



FIFTY SIX

WELLINGTON ST



FIFTY SIX IS A CONTEMPORARY
WORKSPACE IN THE HEART OF LEEDS
CITY CENTRE. WITH 10,254 SQ FT OF THE
FINEST OFFICE SPACE, THIS BEAUTIFUL
GRADE II LISTED FORMER LEATHER
WAREHOUSE DATES BACK TO 1873.

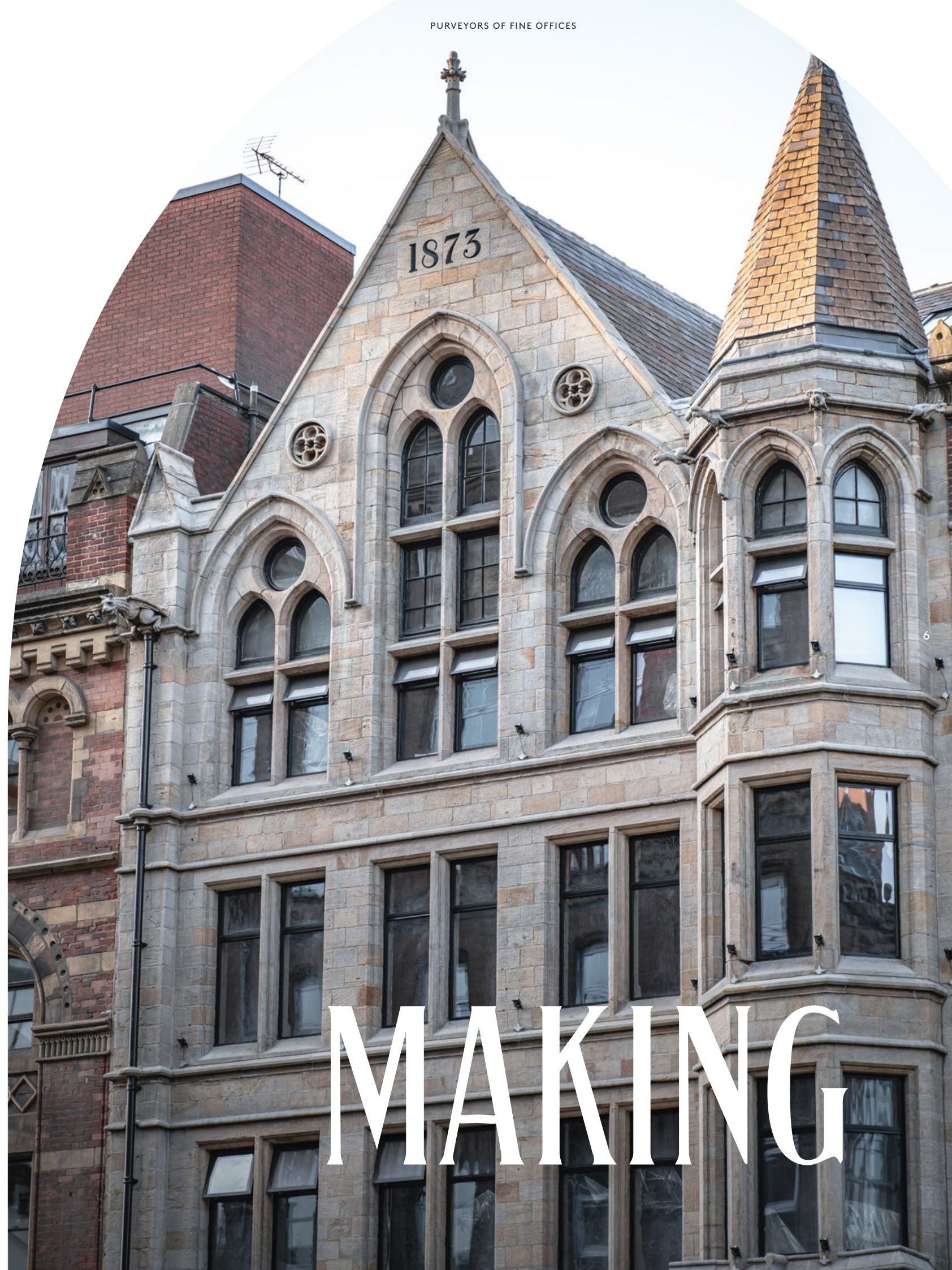


148 YEARS IN THE

Fifty Six features 10,254 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.



MAKING

ABOVE

A place reinvented and exquisitely crafted to the highest standards to create one of the city's most intriguing workplaces.

A CUT

THE REST



THE REVIVAL OF CITY CENTRE WORKING

The pandemic may have accelerated the trend towards more flexible working, but flexibility doesn't mean the UK will become a nation of home workers.

It is said that most people would prefer to work from home just two days a week. So the demand for exceptional office space isn't going away. This is backed by the fact that collaborating with colleagues, building networks of contacts and making career progress all flourish when done in person.

Offering staff a choice of where they spend their working day is no longer the preserve of businesses that consider themselves pioneering or visionary. It's now just one of the many things potential employees will judge an employer on before they apply.

City centre working is here to stay. Which means so is competition for office space that inspires staff to do their best work.



WORK IN LEEDS

THE FINEST PLACE TO

Exposed brickwork, original timber beams and cast iron columns play a major role in the building's revitalised look.

People are inspired by their surroundings and thrive when they feel valued. Which is why we've designed Fifty Six to provide the ideal working environment with character and experience at its heart.

STEEPED IN CHARACTER



Through a sympathetic approach to the interior design, the integrity of the building's industrial past has been retained wherever possible.

Fifty Six benefits from all the characteristics you would expect to find in this type of property. However, through a comprehensive, design-led refurbishment, the building offers state-of-the-art office space and inspiring communal areas.

The result is six floors of exceptional and adaptable open-plan office space, offering a contemporary working environment for modern-day business.



Iconic Landmark Building



Comprehensive Refurbishment



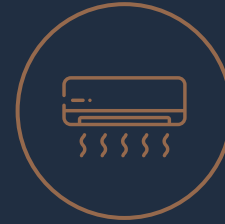
Passenger Lift



Completely Renovated Elevations



Striking New Entrance



Fully Air Conditioned



High Spec Kitchens



LED Lighting



High Spec Toilets



Showers & Changing Room



Secure Cycle Storage



Off-Street Parking



New Double Glazed Windows



Electric Car Charging Points



CCTV Security System



Contactless Door Entry



Contemporary Interior Fit-Out



EPC Target B

AVAILABILITY

FOURTH FLOOR: 1,935 SQ FT

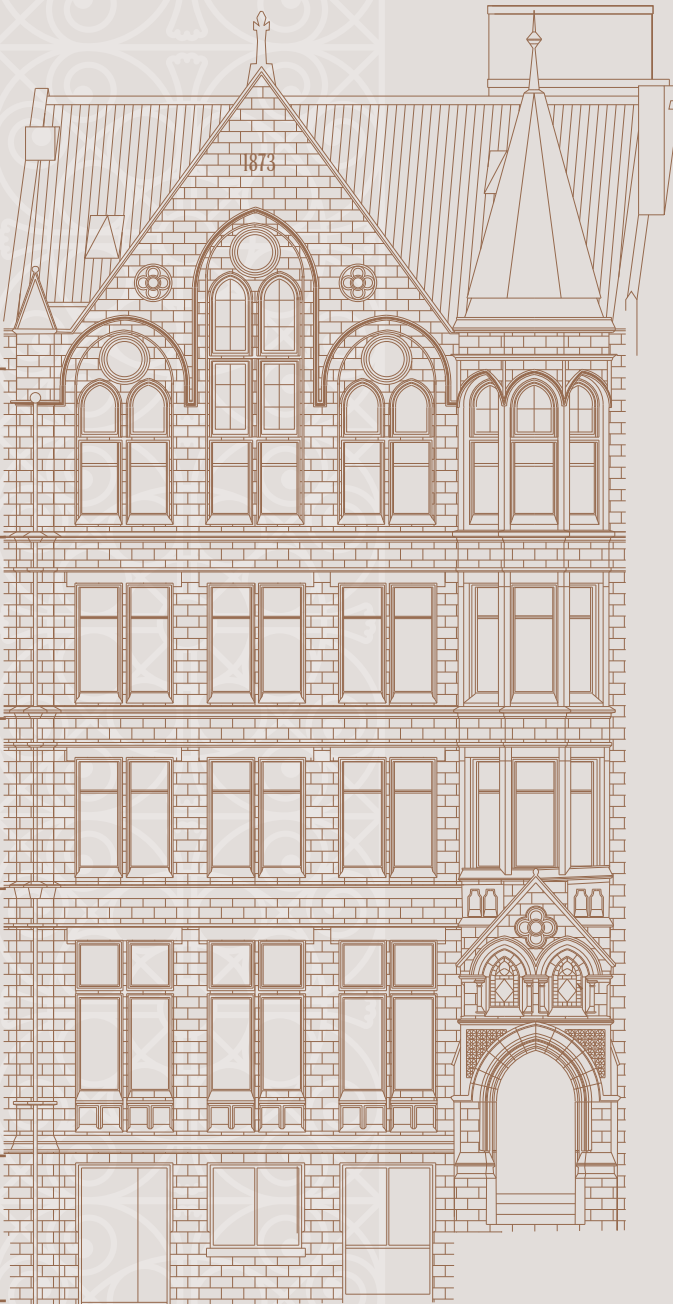
THIRD FLOOR: 2,247 SQ FT

SECOND FLOOR: 2,198 SQ FT

FIRST FLOOR: LET

GROUND FLOOR: LET

BASEMENT: LET



SECOND FLOOR

2,198 SQ FT
204 SQ M



For indicative use only. Not to scale.



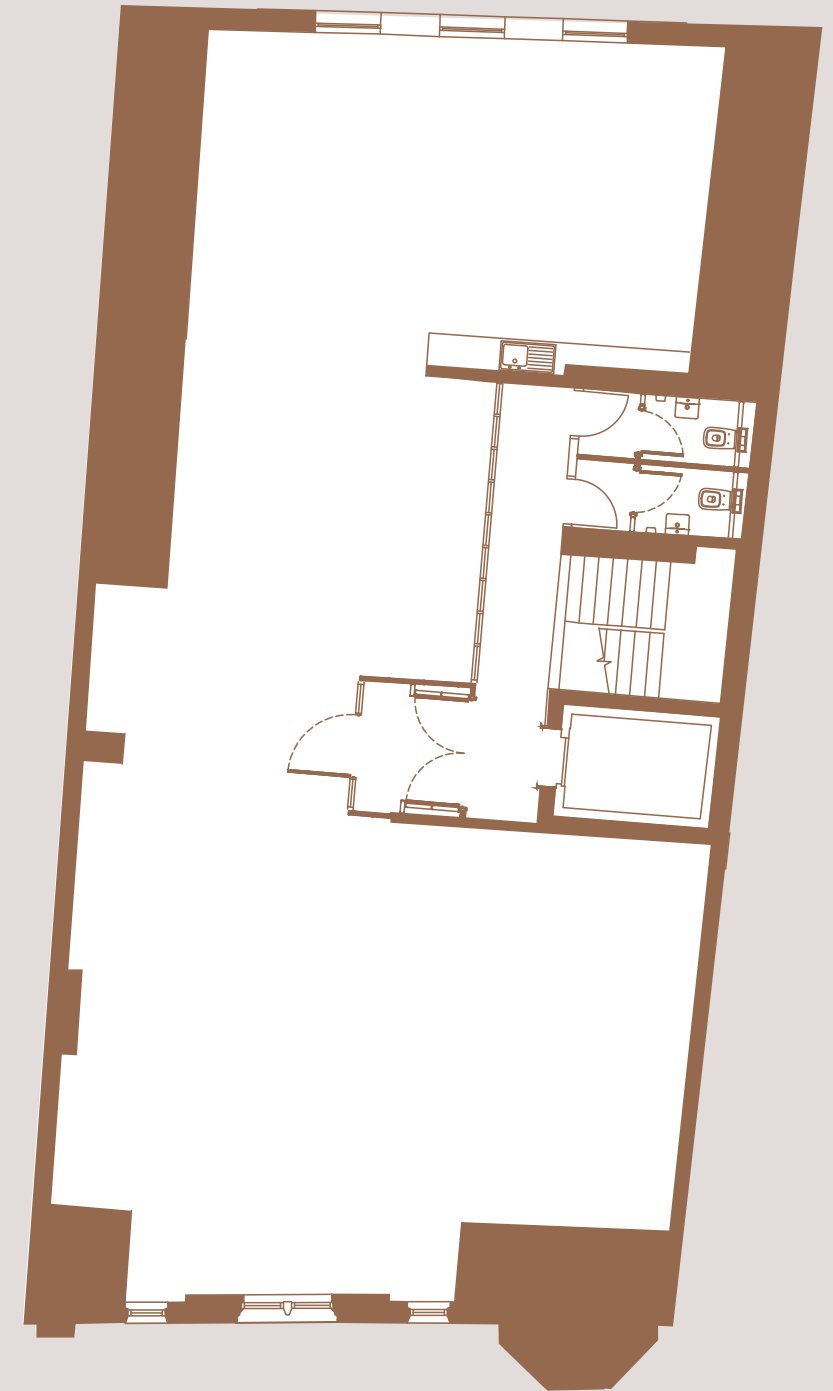
THIRD FLOOR

2,247 SQ FT
209 SQ M



FOURTH FLOOR

1,935 SQ FT
180 SQ M



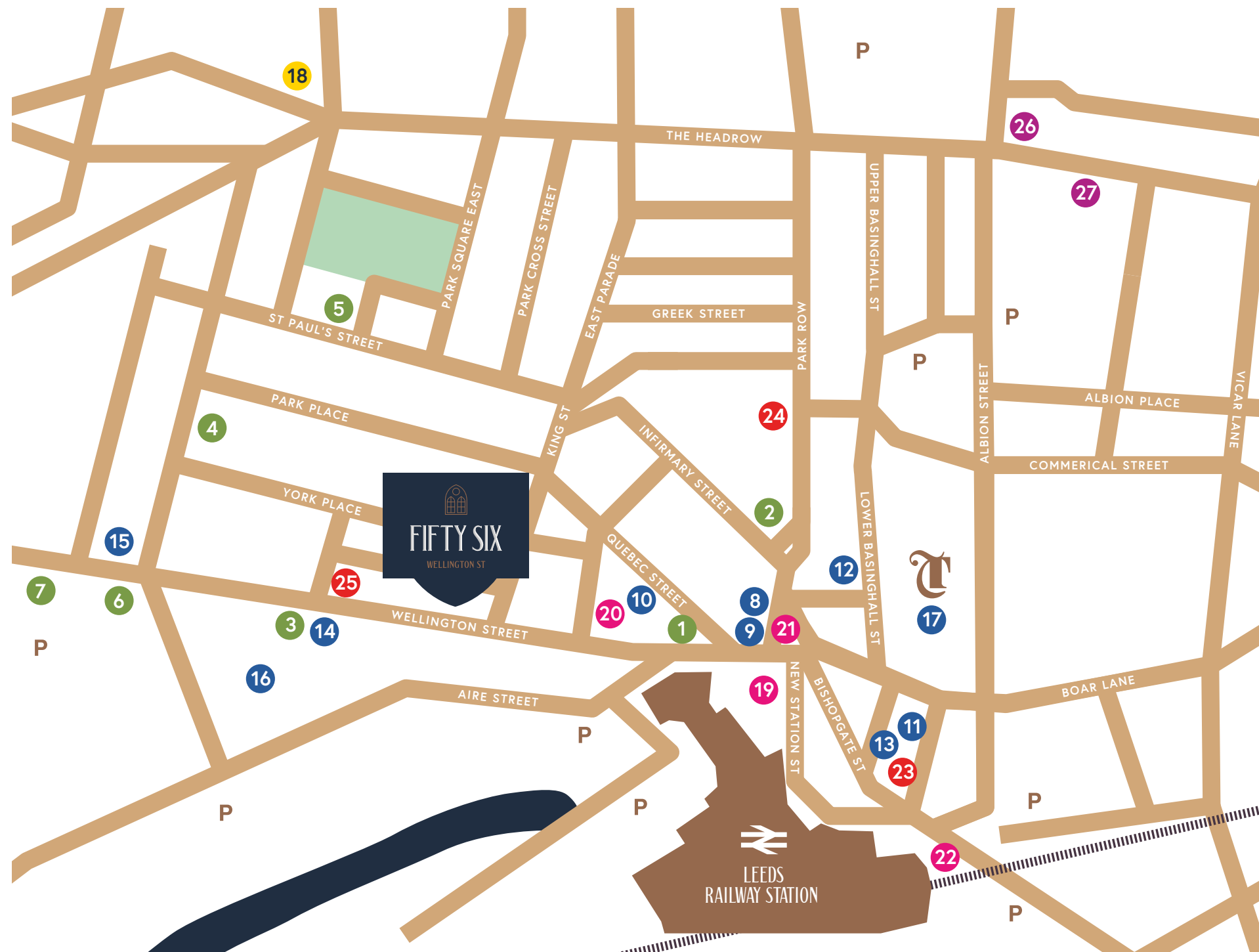
LEEDS JUST GETS BIGGER AND BETTER



If you think you know Leeds, think again. The constant evolution of the city centre means fantastic new options for dining, grabbing a coffee and shopping are springing up all the time.

Leeds is firmly on the global retail and cultural maps and this is complemented by the booming tech, creative and financial players already operating within its postcode.

There are few better places to work and socialise. And with its prime location on Wellington Street, Fifty Six is at the heart of it all.



KEY

Local Occupiers

- 1 Channel 4
- 2 Deloitte
- 3 PwC
- 4 Burberry
- 5 Beechcrofts
- 6 Sky Bet
- 7 Walker Morris

Food & Drink

- 8 Banyan
- 9 Restaurant Bar & Grill
- 10 Souz Le Nez
- 11 Friends of Ham
- 12 Tapped
- 13 Bundobust
- 14 Marks & Spencers
- 15 The Editors Draught

Culture

- 16 Lazy Lounge
- 17 Trinity Leeds
- 18 Leeds Art Gallery

Hotels

- 19 The Queens
- 20 The Met Hotel Leeds
- 21 Park Plaza Leeds
- 22 Hilton Leeds City

Coffee

- 23 Laynes Espresso
- 24 La Bottega
- 25 WOLFØX

Fitness

- 26 Nuffield Health Fitness & Gym
- 27 The Gym Leeds



KEY FACTS



THE NEW NATIONAL
HQ FOR CHANNEL 4



21 FTSE 100 COMPANY HQ'S
AND 30 NATIONAL AND
INTERNATIONAL BANKS



LARGEST WORKFORCE
OUTSIDE LONDON



SECOND LARGEST CENTRE
FOR FINANCIAL & LEGAL

CONNECTIVITY



Leeds is the largest UK city region and economy outside London with a GVA of circa £60.5 billion representing 5% of the UK's economic output, greater in economic scale than nine individual EU countries.

The City's economy has grown by almost 40% in the past 10 years alone. The City region has the largest workforce outside of London and is the fastest growing in the North of England.

The City is widely recognised as the UK's main financial and business services centre outside of London with over 250,000 people employed in the sector generating over £13 billion every year and forecast to grow by over 50% by 2022.

It is home to 25,000 businesses, 21 FTSE 100 company HQ's and over 30 national and international banks. Leeds has the highest ratio of private to public sector jobs of all major UK cities. Many firms have national/global headquarter operations in the City, including Bank of Scotland, Direct Line Insurance Group, DLA Piper, First Direct, Halifax, HSBC, KPMG, Leeds Building Society and Yorkshire Bank.

Channel 4 has relocated 200 of its 800 strong workforce to the City to establish the broadcasters new national headquarters.

Leeds enjoys excellent transport links with easy access to major road and rail networks, as well as having its own international airport.

The city also has its own cycle superhighway. Making pedal power a viable option for commuting to and from the office.

The M1 and M621 motorways are less than 10 minutes' drive away and there are a number of options for all-day parking just a short walk away.

PURVEYORS OF



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Design by Society Studios

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TERMS

TERMS & QUOTING RENT

The accommodation is available to let on a floor-by-floor basis by way of new effective FRI leases for a term to be agreed. Full details of the quoting rent and terms are available from the letting agents.

BUSINESS RATES

Occupiers will be responsible for the payment of business rates on the office suites. We advise all interested parties to make their own enquiries of the Local Rating Authority.

EPC

The offices have a target EPC Rating of B. A copy of the full certificate will be available upon completion of the refurbishment.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VIEWINGS & FURTHER INFORMATION

For further information on Fifty Six Wellington Street, please get in touch.

FINE OFFICES

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