

76

WELLINGTON

S T R E E T

L E E D S

REMAINING GROUND FLOOR SUITE TO LET

2,758 SQ FT

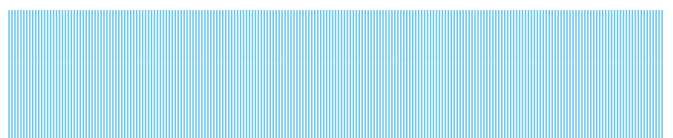
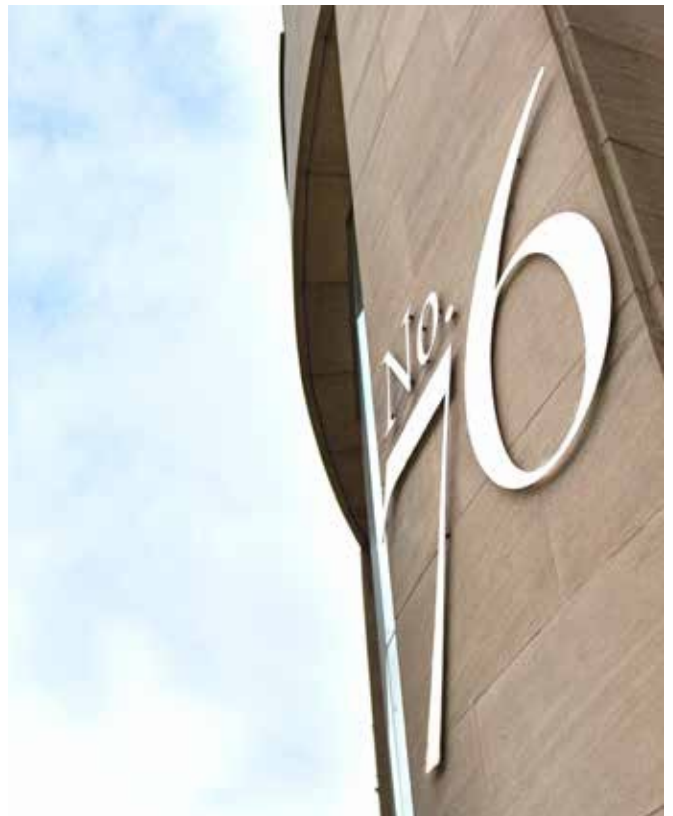
THE BUILDING

76 Wellington Street represents a prime office building situated in Leeds city centre. There is a very prominent ground floor suite of 2,758 sq ft available with its own dedicated entrance.

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.



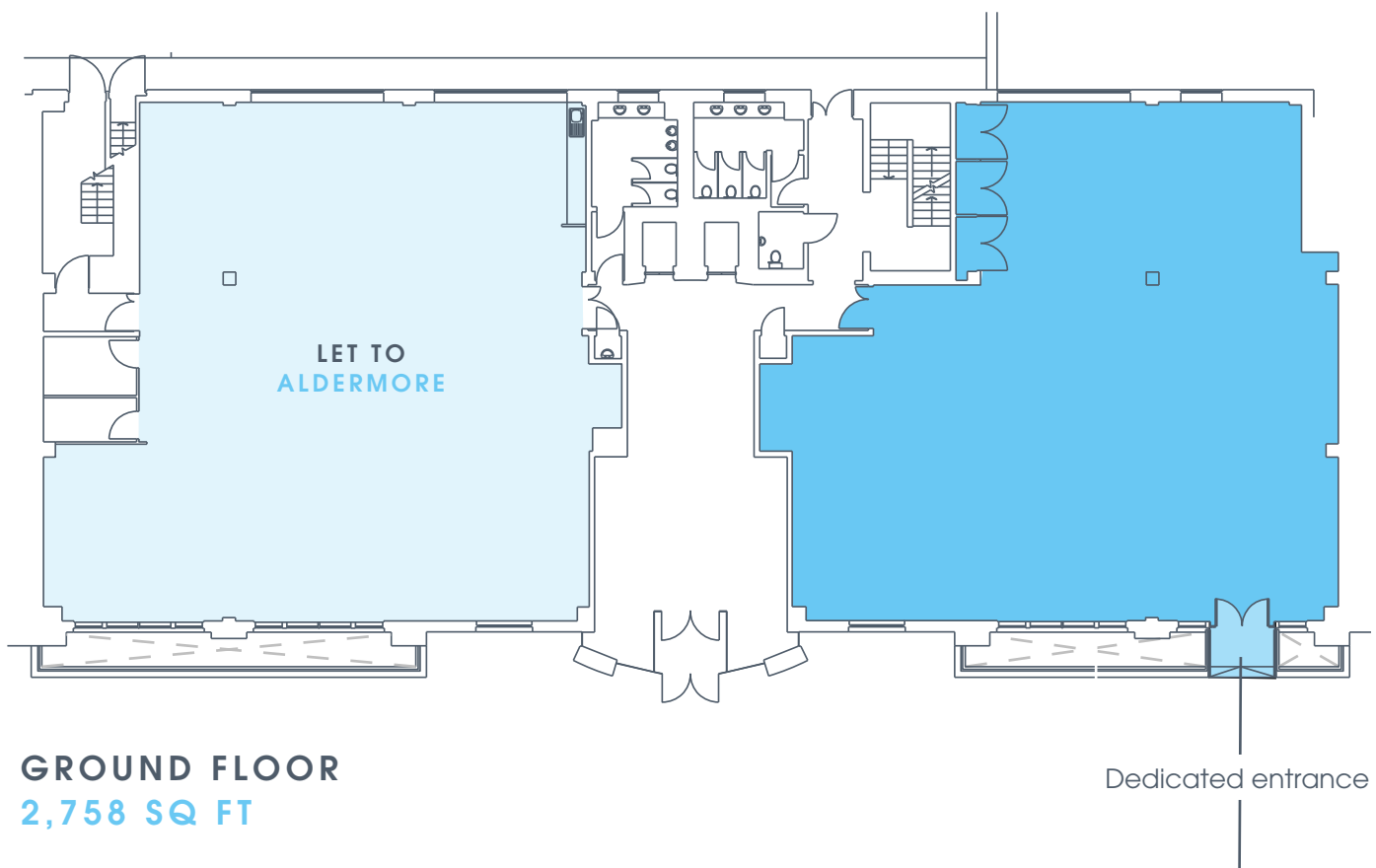


FLEXIBLE SPACE

76 Wellington Street provides flexible, open plan floorplates that offer Grade A workspaces.

The air conditioned offices have been comprehensively refurbished with brand new suspended ceilings, LED lighting and are 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

Dedicated entrance



- Newly refurbished common areas
- Suspended ceilings with new LED lights
- Raised access floors
- 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

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, 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.



ALL ENQUIRIES



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