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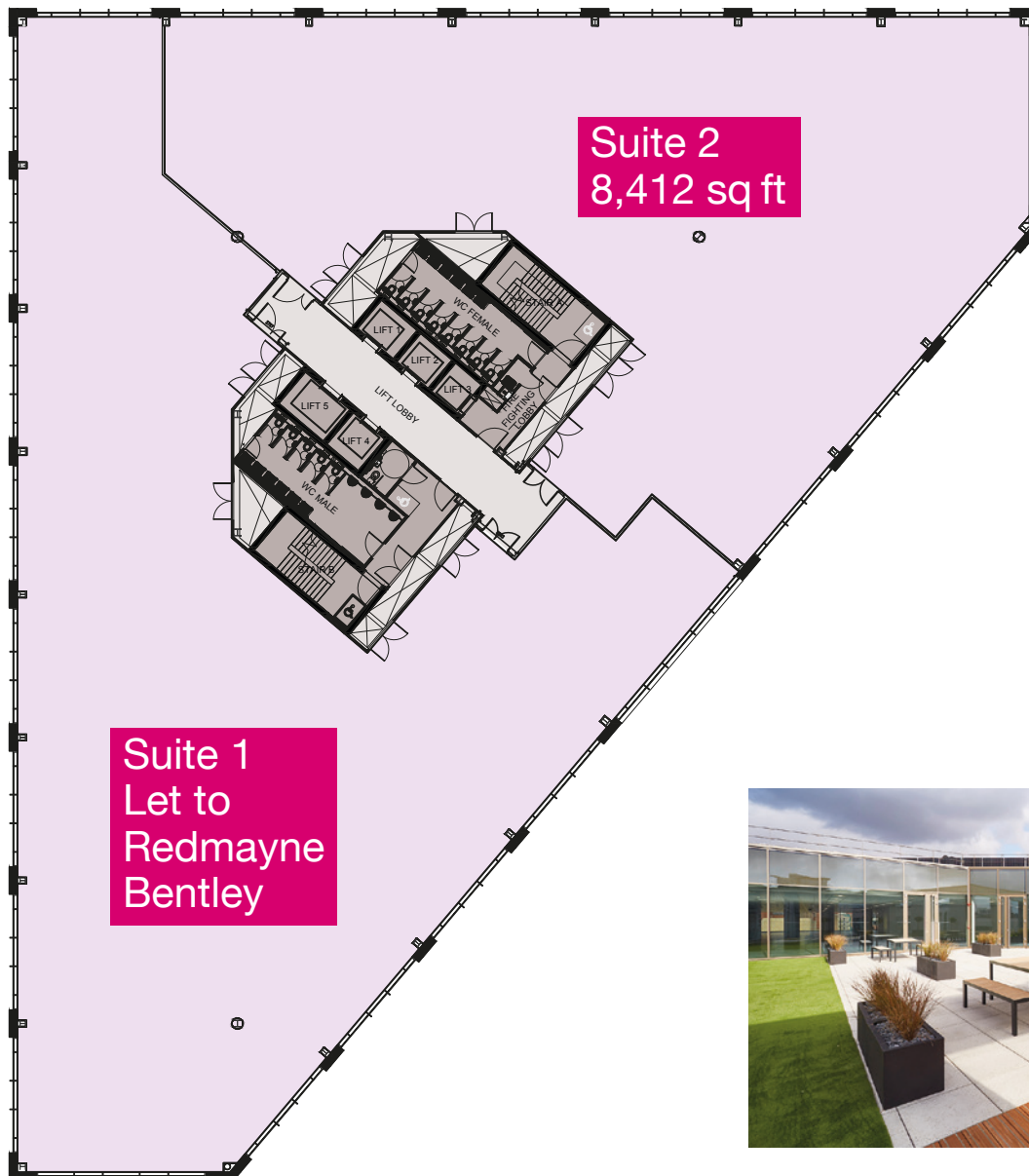


WP | Wellington
Place Leeds

Stylish and versatile Grade A office accommodation with state-of-the-art facilities and ground floor retail. **8,412 sq ft of Grade A office space available now.**

3 Wellington Place

Second Floor



Rooftop terrace

The experience

- South-facing rooftop terrace overlooking Tower Square
- Extensive public realm designed to maximum 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
- Car Parking allocation of 1 space per 100 sq m lettable area
- Additional car parking spaces available on licence
- Basement cycle storage with bike maintenance station
- Basement changing facilities with showers plus lockers
- Electric vehicle charging points.

The building

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



Total space available 782 sq m / 8,412 sq ft of Grade A office space

Floor	Use	NIA sq m	NIA sq ft	Status
Ground – Suite 1	Office	315	3,392	Let to New Street Consulting
Ground – Suite 2	Office	265	2,852	Let to Savills
Ground – Suite 3	Office	380	4,090	Let to Buro Happold
Ground – Unit 1a	Retail	134	1,437	Let to Caffè Nero
Ground – Unit 1b	Retail	146	1,570	Let to Buro Happold
Ground – Unit 2	Retail	324	3,487	Let to Savills
First	Office	1,804	19,417	Let to WSP
Second – Suite 1	Office	1,089	11,725	Let to Redmayne Bentley
Second – Suite 2	Office	782	8,412	Available
Third – Suite 1	Office	1,089	11,725	Let to Wrigleys
Third – Suite 2	Office	785	8,445	Under Offer
Fourth	Office	1,924	20,712	Let to Investec
Fifth	Office	1,614	17,377 [†]	Let to Mazars / The Terrace
Total available sq m		782		
Total available sq ft			8,412	

[†] Roof terrace 2,961 sq ft

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