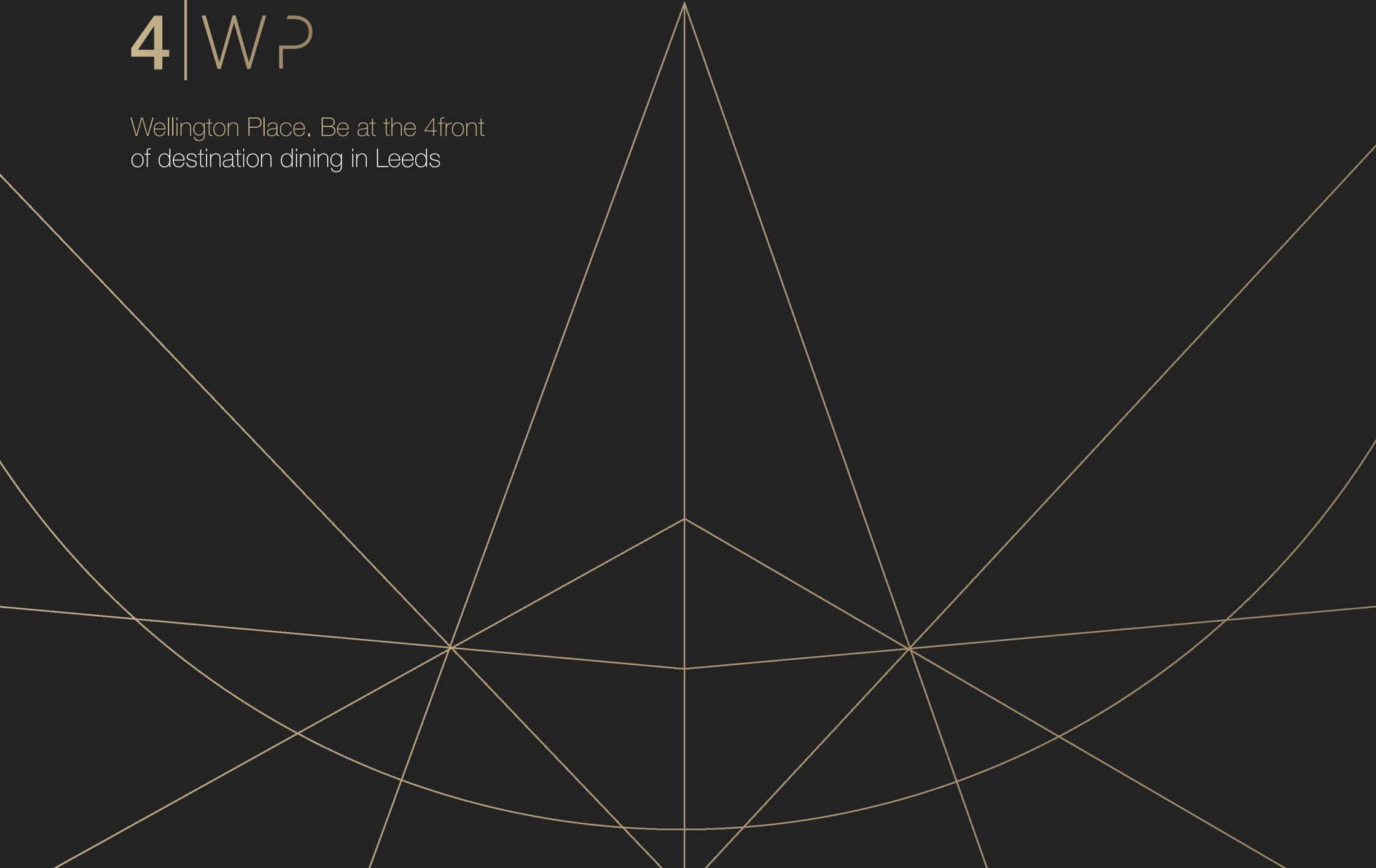


4 | WP

Wellington Place. Be at the 4front  
of destination dining in Leeds



A place to feed  
the senses





## A signature opportunity

Set the precedent for sensational dining and entertainment in Leeds.

This is a unique opportunity to occupy a stunning double height restaurant & bar space, set in the very heart of Leeds' bustling city district in Wellington Place.

Situated on the ground and mezzanine floors in a state-of-the-art building this is your chance to create a truly inspiring destination for the city.

# The Golden Triangle

The Golden Triangle is located between Leeds, Harrogate and York. This renowned area serves as an exciting, highly prosperous and cosmopolitan location containing a catchment of some of the wealthiest demographics in Yorkshire.

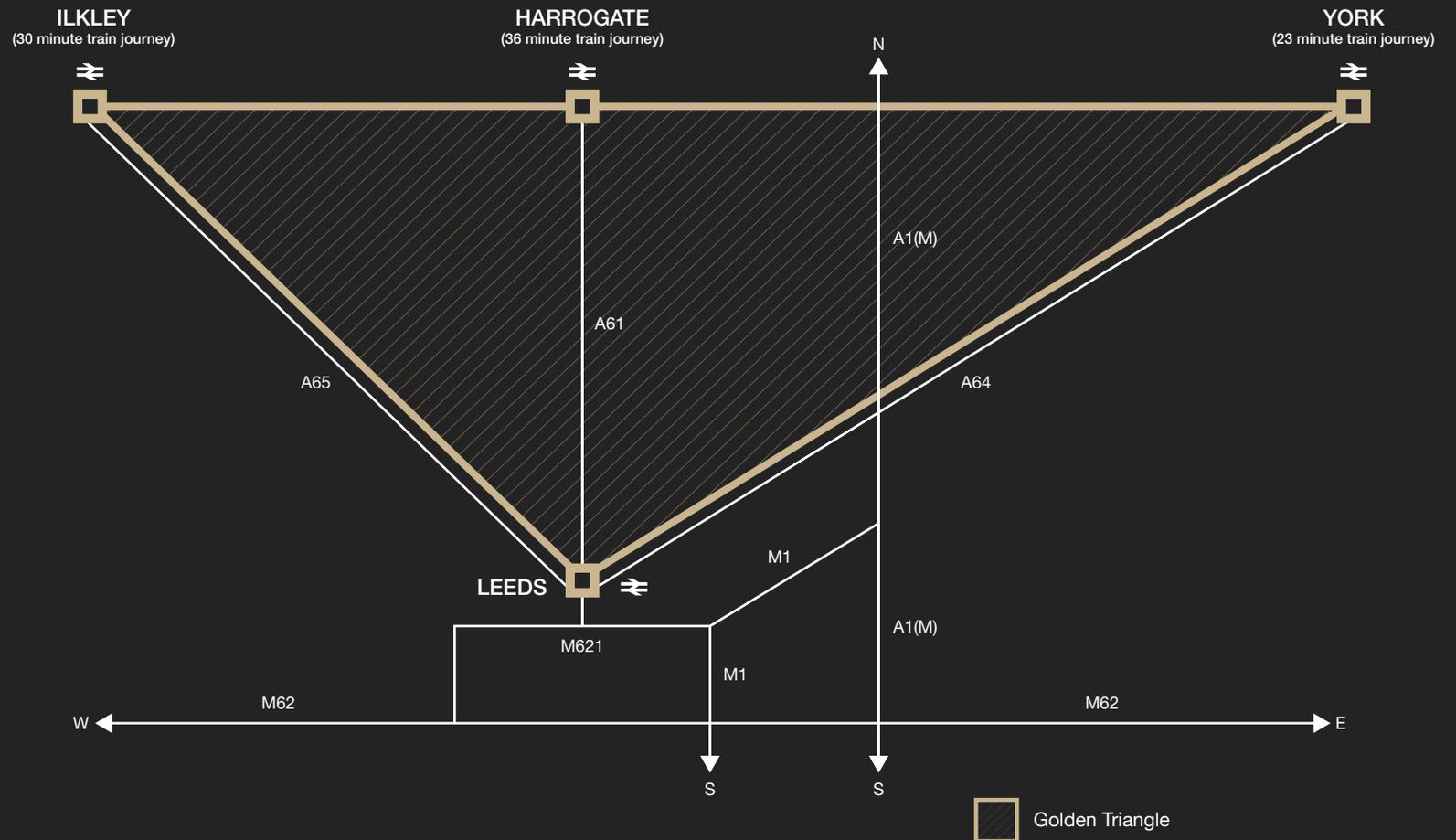
## The Leeds Economy

Leeds is the UK's fastest growing city and is the main driver of a city region with a £64.6 billion economy, a combined population of 3 million and a workforce of 1.37 million.\*

Leeds is the place with the best-paying jobs outside London, followed by Cambridge, Bristol and Manchester, according to new research.\*

According to new data on business 'scale-ups' - companies which have achieved three years of 20% growth in revenues or employees - Leeds is one of the UK's foremost centres for fast growing firms, behind only London and Cambridge.\*

\* <https://www.leeds.gov.uk/leeds-economy>



The Golden Triangle and Leeds has a very high proportion of L1, L2 and L3 (Top level of the socio-economic classification) - people earning well in higher managerial occupations.

36.1%

LEEDS

20.2%

GOLDEN TRIANGLE

50min

DRIVE TIME

# A world-class location at the heart of the City

 <b>WALKING</b> to 4WP from	 <b>DRIVING</b> to 4WP from	 <b>BUS</b> to 4WP from
<b>LEEDS TRAIN STATION</b> 5 minutes	<b>M621 JUNCTION 4</b> 9 minutes	<b>ELLAND RD PARK &amp; RIDE</b> 10 minutes
<b>THE HEADROW</b> 10 minutes	<b>LEEDS BRADFORD AIRPORT</b> 25 minutes	 <b>PARKING &amp; DROP OFF</b> at 4WP
<b>PARK &amp; RIDE STOP ELLAND RD</b> 4 minutes	<b>HARROGATE</b> 40 minutes	<b>NEAREST MSCP</b> Wellington Place & Whitehall Rd
<b>BUS STATION</b> 20 minutes		<b>DROP OFF</b> Northern St & Whitehall Rd

Times are approximate only



 Leeds City Train Station (5 Minute Walk)

 Wellington Place  Leeds City Business District

# An abundance of residential

Approx. 5,711 existing apartments within a 15 minute walk

- |   |   |
|---|---|
| 1 West Point (363 apartments)                       | 24 St George Building (92 apartments)           |
| 2 Whitehall Waterfront (approx. 180-193 apartments) | 25 42 Park Square (7 apartments)                |
| 3 Whitehall Quay (approx. 100-149 apartments)       | 26 Pearl Chambers (24 apartments)               |
| 4 City Island (404 apartments)                      | 27 Park Row Apartments (20 apartments)          |
| 5 19 Wellington Street (18 apartments)              | 28 Park House (76 apartments)                   |
| 6 City Central (66 apartments)                      | 29 22 Park Row (36 apartments)                  |
| 7 Atlantic Apartments (19 apartments)               | 30 The Point, 3 Whitehall Place (24 apartments) |
| 8 The Chambers Riverside West (34 bedrooms)         | 31 St New Station Street (16 apartments)        |
| 9 30 York Place (13 apartments)                     | 32 Candle House (160 apartments)                |
| 10 Britannia House (44 apartments)                  | 33 Watermans Place (122 apartments)             |
| 11 65 St Pauls Street (6 apartments)                | 34 Bridgewater Place (approx. 200 apartments)   |
| 12 The Chambers (58 apartments)                     | 35 The Round Foundry (approx. 77 apartments)    |
| 13 The Headline (242 apartments)                    | 36 Blue (63 apartments)                         |
| 14 22 York Place (approx. 23-25 apartments)         | 37 Basilica (94 apartments)                     |
| 15 Old Cloth Warehouse (4 apartments)               | 38 Junction (655 apartments)                    |
| 16 Northern Street Apartments (18 apartments)       | 39 Springwell Gardens (224 apartments)          |
| 17 Leeds Westside Apartments (183 apartments)       | 40 UNCLE (463 apartments)                       |
| 18 Mansio Park Square (30 apartments)               | 41 Tower Works (245 apartments)                 |
| 19 Mansio Trafalgar House (30 apartments)           | 42 Mustard Wharf (250 apartments)               |
| 20 Q2 Residence (71 apartments)                     | 43 Ironworks (53 apartments)                    |
| 21 41 St Pauls Street                               | 44 Pin Yard (215 apartments)                    |
| 22 Centaur House (approx. 60 apartments)            | 45 Leodis Square (744 apartments)               |
| 23 Crown Residence (38 apartments)                  |   |



Leeds City Train Station (5 Minute Walk)

Wellington Place

Leeds City Business District

# with more to follow

Approx. 5,938 proposed apartments

- 1 Westgate Point (157 apartments)
- 2 Lisbon Square (629 apartments)
- 3 New York Square (515 apartments)
- 4 McLaren Living (359 apartments)
- 5 Midland Mills (306 apartments)
- 6 Globe Waterside (250 apartments)
- 7 Globe Square (250 apartments)
- 8 Beck Court (250 apartments)
- 9 Arthurs Fold (110 apartments)
- 10 Whitehall Riverside (532 apartments)
- 11 Yorkshire Post (682 apartments)
- 12 84 Kirkstall Rd (120 apartments)
- 13 Points Cross (928 apartments)
- 14 Aire Park (850 apartments)



Leeds City Train Station (5 Minute Walk)

Wellington Place Leeds City Business District

# Companies on site



Flutter



EQUIFAX



BROWN SHIPLEY  
A QUINTET PRIVATE BANK

ARUP

BUROHAPPOLD  
ENGINEERING

sky betting & gaming

THE WHITEHALL  
CLINIC

Nepremacy

NHS  
Digital

1762 BREWIN  
DOLPHIN



Investec

PADDYPOWER.

wardhadaway  
law firm

MEPC



Burendo  
Together, it's possible



mazars

POKERSTARS

Willis  
Towers  
Watson

SQUIRE  
PATTON BOGGS

Eddisons

Begbies Traynor Group



wsp

LexisNexis

Cubo  
MORE THAN WORK

GBS  
GLOBAL APPLIED KNOWLEDGE

HILL DICKINSON

Regus



Redmayne  
Bentley

irwinmitchell

Mackenzie Stuart  
GLOBAL EXECUTIVE SEARCH

WRIGLEYS  
— SOLICITORS —

Allianz

evelyn  
PARTNERS

CBRE

# A city with an appetite for more

---

Leeds is a vibrant city with an incredibly sociable population. In fact,

54%

of people go out for drinks more than once a month\*.

There's a real appetite for eating out in Leeds – and not just for dinner.

65%

of people also like to go out for lunch,

41%

like to go out for brunch and

29%

like to go out for breakfast\*.

Lunchtime trade is booming in Leeds with

31%

of people buying lunch in a restaurant or cafe at least once a week\*.

If you're looking for a city with real spending power, Leeds is the place to go because

35%

of people spend

£100

or more on eating and drinking out each month\*.

Leeds is a city of foodies with

50%

of residents eating out and more than once a month\*.

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\*According to the Leeds Dining Habits Survey, an independent survey commissioned by MEPC and completed by 2,762 Leeds residents.

# Helping your retail business flourish at Wellington Place

## BE SEEN



### Access to our Rewards App

Upload special offers, vouchers and giveaways.



### On screens around the site

Display offers on screens in the building receptions and lifts.



### Parklife e-newsletter

Feature giveaways and email newsletter.



### Parklife Newspaper

feature your offers in our quarterly newspaper, which is available in all main building receptions.

## BE HEARD



### Social

We can post and share across our social channels, including Facebook, X, Instagram and LinkedIn.



### Retail Meetings

Get to know your fellow Wellington Place retailers, give us feedback and learn about the new site-wide incentives and developments at our quarterly retail meetings.



### Giveaways

We can assist in promoting giveaways.



### PR

Certain news items will be picked up by our PR team to push out onto local media.

## BE FOUND



### Wellington Place Website

We will create a dedicated web page for you under our amenities section with links directly to your website and designed to improve your overall SEO.



### Maps

We will add your company to the Wellington Place map, which features in brochures, web and in new customer welcome packs.

## THRIVE

### Access to Amenities

Your employees will have access to all the great amenities.

### PLUS...

We have an ongoing destination marketing strategy in place to further promote Wellington Place as the place to visit in Leeds.



# Wellington Place Key Information



Number Of  
Companies:

80



Working Population:

16,014



Land Area:

21

Acres

Total Built Area:

1,274,000 sqft

Potential Development:

1.5 Million sqft



Number Of Buildings:

11

Number Of  
Managed Buildings

8



Number Of  
Leases

65



# Setting the precedent for destination dining in Leeds City Centre

With an active frontage and floor-to-ceiling double height glass elevations, this stunning building is set to perform at the highest levels.

The beautifully designed public realm provides an ideal opportunity for alfresco dining and occupies a central location within this award winning traffic free location.



# A place designed to help you live life to the full

**A magnet that draws opportunity throughout the day,** Wellington Place is far more than just a collection of buildings. It's a dynamic Leeds neighbourhood, designed to shape the city and transform the way we work. A buzzing and vibrant 21-acre neighbourhood.

Wellington Place is at the heart of the business district, with easy access to an even wider business core and beyond.

The walkability of Leeds fosters a healthier lifestyle, enhancing social interaction and community engagement. Pedestrians are able to access and explore neighbouring retail and residential areas, contributing to a sustainable urban environment.

“You need to have a really fantastic facility in order to attract the top talent. Being in Wellington Place allows you to connect with loads of different people from different companies in social settings.”

Nick Weavers, Head of Talent & Training  
Mackenzie Stuart

“It’s warm, it’s welcoming, it’s inviting, it’s engaging, there’s a dynamic to it, it’s lively, it’s just a fantastic space”

Slavica Sedlan, Managing Consultant  
Willis Towers Watson

THE LARGEST OFFICE DEAL IN LEEDS  
COMPLETED 2023 - 124,000 SQ FT LET  
TO LLOYDS BANKING GROUP



- 16,000+ WORKING POPULATION
- 80 COMPANIES
- ACTIVATED PUBLIC REALM
- CITY CENTRE LOCATION
- HIGHLY ACCESSIBLE
- 5 MINUTE WALK FROM THE TRAIN STATION
- 24HR SECURE ENVIRONMENT



day &

night

Beyond the daytime buzz, Leeds' flourishing evening economy not only provides great leisure options for its workers, residents and visitors, it fuels economic growth. This has contributed significantly to Leeds' status as a vibrant cultural hub after dark.

Leeds captivates tourists with its eclectic charm, blending rich history, vibrant culture and modern sophistication. From its majestic Victorian architecture to dynamic shopping districts like the Victoria Quarter, the city offers a diverse array of experiences. Renowned museums, thriving nightlife, and picturesque parks make Leeds a compelling destination for travellers seeking adventure and discovery.

Unit 3 @ 4 Wellington Place, Leeds

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'Leeds topped the league of places in the UK with the best-paying jobs outside London'  
The Guardian 2023

'Leeds has been voted one of the best places to live'  
The Times 2023

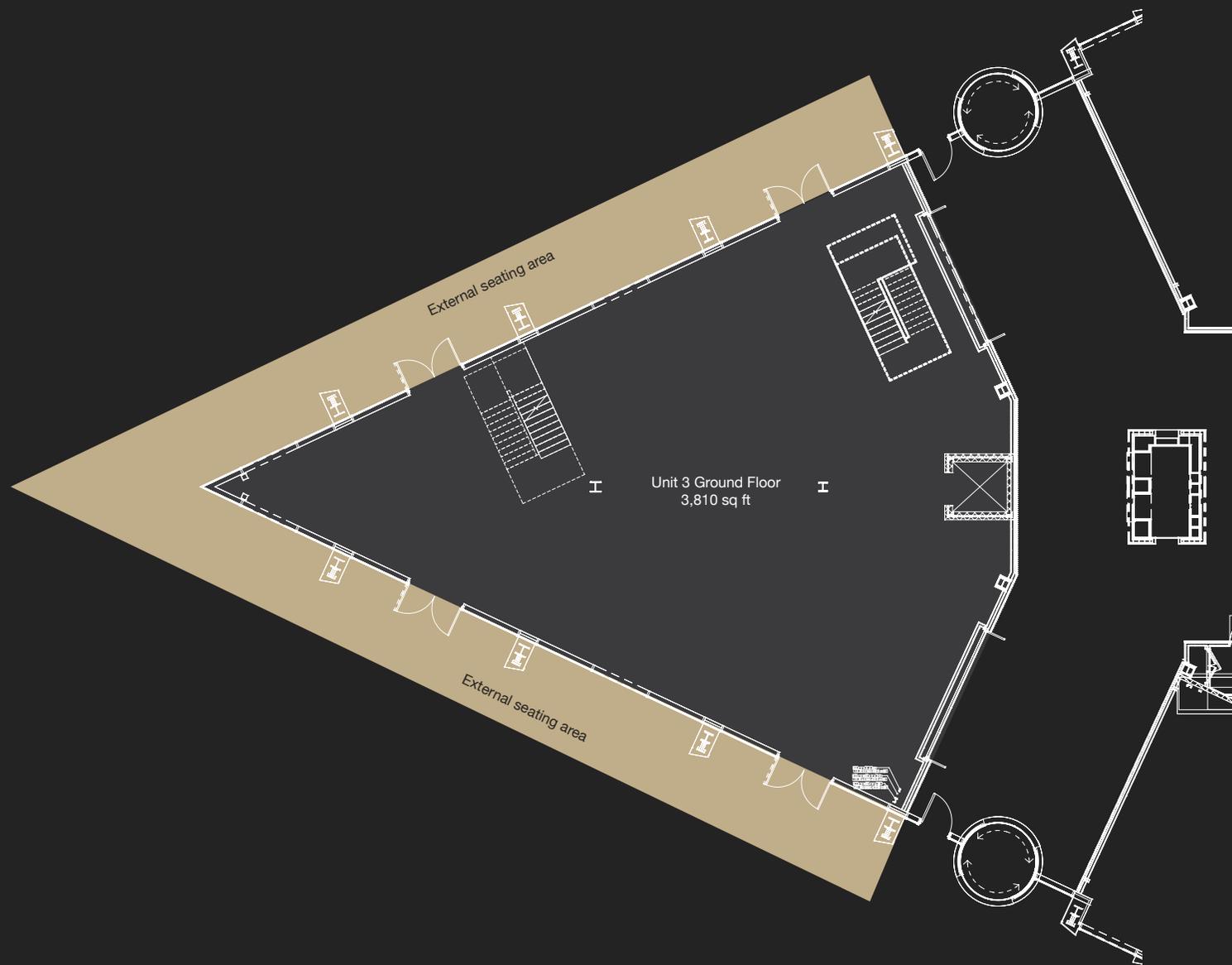
'Leeds was ranked fifth on Lonely Planet's Best In Europe list'  
Lonely Planet 2017

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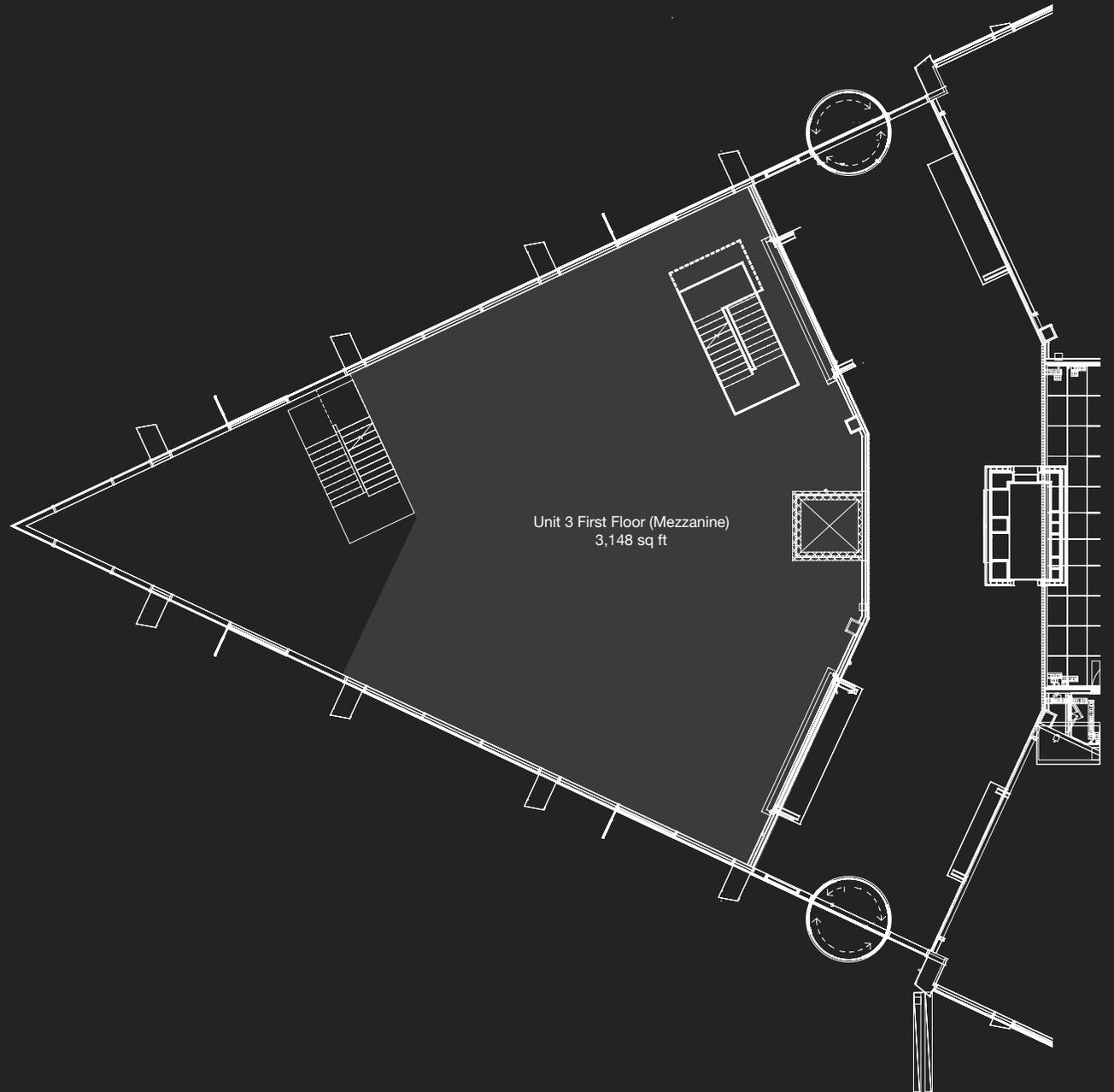


Unit 3 / Ground floor area: 3,810 sq ft  
With external seating area width of 5.2 m

Be at  
the 4front  
of destination  
dining in Leeds



Unit 3 / First floor area (Mezzanine):  
3,148 sq ft



Embark on an exceptional  
culinary journey in the heart  
of Leeds' bustling city district.  
The perfect place to serve up  
modern sophistication, day  
and night in a flourishing  
& relaxed environment.

Unit 3 @ 4 Wellington Place, Leeds



We provide dynamic long term stewardship and create transformational places with the future in mind. Our expertise lies in urban regeneration and facilitating the growth of science, business, and technology companies on our estates - giving rise to exceptional places that grow and evolve over time. Our track record is second to none.

MEPC is the specialist real estate development and asset operating platform within Federated Hermes' Private Markets business.

Federated Hermes is a global leader in active, responsible investment with over \$700 billion of assets under management including over \$20bn in Private Markets. It is guided by the conviction that responsible investment is the best way to create long term value.

MEPC and Federated Hermes enjoy a long track record of delivering meaningful and sustainable placemaking schemes that not only generate long-term financial outcomes, but also positive societal and environmental impact.

As a single organisation since 2020, the combined conviction continues to be the creation of new places where people will choose to work, visit and live, through developments that are innately focused on communities. This ethos of inclusivity and a sense of belonging that helps create the 'meaningful places' of the future.

The combination of MEPC's track record of successful placemaking and approach to partnership fits seamlessly together with the heritage in sustainable real estate investment of Federated Hermes, providing the solid foundation from which new places can flourish.



# 4 | WP

Wellington Place. Be at the 4front  
of destination dining in Leeds

Leisure and Retail Enquiries:

Talk to our team directly:



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Get in touch [here](#)

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**Misrepresentation Act 1967**

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