

# 76

**WELLINGTON**

S T R E E T

L E E D S

Highly Prominent  
Self-Contained  
Ground Floor Office Suite

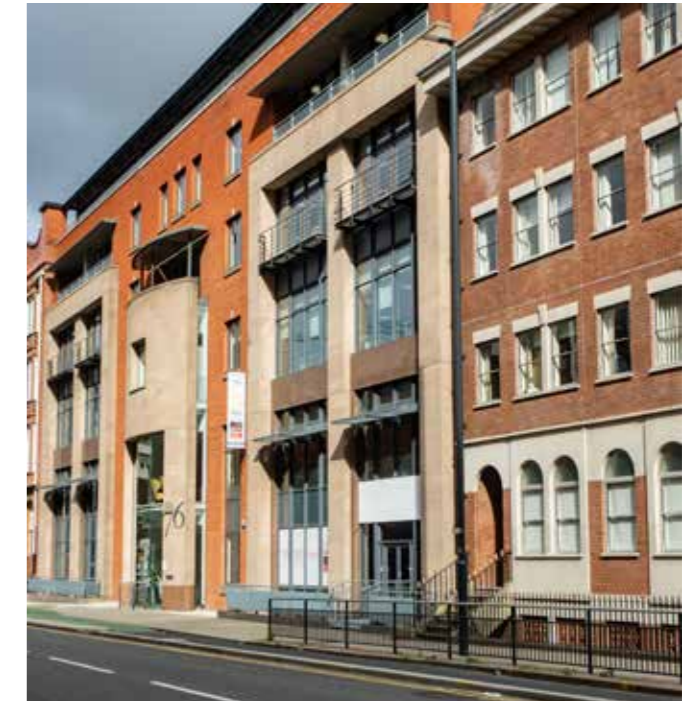
**2,758 SQ FT**

# YOUR SPACE

**76 Wellington Street is a prime grade A office building situated in the heart of Leeds city centre and close to Leeds railway station. The very prominent ground floor suite of 2,758 sq ft is available with its own dedicated entrance fronting Wellington Street.**

A comprehensive refurbishment of the common areas provides a contemporary feel that is befitting the location and building specification.

Key occupiers within the building include Schofield Sweeney, Aldermore Bank Plc, Home Group Ltd, and Mackenzie Stuart.



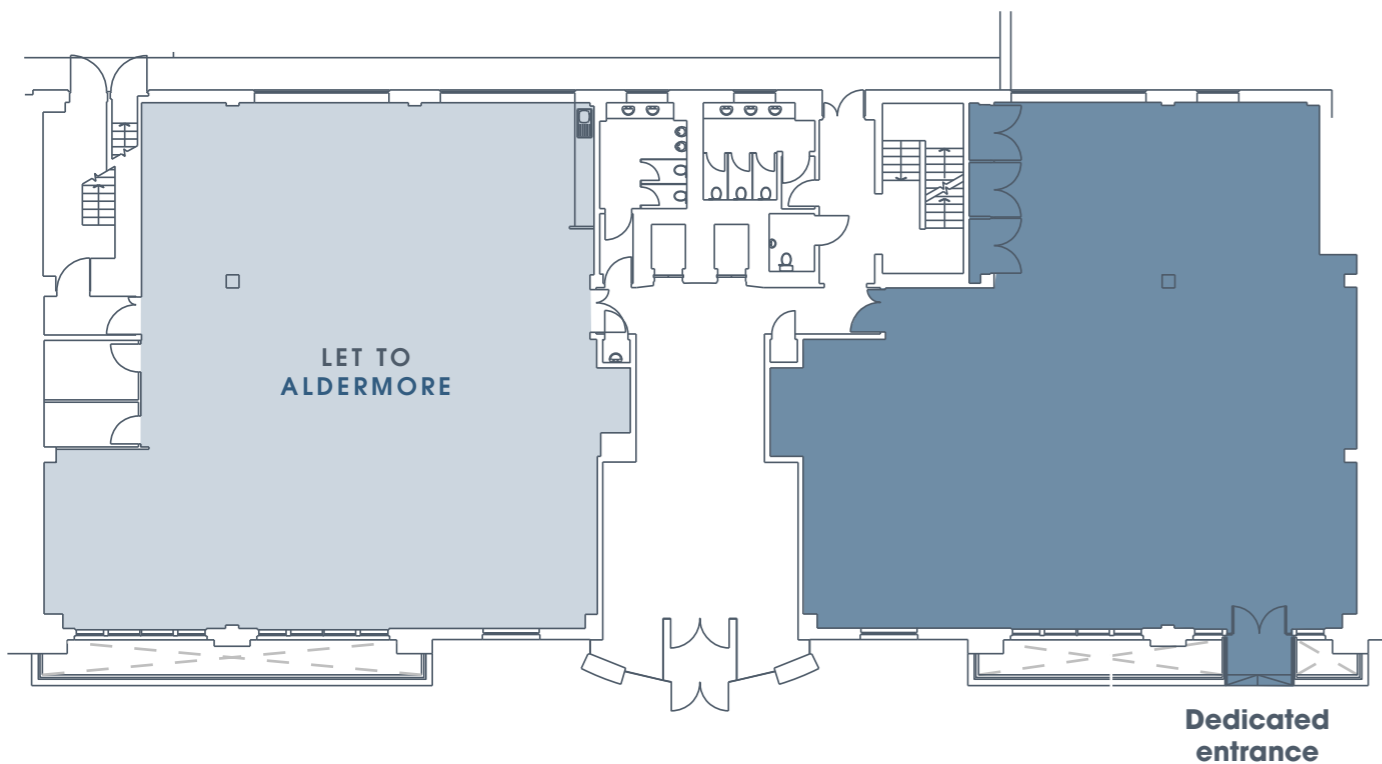


# FLEXIBLE SPACE

The ground floor office suite has been fully refurbished with a grade A specification that includes air conditioning, a brand new suspended ceiling with LED lighting and is fully carpeted.

The WC's have also been fully refurbished with shower facilities and secure cycle storage available in the building.

The ground floor suite also has a self contained entrance.



**GROUND FLOOR**  
**2,758 SQ FT**



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

# PRIME LOCATION

In the heart of the central business 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, Flutter, RSM and BDO.

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.



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