



WELLINGTON PLACE
LEEDS, LS1 4AP



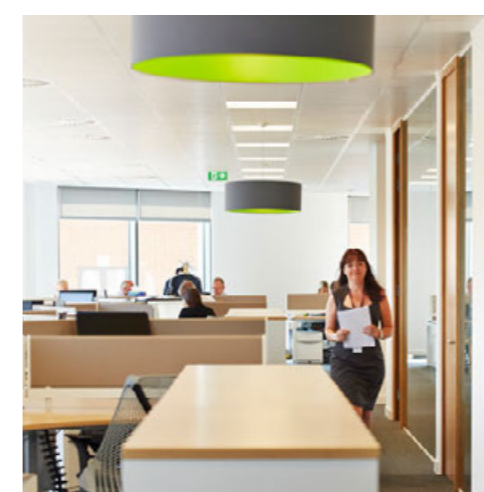
4 Wellington Place is one of the most exciting new pre let opportunities in Leeds. This statement building offers 155,793 sq ft of high quality grade A office and retail space with rooftop terraces and views over Tower Square. The generous boulevards and feature reception provide a true sense of arrival to one of Leeds' most sought-after business locations.

Join our business community,
call 0113 389 9830 or visit wellingtonplace.co.uk

The place to do business in Leeds

Wellington Place is more than just a place to work. It's a lifestyle, a place where you can find the perfect work life-balance, whether you're squeezing in a workout between meetings, eating lunch in the park or grabbing a drink after work – and that's great for business.

Coupled with our central location, industry-leading design and exceptional service standards, our people-first approach will help you attract and retain staff, so moving to Wellington Place could have a positive impact on your bottomline.



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You're in good company



L1 PERFORMANCE



Wellington Place is home to a host of market-leading businesses in law, finance, technology and professional services. Not only will that reflect positively on your business, but will also help you nurture new commercial relationships.

Business opportunities come naturally at Wellington Place

By creating a vibrant community for our customers, we act as a catalyst, helping you to find synergies with your neighbours in a relaxed, no-pressure environment. Our events calendar attracts people from every level, bringing together PAs, board members and everyone in between – so your next opportunity could arise over a burrito at our street food market or after a lunchtime spin class. With so many high profile, innovative businesses at Wellington Place, the possibilities are endless.

Trust us to champion your interests

As stakeholders in the city and the region, we play an active role in the wider business community, pursuing your interests and driving initiatives that will benefit you.



What I loved was the community spirit they had and the idea to actually bring businesses together and to make sure that people worked together and worked well in a really incredibly modern environment.

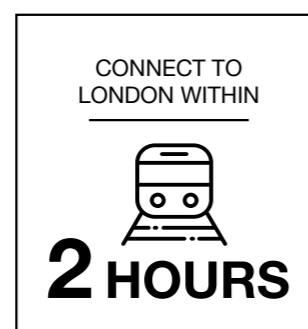
Michael Carter,
CEO at Netpremacy



Leeds is one of the UK's most diverse economies

Leeds City Region is the UK's largest economy outside London. Leeds is seen as one of the most desirable places in the UK to live with residents attracted by the thriving city life, excellent retail and leisure facilities and job opportunities with the country's leading companies.

Leeds' location is hugely attractive with excellent connectivity to London (in only two hours) and other major UK hubs, yet only a short drive from the surrounding countryside.








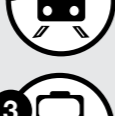


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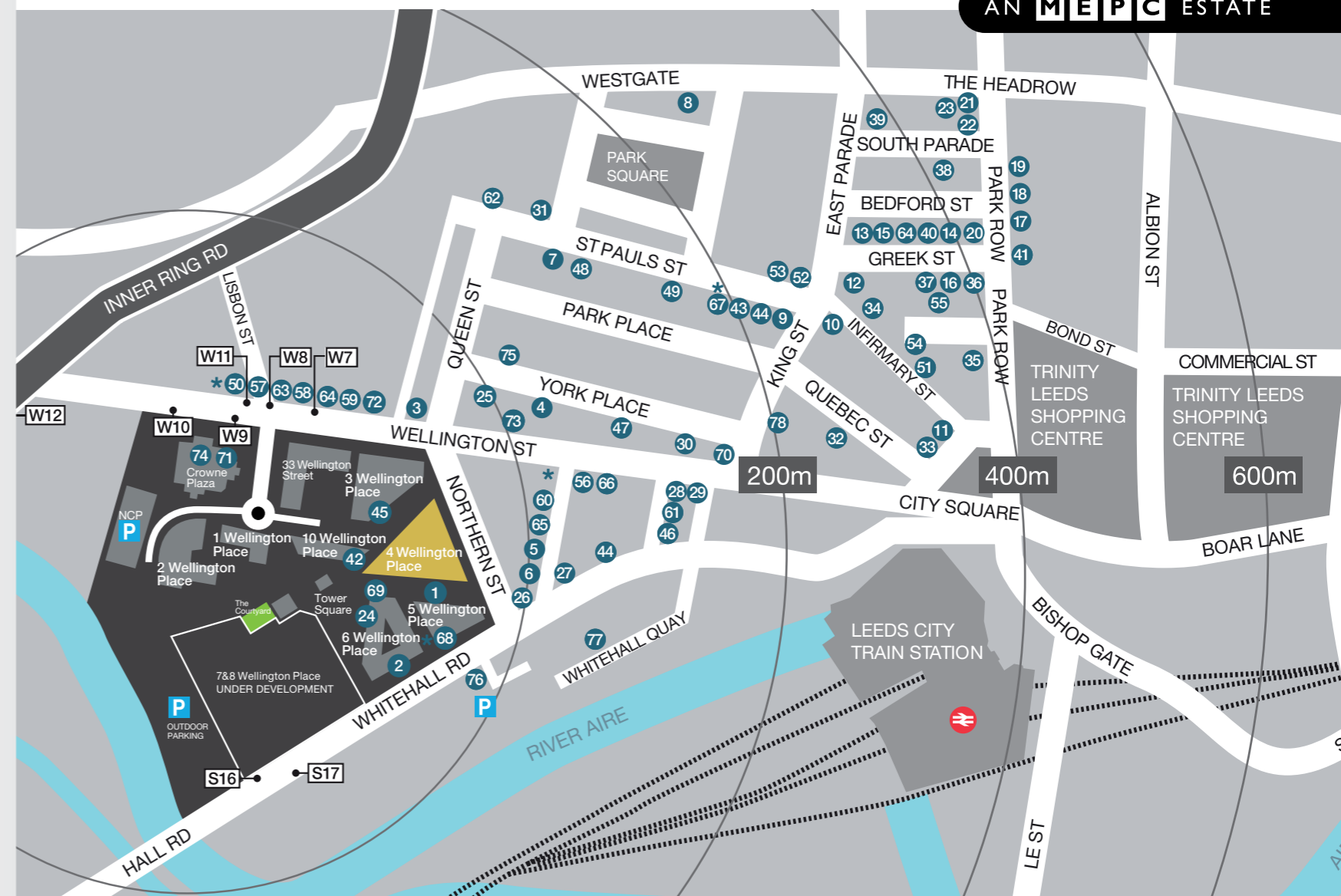
You won't find a more accessible office anywhere in Leeds

Wellington Place is just a 5 minute walk from Leeds Train Station, with direct access to the inner ring road and quick links to the A1, M1 and M62. It's a covetable position and one that is set to get even better, as plans for the new HS2 station move forward.

You'll have all the perks of the city centre on your doorstep too, with a mix of bars, restaurants, shops and attractions, perfect for entertaining clients and rewarding the team.

But there's more to the location than accessibility. Move to Wellington Place and you'll become part of a thriving business community in a city that's going from strength to strength. Quite simply, your business couldn't be better placed.

-  Over 900 trains come in and out of Leeds station every day
-  Parking spaces on-site
-  5 minute walk to Leeds Station
-  6 minute walk to Trinity Leeds Shopping centre
-  1 hour to Manchester
-  2 hours to London
-  3 hours to Edinburgh
-  Over 70 restaurants & cafes within a 10 minute walk



Pubs & Bars

1. Veeno
2. The Place
3. Editors Draught
4. White Rabbit
5. Toast
6. Lazy Lounge
7. Wino
8. Town Hall Tavern
9. Dirty Martini
10. The Box
11. Banyan
12. Manahatta
13. All Bar One
14. The Liquorist
15. The Alchemist
16. Lost & Found
17. The Slug & Lettuce
18. The Decanter
19. Thewlis Cocktail Lounge
20. J D Wetherspoon
21. Shooters Sports Bar
22. Bierkeller
23. Smokehaus

Restaurants

24. Good Luck Club
25. My Thai
26. Rosso's
27. Mans Market
28. Buca di Pizza
29. Nawaab
30. Miah's Kitchen
31. Pizza Express
32. Sous le Nez
33. Restaurant Bar & Grill
34. Blackhouse
35. Jamie's Italian
36. Indian Tiffin Room
37. Gusto
38. Sukhothai
39. San Carlo
40. Bem Brasil
41. Gino D'Acampo

Cafes

42. Sociable Folk
43. Starbucks®
44. Chop'd
45. Caffé Nero
46. Appetite

Food on-the-go

47. Nosh
48. Love Food
49. Philpotts
50. Starbucks®
51. Pret A Manger
52. Wolf Italian Street Food
53. Patisserie Valerie
54. Costa Coffee
55. Bottega Milanese
56. Caffé Nero
57. Jack Pots
58. Centre Fillings
59. Tasty Toasties
60. Greggs
61. Fish Out
62. Bagel Nash
63. Newsagents
64. Greens Dry Cleaning
65. Co-op
66. M&S Simply Food
67. Tesco Express
68. Sainsbury's

Leisure

69. L1 Performance
70. Tick Tock Unlock
71. Spirit Health Club
72. Snap Fitness
73. Trib3
74. Crowne Plaza
75. New Ellington
76. Premier Inn
77. Novotel
78. The Met

* Cash Points

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Our masterplan is as ambitious as you are

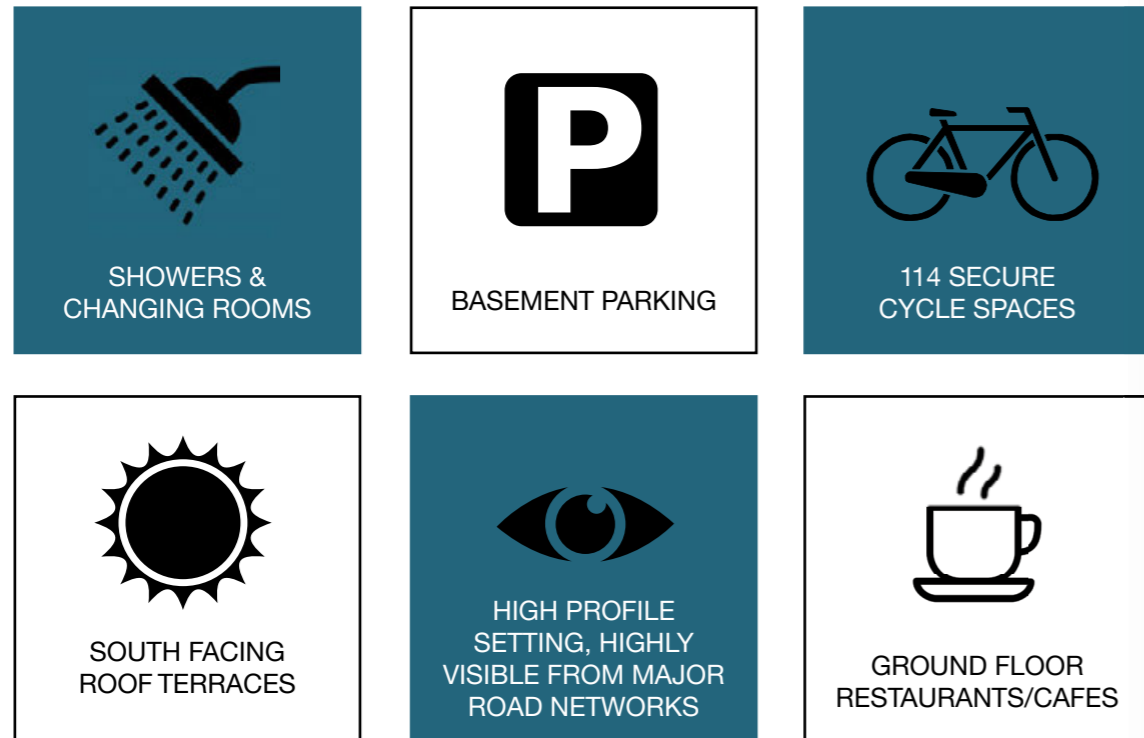


Plot	Total sq ft (NIA)	Use	Building/planning status
1	30,000	Office	Complete
2	120,000	Office	Complete
3	116,000	Office/Retail	Complete
4	156,000	Office/Retail	Completion 2020
5	75,000	Office/Retail	Complete
6	110,000	Office/Retail/Leisure	Complete
7&8	377,000	Office	Completion 2019

Plot	Total sq ft (NIA)	Use	Building/planning status
9	130,000	Hotel/Residential	Detailed
10	30,000	Office/Retail	Complete
11	100,000	Office	Outline
12	84,000	Office/Residential	Outline
13	100,000	Office	Outline
14	44,000	Office/Residential	Outline
MSCP	Multi-storey	Car park	Outline

Wellington Place is already one of the city's most aspirational office spaces, but this is just the beginning. The development will grow and evolve around you as we continue with our mission to become the best place to live and work in the North.

— The building —



The building

- BREEAM Excellent
- Targeting EPC B
- High performance solar control floor to ceiling glazing
- 2.8m floor to ceiling height
- Efficient and virtually column free floor plates
- Four pipe fan coil HVAC system, designed to accommodate a density of 1 person: 8 sq m
- Intelligent PIR controlled, automatic daylight compensation LED lighting
- 150mm raised access floor void
- Five destination control lifts including a goods and fire fighting lift, all with access control
- Fully sprinklered building
- Photo voltaic panels
- Double height dual entrance reception

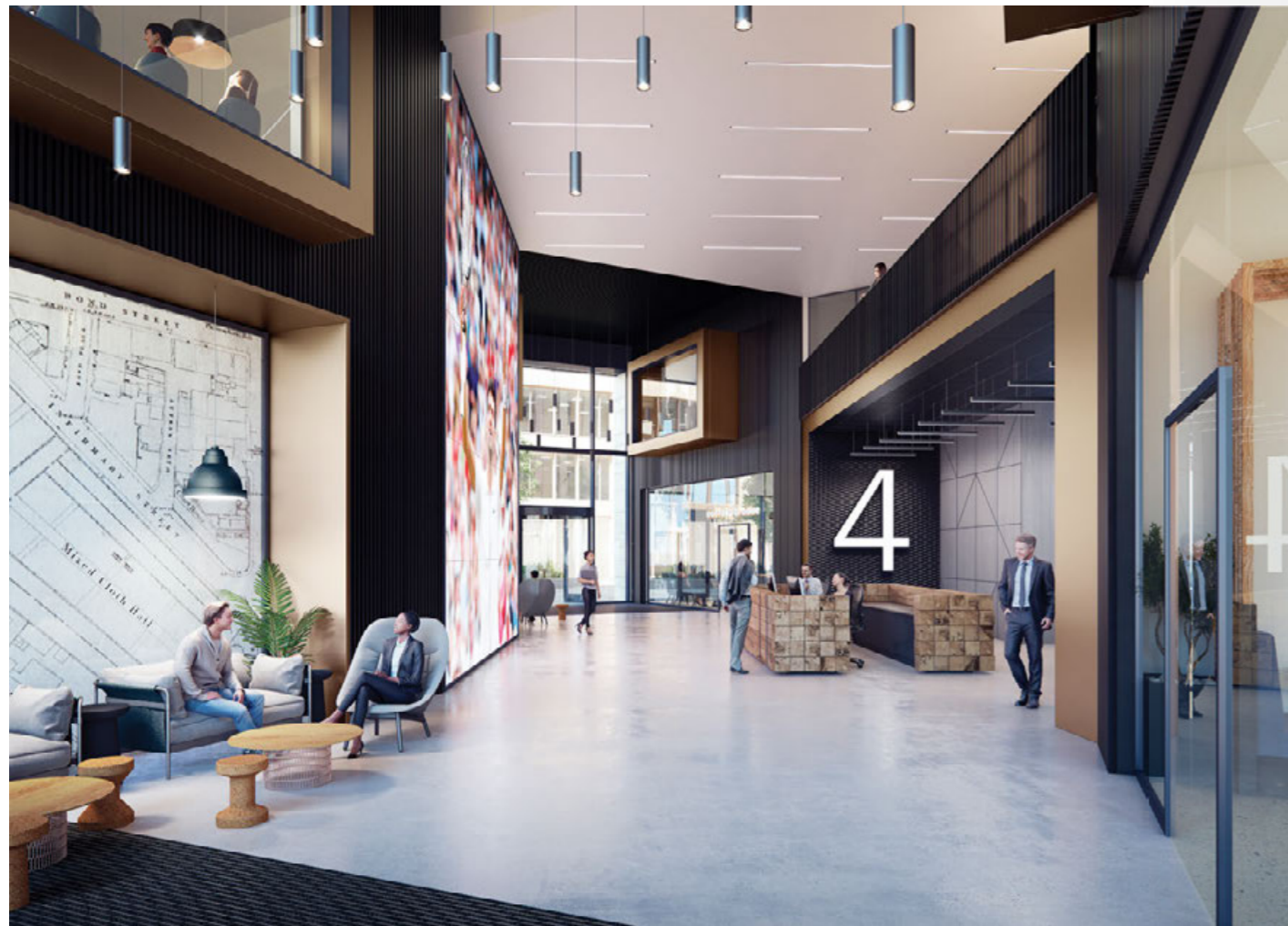
The experience

- South facing roof top terraces overlooking Tower Square
- Extensive public realm designed to maximise 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 for 121 cars, 10 motor bikes and 114 bicycles
- Bike maintenance station
- Basement changing facilities with showers and lockers
- Electric vehicle charging points



Accommodation

Total available 155,793 sq ft office & retail space



Reception



Ground floor lift lobby

Floor	Use	IPMS3 sq m	IPMS3 sq ft	GIA sq m	GIA sq ft	Combined total	Status
Ground – Unit 1*	Retail/Office†			576	6,200		Available
Ground - Unit 2 inc 1st floor	Retail			647	6,958		Available
Ground – Unit 3*	Retail/Office†			479	5,156		Available
First	Office	1,255	13,509				Available
Second	Office	1,895	20,398				Available
Third	Office	1,895	20,398				Available
Fourth	Office	1,895	20,398				Available
Fifth	Office	1,895	20,398				Available
Sixth	Office	1,895	20,398				Available
Seventh	Office	1,703	18,331				Available
Eighth	Retail/Office†			339	3,649		Available
Total available sq m		12,433		2,041		14,474	
Total available sq ft			133,830		21,963	155,793	
Seventh – Terrace				171	1,841		
Eighth – Terrace				209	2,250		

* Units 1 and 3 are capable of division for retail use † Ground and eighth floors can be used as retail or office

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Options for ceiling finishes



Roof terrace



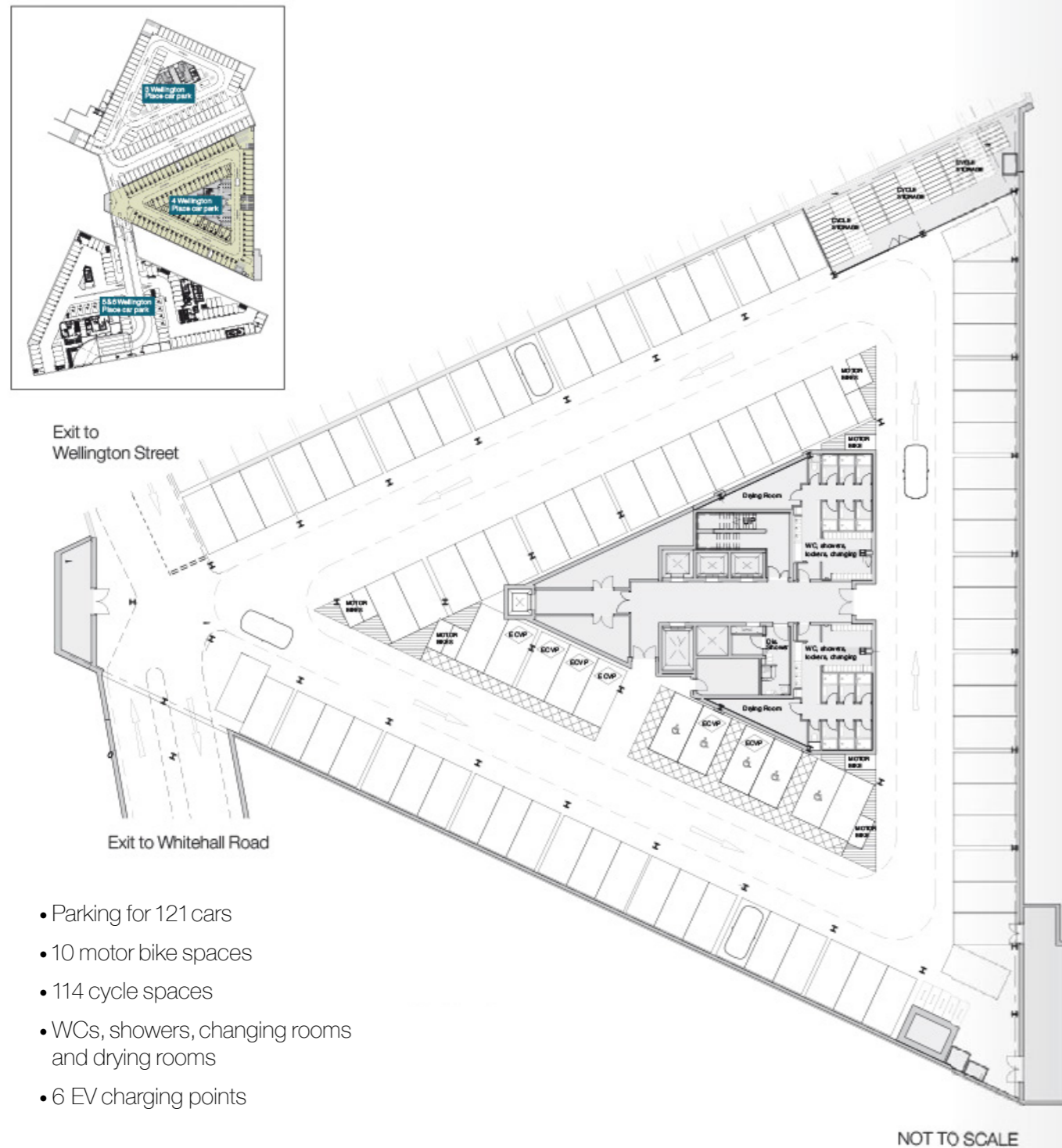
Example office layout



Showers, changing & locker rooms

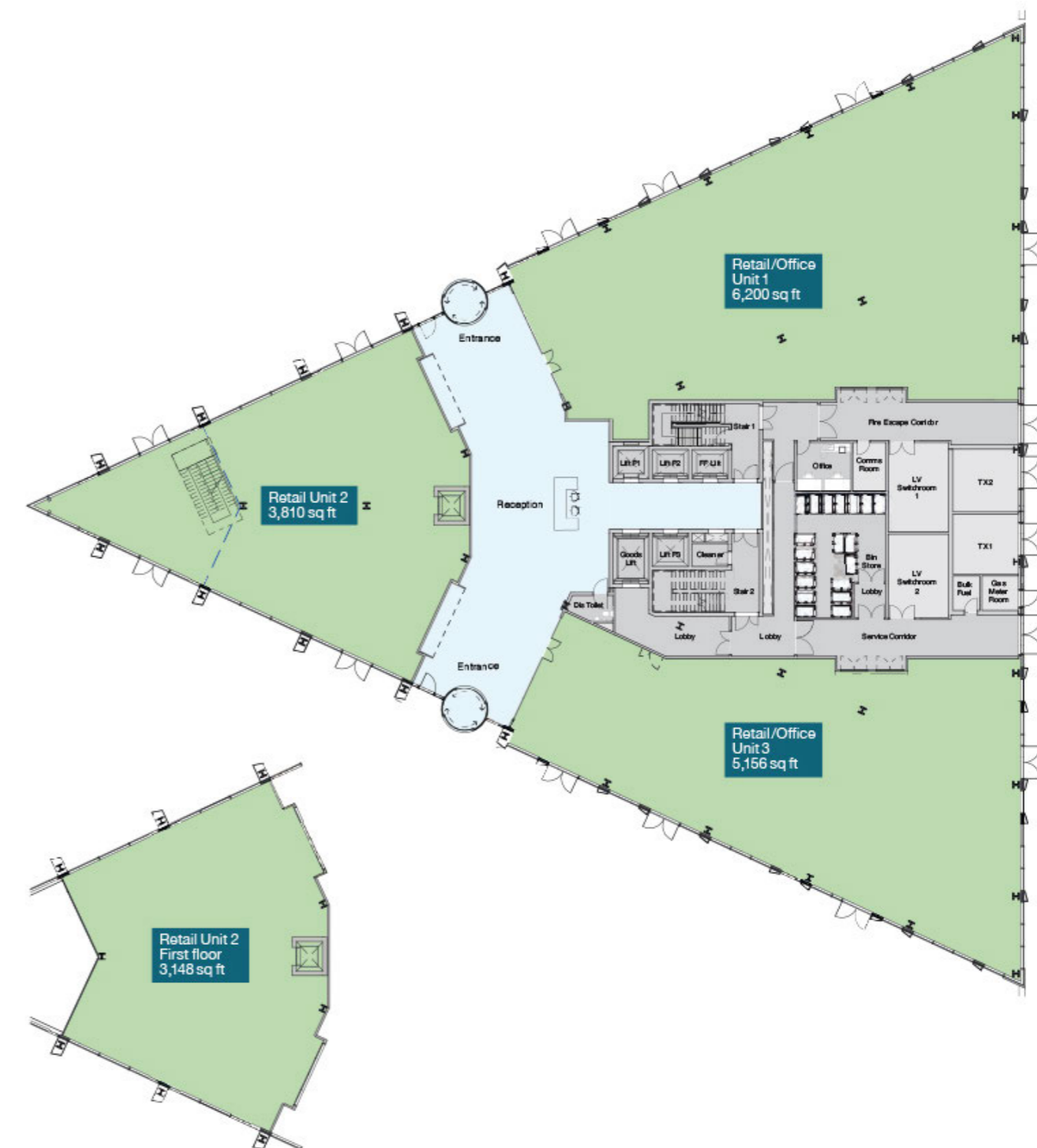
Floor Plans

Basement floor



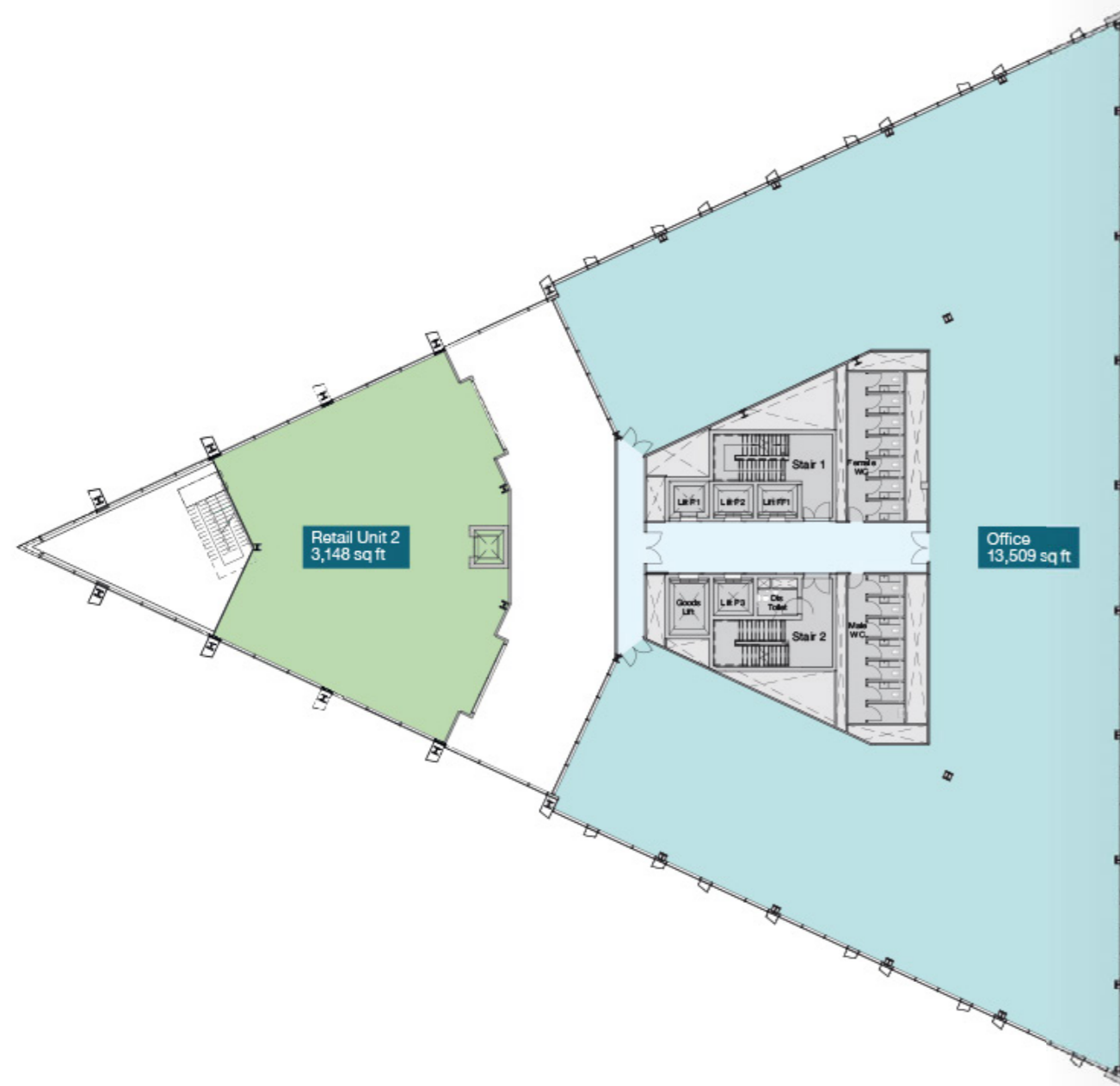
- Parking for 121 cars
- 10 motor bike spaces
- 114 cycle spaces
- WCs, showers, changing rooms and drying rooms
- 6 EV charging points

Ground floor

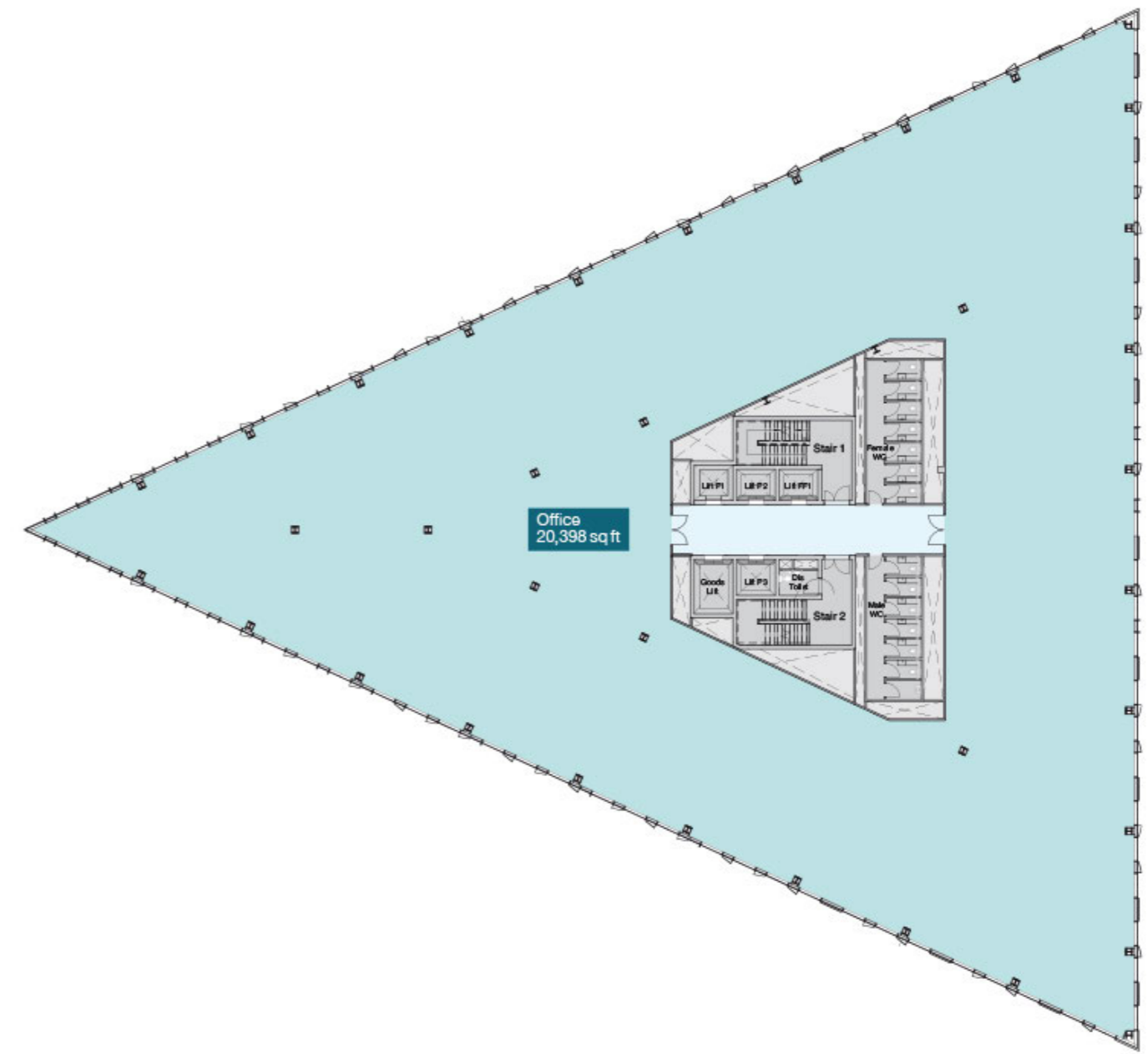


Floor Plans

— First floor —

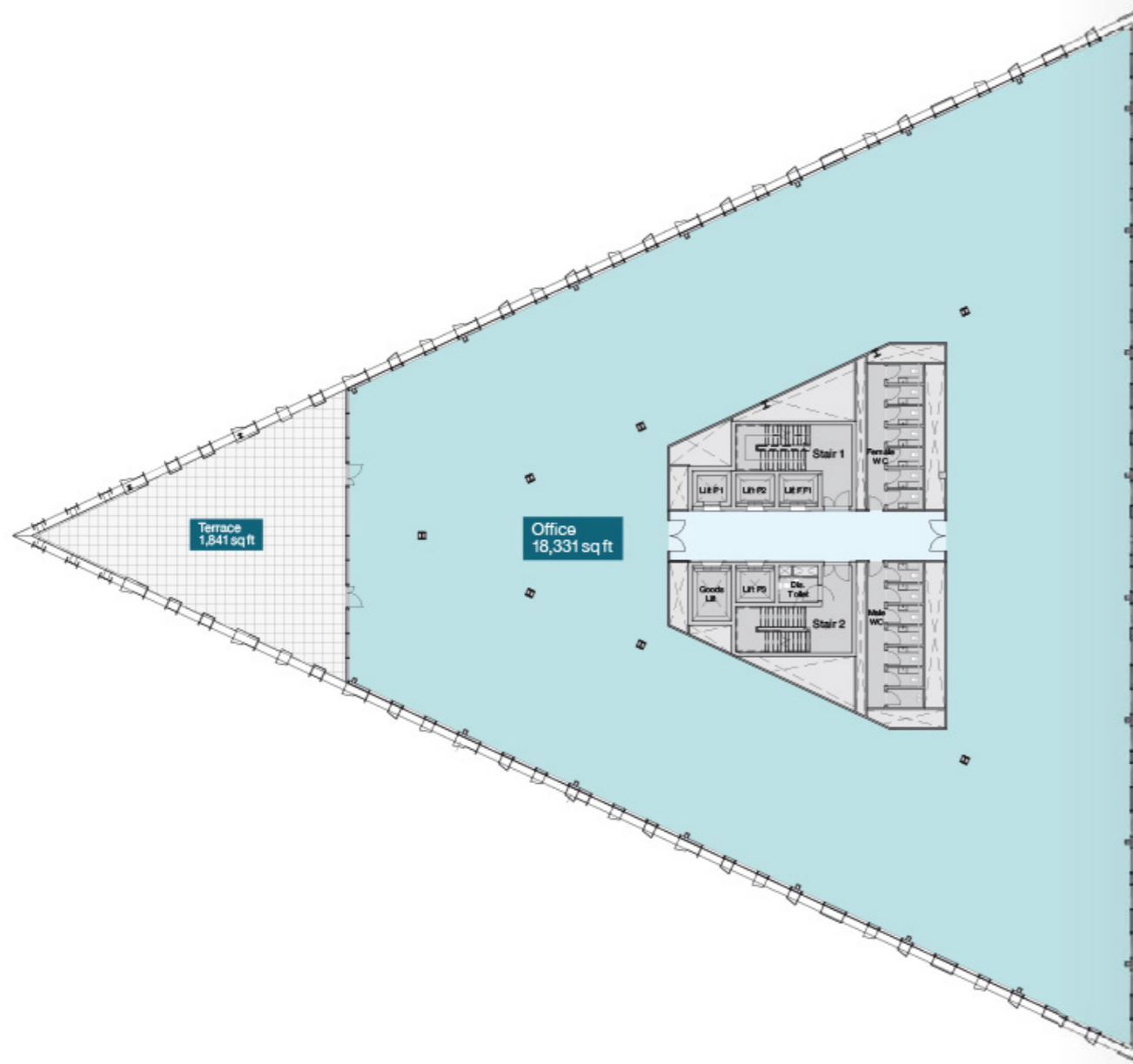


— Typical upper —

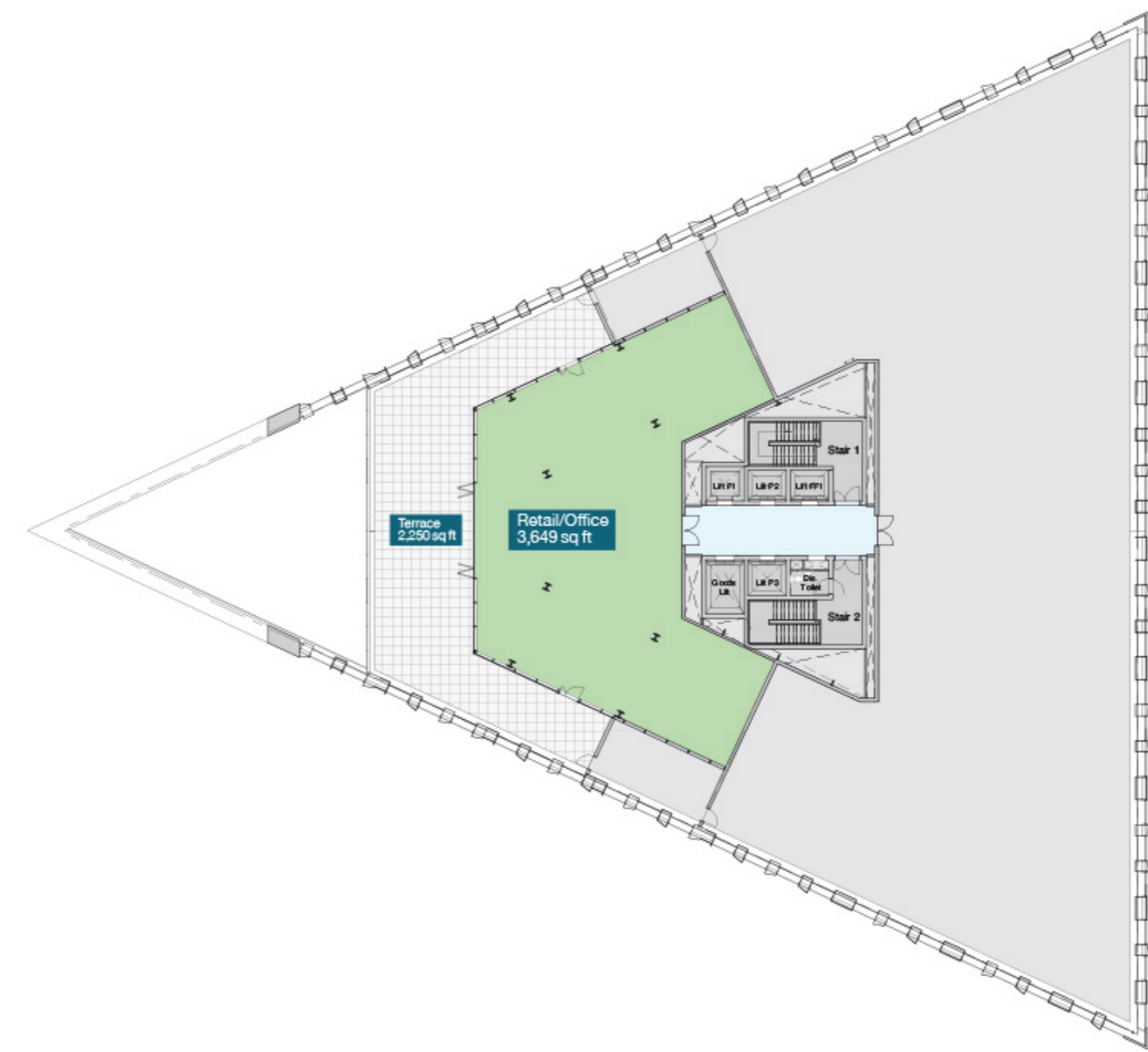


Floor Plans

Seventh floor



Eighth floor



Example Space Plans

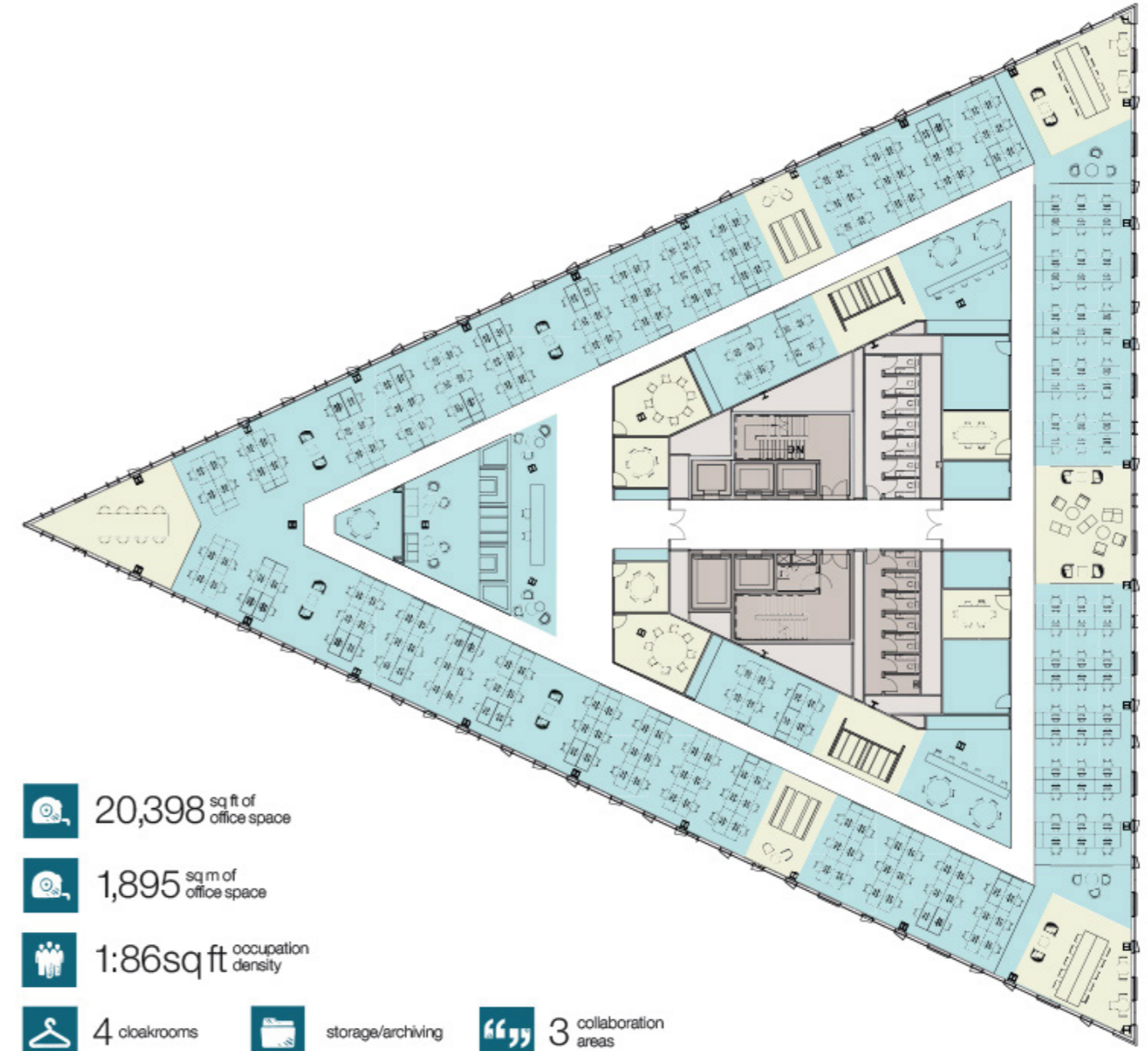
1 in 6 sq m density



-  20,398 sq ft of office space
-  1,895 sq m of office space
-  1:65sq ft occupation density
-  4 cloakrooms
-  storage/archiving
-  3 collaboration areas
-  server/comms room
-  4 soft seating areas
-  7 meeting booths
-  dedicated reception area
-  6 meeting rooms
-  5 informal meeting areas
-  316 work stations
-  2 kitchen/breakout areas

Example Space Plans

1 in 8 sq m density



-  20,398 sq ft of office space
-  1,895 sq m of office space
-  1:86sq ft occupation density
-  4 cloakrooms
-  storage/archiving
-  3 collaboration areas
-  server/comms room
-  4 soft seating areas
-  7 meeting booths
-  dedicated reception area
-  6 meeting rooms
-  5 informal meeting areas
-  236 work stations
-  2 kitchen/breakout areas

99.6%
of construction waste
is recycled

Helping you to meet your environmental goals

Developed responsibly

- 99.6% of building waste produced during construction process is recycled
- All timber used in construction is sourced sustainably
- Exclusive use of insulation products with zero Ozone depletion potential
- Utilise water-based HVAC system to minimise use of refrigerants

Designed intelligently

- BREEAM Excellent Rated 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 photo voltaic panels designed to provide 5% of regulated building energy consumption
- Low volume two stage WCs, with low energy hand driers and aerated taps/showers

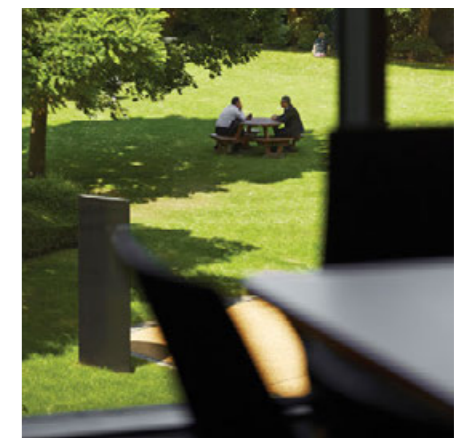
Managed sustainably

- On-site waste segregation for maximum recycling and minimal landfill disposal
- Green spaces with biodiverse landscaping
- Sustainable transport alternatives for staff and visitors
- Free bike hire
- On-site allotments, bee hives and fruit tree orchard

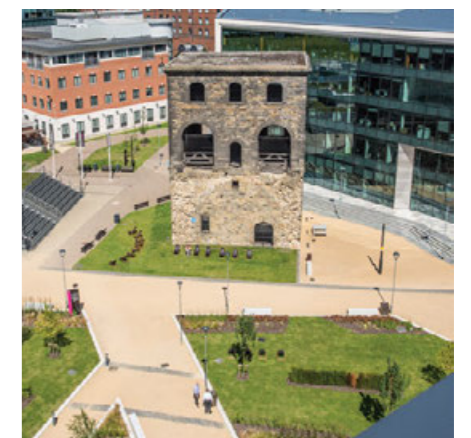
Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits – which is why the entire estate has been designed with sustainability in mind.

Wellington Place combines a low carbon design with state-of-the-art technology to create energy efficient offices that meet the demands of modern businesses. Not only does this help to lower your carbon footprint, but it will also save your business money by reducing your energy usage.

And it doesn't end there. From recycling policies to car sharing schemes, we're always looking for new ways to reduce environmental impact.



0%
of waste is sent
directly to landfill



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Think of us as partners

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There's a reason why MEPC has become one of the most prominent names in commercial property today. We've spent the last 70 years redefining standards with our unique approach to development and management, so you won't just get a first-rate office, you'll get a partner.

Personal service

Because our team is on the ground, you get a truly personal service. Not only do we know our customers by name, but we work with them to ensure their offices continue to meet their needs as their business grows and develops. It's the reason why customers rarely ever leave Wellington Place.

Consistent standards

At MEPC, we're committed to building industry-leading developments that continually exceed expectations. That's why we manage our own properties, and put a team on-site to ensure our impeccable standards are met. The security guards, electricians, gardeners and maintenance staff are led by an estate management team, so you can rest assured that any issues will be dealt with quickly and professionally.

Future-proofing

As your business grows, your needs will change – which is why we pride ourselves on being flexible. Our ambitious developments offer space to grow, and many of our customers have already expanded into new offices.

Stability and confidence

Wellington Place is one of a number of successful developments run by MEPC. It's funded by the BT Pension Scheme, through Hermes Investment Management, and the Canada Pension Plan Investment Board. They are long term investors, with strong sustainable funds, so you can make your move with complete confidence.



“

They are more than a landlord to us. We have a very good relationship with MEPC and see them very much as partners in our business. They help us plan our future.

Richard Flint, Managing Director
of Sky Betting and Gaming.

”

Join our business community

Talk to our letting agents:

Jeff Pearey
jeff.pearey@eu.jll.com

Paul Fairhurst
PFairhurst@savills.com



Contact our team directly:



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Misrepresentations Act 1967

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