

3 | WPC

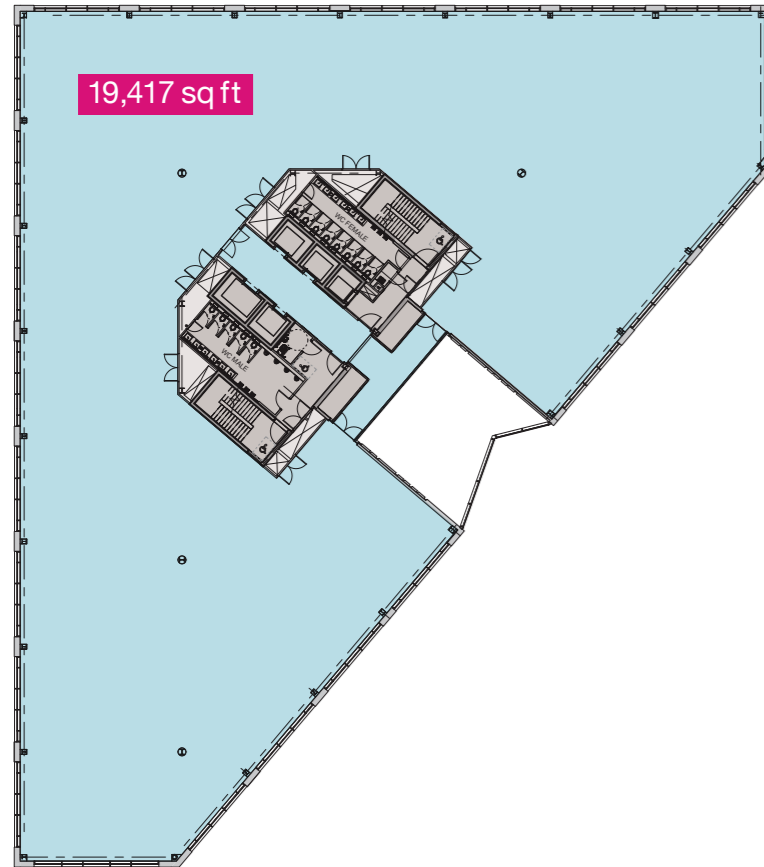


WPC | Wellington
Place Leeds

Stylish and versatile Grade A office accommodation with state-of-the-art facilities and ground floor retail. **60,961 sq ft of Grade A office space available now.**

3 Wellington Place

First Floor



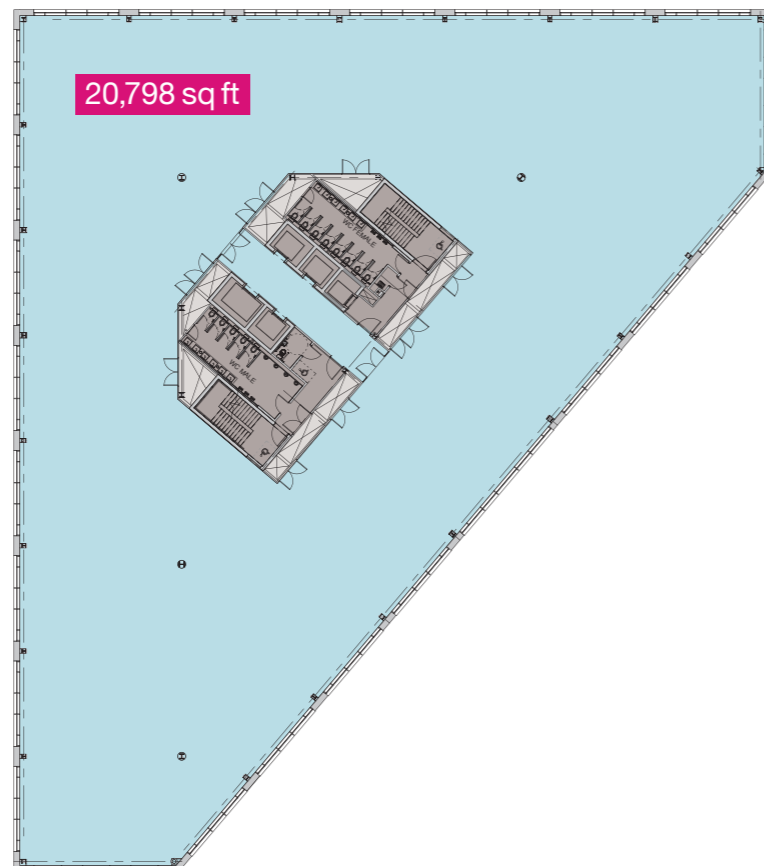
The building

- BREEAM Excellent Rated with EPC B
- Intelligent PIR-controlled LED lighting systems with daylight sensing
- 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 photovoltaic panels designed to provide 5% of regulated building energy consumption
- Low-volume two stage WCs, with low-energy hand driers and aerated taps/showers



Rooftop terrace

Second/Third Floor



The experience

- South-facing rooftop terrace overlooking Tower Square
- Extensive public realm designed to maximum natural light and wellbeing
- Full disabled accessibility
- Dedicated loading bay and drop off point
- 24 hour access
- Capability for day one comms connectivity
- Basement parking
- Car Parking allocation of 1 space per 100 sq m lettable area
- Additional car parking spaces available on licence
- Basement cycle storage with bike maintenance station
- Basement changing facilities with showers plus lockers
- Electric vehicle charging points.



Total space available 60,961 sq ft of Grade A office space

Floor	Use	IPMS 3 sq m	IPMS 3 sq ft	GIA sqm	GIA sq ft	Status
Ground – Suite 1	Office	315	3,392			Let to New Street Consulting
Ground – Suite 2	Office	265	2,852			Let to Savills
Ground – Suite 3	Office	380	4,090			Let to Buro Happold
Ground – Unit 1a	Retail			134	1,437	Let to Caffè Nero
Ground – Unit 1b	Retail			146	1,570	Let to Buro Happold
Ground – Unit 2*	Retail			324	3,487	Let to Savills
First	Office	1,804	19,417			Available
Second	Office	1,932	20,798			Available
Third	Office	1,927	20,746			Available
Fourth	Office	1,924	20,712			Let to Investec
Fifth	Office	1,614	17,377	†		Let to Mazars / The Terrace
Total available sq m		5,663				
Total available sq ft			60,961			
Total sq m		10,161		604		
Total sq ft			109,384		6,494	

* This retail unit is capable of division † Roof terrace 2,961 sq ft

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W/P

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6 Wellington Place, Leeds
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Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract.

Printed September 2021.



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