

76

WELLINGTON
S T R E E T

LEEDS

**GRADE A
OFFICE SPACE
TO LET FROM
3,657 SQ FT**



THE BUILDING

76 Wellington Street represents a prime commercial building situated in Leeds city centre, with 35,705 sq ft over ground and three upper floors.

Owners Ardstone Captial have invested in a comprehensive refurbishment of the building's common areas, creating a contemporary commercial location and providing tenant services expected by modern occupiers, including a commissionaire via the fully manned reception.

Key occupiers within the building include Pinsent Masons LLP; Secretary of State for Environment, Transport & Regions; Aldemore Bank Plc; and Home Group Lftd.





FLEXIBLE SPACE

76 Wellington Street features flexible, open plan floorplates that offer virtually column-free Grade A workspaces.

There is currently some 14,859 sq ft of space available across three suits on the building's second, fourth and fifth floors, all of which benefit from substantial glazing which provides significant levels of natural light.

FLOOR	SQ FT	SQ M
FIFTH	5,142	478
FOURTH	6,060	563
PART SECOND	3,657	340
TOTAL	14,859	1,381



Indicative 5th Floor

PART 2ND FLOOR
3,657 SQ FT



- 32 DESKS
- 5 MEETING ROOMS
- 3 INFORMAL MEETING AREAS



4TH FLOOR
6,060 SQ FT



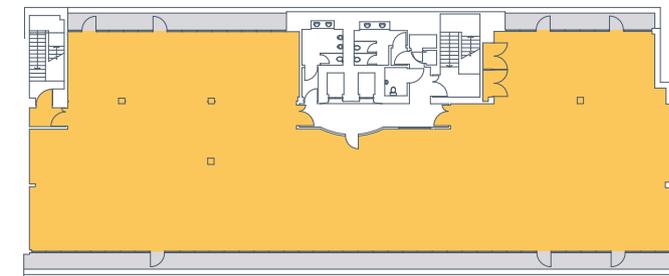
- 72 DESKS
- 3 MEETING ROOMS
- 9 INFORMAL MEETING AREAS



5TH FLOOR
5,142 SQ FT



- 54 DESKS
- 5 MEETING ROOMS
- 6 INFORMAL MEETING AREAS



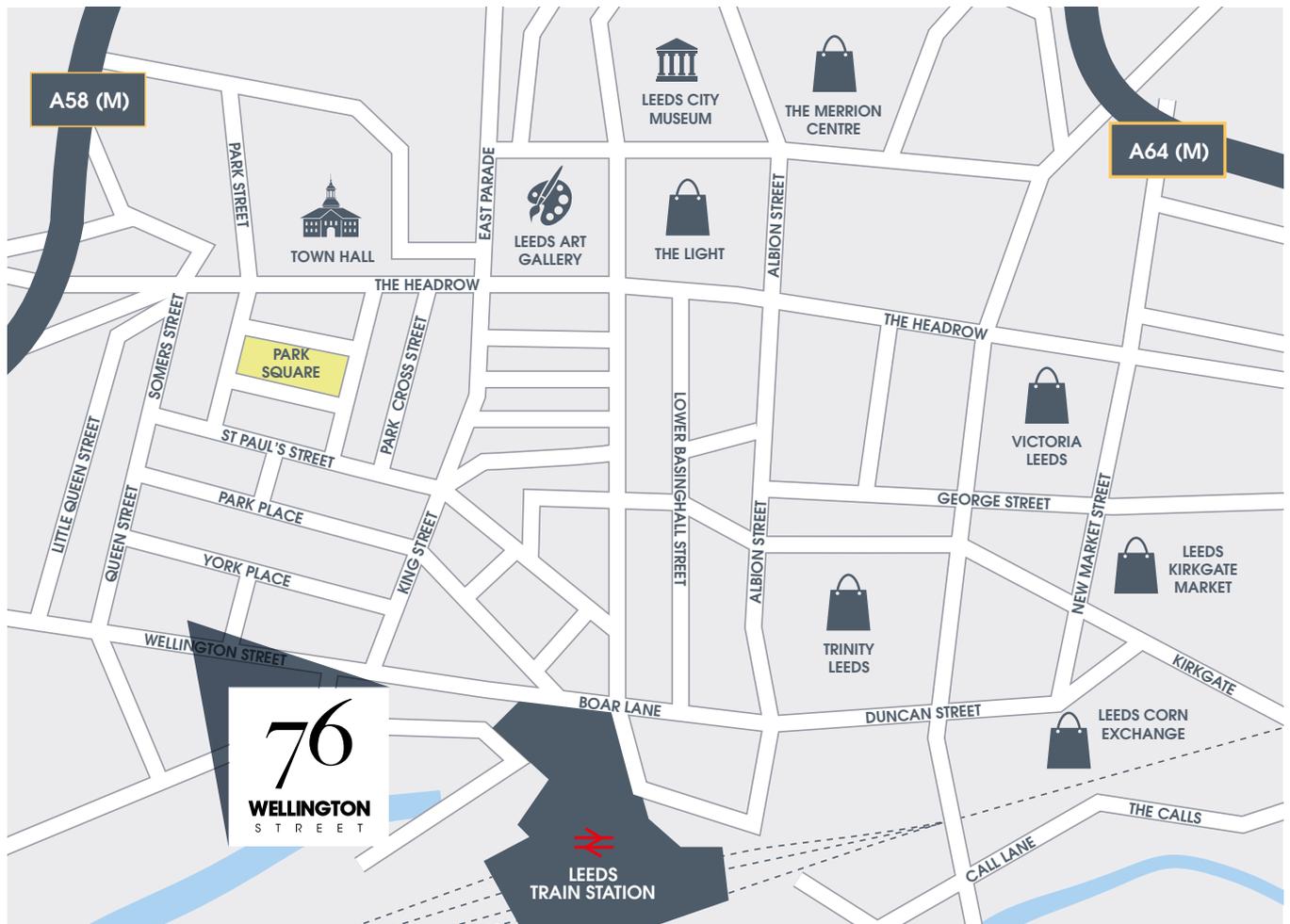
- Newly refurbished common areas
- Suspended ceiling with new LED lights
- Raised access floor
- Fan coil air conditioning
- Double glazed windows
- Onsite commissionaire and reception service
- Two 10 person passenger lifts
- Shower facilities
- Secure basement car parking

PRIME LOCATION

On the edge of the city's traditional business core and the upcoming West End district, 76 Wellington Street occupies an impressive position.

Businesses will be among good company at 76 Wellington Street with a host of nearby occupiers including Handelsbanken, Grant Thornton, Irwin Mitchell and PwC.

Leeds railway station is just a five minute walk away, as are the varied retail and leisure amenities of the city centre including the Trinity and The Light shopping centres.





Manchester	42 miles
Nottingham	72 miles
Newcastle	98 miles
Birmingham	119 miles
London	195 miles
Edinburgh	201 miles



Manchester	54 miles
Newcastle	1 hr 24 mins
Nottingham	1 hr 48 mins
Birmingham	1 hr 54 mins
London	1 hr 59 mins
Edinburgh	3 hrs





ALL

ENQUIRIES



CLEM MCDOWELL

0113 261 6227

Clem.mcdowell@eu.jll.com

DUNCAN SENIOR

0113 234 1444

DSenior@wsbproperty.co.uk

Jones Lang LaSalle and WSB for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Jones Lang LaSalle and WSB have any authority to make or give representation or warranty whatever in relation to this property. Designed by Core. www.core-marketing.co.uk 0121 232 5000. September 2017.

 **Ardstone Capital**

