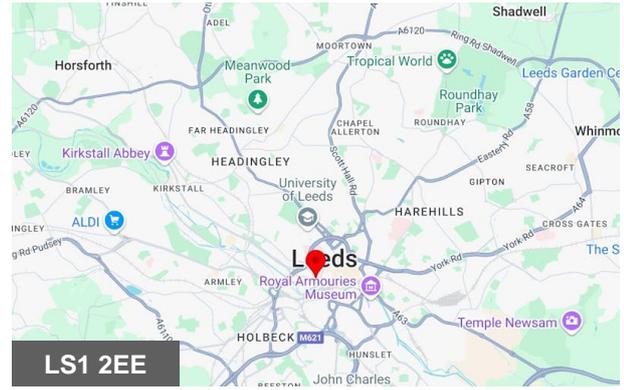
Located in a prominent position fronting Wellington Street, Fifty Six offers easy accessibility to Leeds City Station along with all of the city's business, leisure and retail amenities. 56 Wellington Street benefits from a 2 minute walk to Leeds Train Station, 4 minute walk to Trinity Shopping Centre and only a 10 minute walk to Victoria Gate shopping centre.

There are an abundance of bars and restaurants in close proximity with the likes of Green Room, San Carlos, All Bar One, Sous Les Nez and Brew Society all within a 5 minute walk. 56 Wellington Street is also situated on one of the major arterial routes in and out of Leeds city centre, close to its junction within East Parade.

## Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Ground	1,008	93.65	Available
<b>Total</b>	<b>1,008</b>	<b>93.65</b>	



## Viewing & Further Information



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