

5 Wellington Place Leeds

34,950 sq ft of Grade A Office & Retail Space
To Let



Wellington Place

www.wellingtonplace.co.uk

Discover the place to
do business.



Something dynamic is happening in the heart of Leeds. Something that will change the shape of the city and change the way people work. It's the future of business in Leeds, and it's coming alive right now - welcome to Wellington Place.

Join us and you will be in good company:

 Wellington Place
www.wellingtonplace.co.uk

A perfect position,
a welcoming destination.



View from Northern Street

5 Wellington Place is located at the gateway to this exciting new business district and is **just minutes from the city's fantastic retail and leisure offer, railway station and transport links.**







This significant location, on the junction of Northern Street and Whitehall Road, establishes **5 Wellington Place as a striking landmark building.**

The surrounding public realm and green spaces adds a **genuine sense of community.** Access to the building is made effortless by its own pedestrianized boulevard.

Inside, 5 Wellington Place stands as an exemplar of future office design. Modern, open-plan spaces offer flexible and intelligent working environments, while **floor-to-ceiling glazing creates a light unconfined space.**



Example office layout

-  77,015 sq ft in total
-  Suites from 5,639 sq ft to 13,266 sq ft
-  High quality retail opportunities
-  24 hour security
-  Secure basement parking
-  On-site cycle storage
-  Superfast Broadband

- On-site customer team
- 24 hour access
- 24 hour security
- Dedicated building reception
- Secure basement parking (direct connection to the building above)
- DDA compliant
- Floors up to 13,266 sq ft
- Completed Q2 2016
- Highly visible within the city from road network and railway line
- Ground floor retail / leisure uses
- Basement cycle storage
- BREAM rating of excellent
- Active and open façades at ground floor
- Full height glazing
- Highly adaptable floors able to easily accommodate single or multiple occupancies
- Landscaped setting close to Tower Square



Inner Ring Road

Wellington Street

Northern Street

Whitehall Road

MSCP

MSCP

14

12

9

8

7

11

13

1

2

3

10

4

5

6

The Masterplan.

Composed in excess of 1.5 million sq ft of commercial, retail, leisure and residential accommodation, the Masterplan for Wellington Place is set to enhance urban life in the city. The exemplar development is beautifully distinctive from any perspective, with unique architecture, intelligently designed to favour the flow of daylight into the public realm that surrounds each building.

The exterior is further enhanced by wide, interconnecting, pedestrianised streets, thoughtful landscaping and strong vista routes that encompass Tower Square – the development’s centerpiece and an appealing space for all to enjoy.

- A safe, attractive and vibrant public domain
- Permeability throughout the walkways, to knit into the existing urban fabric
- The creation of strong street frontages onto Wellington Street, Northern Street and Whitehall Road, which are landscaped to establish a boulevard feel
- A mix of uses to establish genuine sustainable place and community

Building	Total sq ft	Use
1	30,000	Office
2	120,000	Office
3	111,000	Office
4	167,000	Office
5	77,015	Office
6	104,000	Office
7	109,000	Office
8	109,000	Office
9	101,000	Office/Resi
10	35,000	Office
11	34,000	Residential
12	64,000	Residential
13	31,000	Residential
14	36,000	Residential
MSCP	N/A	Parking

7 minutes walk to Trinity Leeds Shopping Centre

6 minutes walk to Leeds City Station

70+ restaurants and cafés within a 10 minute walk

1000 spaces of on-site parking



A model for SUCCESS.

Created to match the requirements and ambitions of today's most forward-thinking businesses, the vision for Wellington Place is bold, distinctive and compelling.

Suite specification:

- Single office suites from 5,639 sq ft
- Floor plates up to 13,266 sq ft
- 4 pipe fan coil air conditioning system
- 150mm clear void raised access floor
- LED Lighting PIR controlled with daylight compensation
- Minimal use of internal columns offering efficient and flexible floorplates
- Floor to ceiling glazing
- Metal Tile suspended ceiling
- Fully DDA Compliant
- 2.8m floor to ceiling height

Public realm:

- Great public spaces
- Major new public square
- A variety of landscaped streets and spaces which possess a diverse character and engaging scale

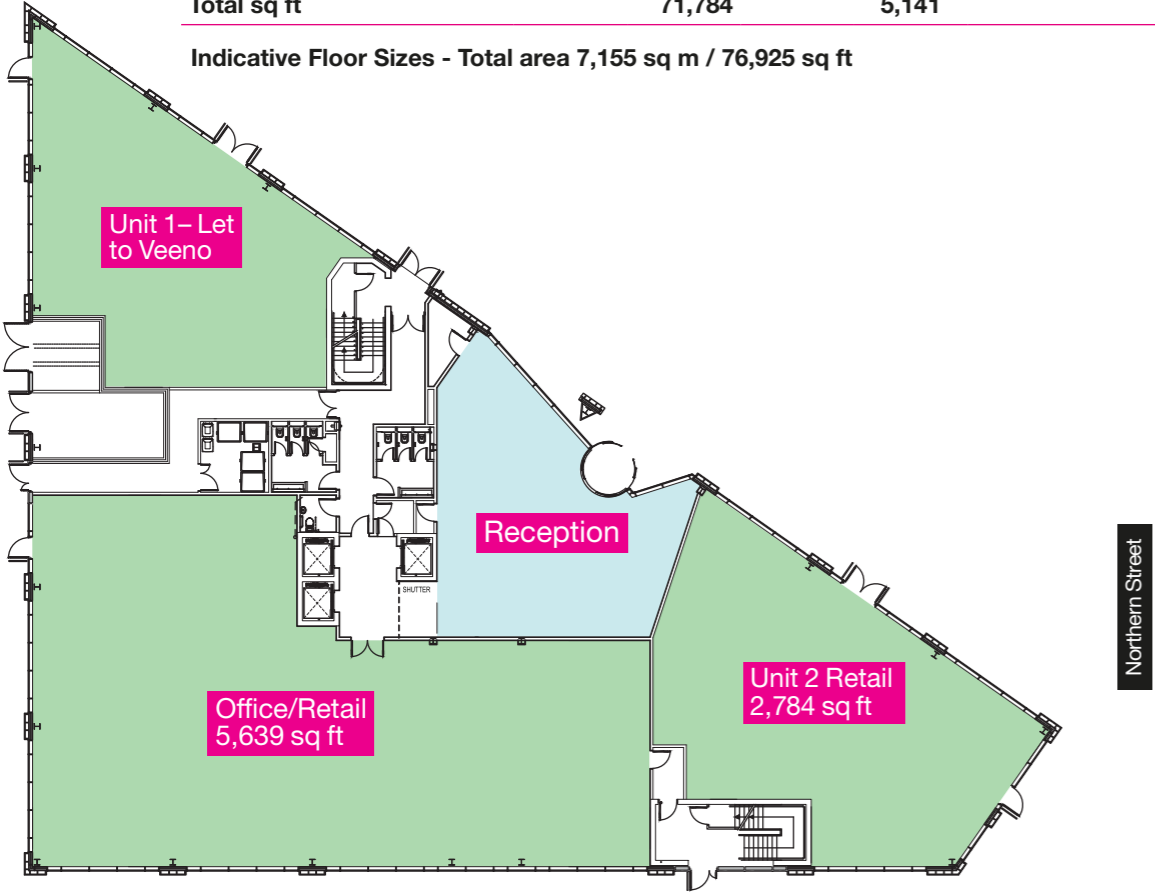


Flexible floor space for you.

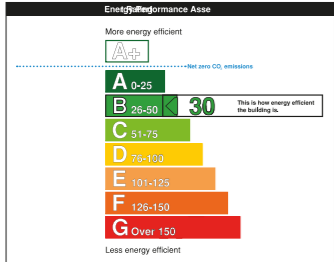
Flexible, open-plan layouts offer a blank canvas for your business. Together, we can make 5 Wellington Place your ideal working home, helping you to get the most out of your business and attract the very best people.

Floor	Use	IPMS 3 (Sq m)	IPMS 3 (Sq ft)	GIA (Sq m)	GIA (Sq ft)	Status
Ground	Office	524	5,639			Available
First	Office	1,232	13,260			Available
Second	Office	1,232	13,266			Available
Third	Office	1,233	13,271			Let to Willis Towers Watson
Fourth	Office	1,228	13,220			Let to Willis Towers Watson
Fifth	Office	1,228	13,217			Let to Ward Hadaway
Unit 1	Retail			219	2,357	Let to Veeno
Unit 2	Retail			259	2,784	Available
Total available sq m		2,988		259		
Total available sq ft			32,165		2,784	
Total sq m		6,677		478		
Total sq ft			71,784		5,141	

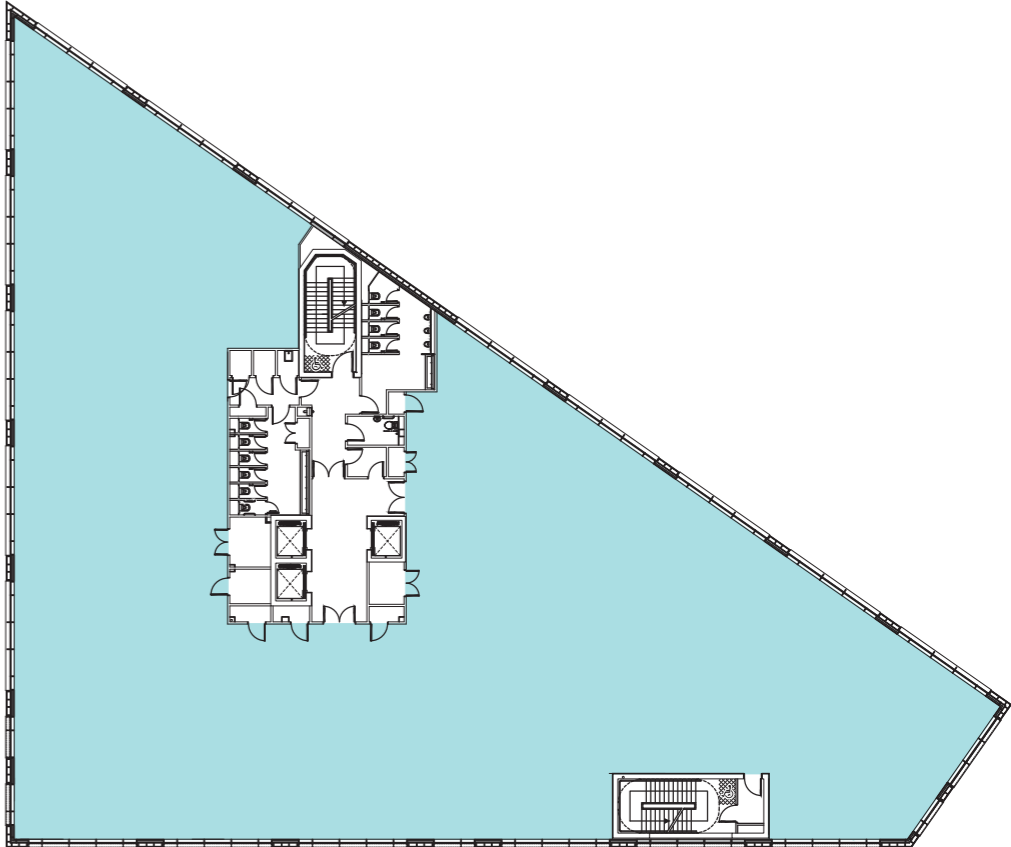
Indicative Floor Sizes - Total area 7,155 sq m / 76,925 sq ft



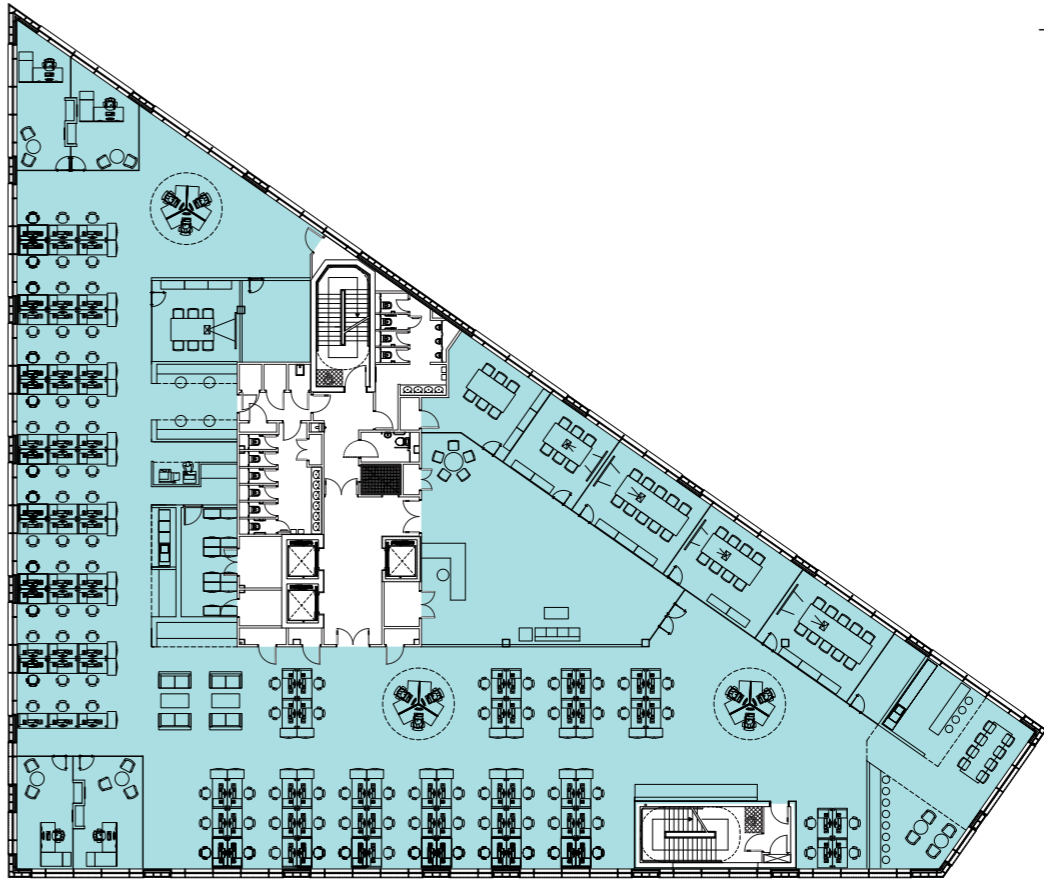
Ground floor plan



Whitehall Road



Typical upper floor plan



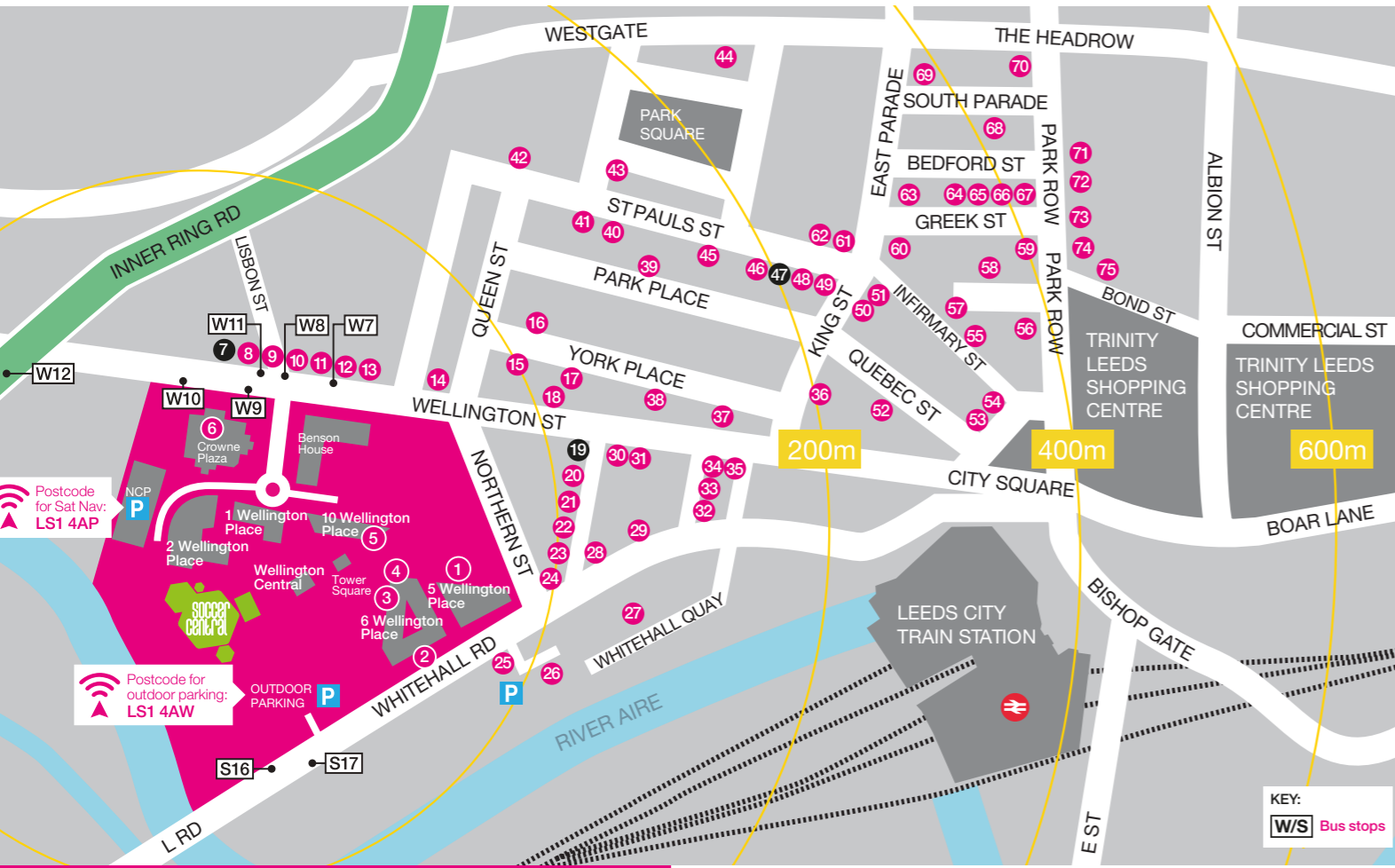
Example space plan layout for a medium density office - upper floor*

*Example space plan specifications

- 5 private offices
- 5 soft seating areas
- server/comms room
- 5 meeting rooms
- dedicated reception area
- kitchen/breakout area
- 116 work stations
- 13,271 sq ft of office space
- 1:120 sq ft occupation density

Closely connected, brilliantly served.

Wellington Place's central location means all of the city's amenities lie within close proximity, with the immediate environment of the West End of Leeds offering the finest restaurants and premium bars.



- | | | | |
|-----------------------------------------|---------------------------------------|--------------------------------------|-------------------------------|
| 1 Veenoo (wine café) | 20 Greggs | 39 Burgundy (bar) | 58 Wagamama (restaurant) |
| 2 The Place (food/drink) | 21 Co-operative | 40 Love Food (café) | 59 La Tasca |
| 3 Good Luck Club (bar, café) | 22 Toast (bar/restaurant) | 41 Wino (bar) | 60 Gourmet Burger Kitchen |
| 4 L1 Performance (gym) | 23 Lazy Lounge (bar/restaurant) | 42 Bagel Nash | 61 Wolf cafe |
| 5 Sociable Folk Café | 24 Primo (restaurant) | 43 Pizza Express | 62 Patisserie Valerie |
| 6 Spirit Health Club (gym/beauticians) | 25 Premier Inn (hotel/bar/restaurant) | 44 Town Hall Tavern (pub) | 63 All Bar One |
| 7 Cash point | 26 The Riverside (bar/restaurant) | 45 Philipotts (sandwich shop) | 64 Carluccio's (restaurant) |
| 8 Starbucks® | 27 Novotel Hotel | 46 Tesco Express | 65 Slug & Lettuce (bar) |
| 9 Jack-Pots (café) | 28 Mans Market (Chinese restaurant) | 47 Cash point | 66 The Liquorist (bar) |
| 10 Newsagents | 29 Chop'd (café) | 48 Starbucks® | 67 Wetherspoons (bar) |
| 11 Centre Fillings (sandwich shop) | 30 Caffè Nero (café) | 49 Atlas (pub) | 68 Sukhothai (restaurant) |
| 12 Dry cleaners | 31 M&S Simply Food | 50 Ricci's (restaurant) | 69 San Carlo (restaurant) |
| 13 Tasty Toasties (sandwich shop) | 32 Appetite (deli/sandwich shop) | 51 53o North (bar) | 70 Shooters Sports Bar |
| 14 Editors Press (pub) | 33 Fish Out (fish & chips) | 52 Sous Le Nez En Ville (restaurant) | 71 The Decanter (bar) |
| 15 My Thai | 34 Buca di Pizza | 53 The Restaurant Bar and Grill | 72 Bem Brasil (restaurant) |
| 16 New Ellington (hotel/bar/restaurant) | 35 Nawaab (restaurant) | 54 Banyan (bar/restaurant) | 73 Piccolino (restaurant) |
| 17 White Rabbit Bar | 36 The Met Hotel | 55 Pret A Manger | 74 Gino D'Acampo (restaurant) |
| 18 Especto (bar/restaurant) | 37 Miah's Kitchen (restaurant) | 56 Blackhouse Grill | 75 Caffè Nero |
| 19 Cash points | 38 Nosh (café) | 57 Jamie's Kitchen | |

Leeds City railway station is just a few minutes walk away, and drivers are served by the nearby A58(M), part of the Leeds Inner Ring Road, which provides direct access to the M621, M62 and M1.

Empowered by business, powered by people.

From the outset, the vision for Wellington Place has been to create one of the largest and most prestigious new city centre business quarters – but **Wellington Place offers much more.**



You can grow your own vegetables in our 'Urban Gardens', take a lesson in beekeeping, join a lunchtime exercise class or enjoy a game of five-a-side at Soccer Central, our floodlit, 3G pitch.

Landscaped gardens and well-lit walkways around Wellington Place create an attractive, safe environment. Security is further enhanced by our 24 hour on-site security team and CCTV.

At the centre of this thriving community is Wellington Central – home to our proactive on-site management team. Having an MEPC team permanently based on site ensures that the needs of our occupiers are served, protected and managed in a quick and effective way.



What our customers say...



"We felt that moving to this estate would help us to create something that was brand new, but wasn't overly ostentatious and gave the right impression to our clients in that we're a professional and high quality outfit. This has given us the image our clients really like to see."

John Flathers, Partner, Irwin Mitchell



"We've managed to create a great atmosphere here and a great culture; part of that is the ability to recruit the sort of people we're looking for from the Leeds area, and part of it is also the environment here at Wellington Place. We've got a bright open office, and the relationship with MEPC has helped that good environment; even stuff like the five-a-side football pitch, we've got the allotment, food stalls coming to Wellington Place, bars and restaurants nearby - it's really helped the culture that we've been looking for."

**Richard Flint, Managing Director,
Sky Betting & Gaming**

The MEPC difference.

Our mission is to deliver outstanding experiences for our customers - MEPC's Wellington Place team goes further in three key ways:

On the ground and in touch

The fact that we know our customers by name is a benefit of being based on site, but it's also a genuine sign of our dedicated approach. We've built our reputation on understanding our customers, and our continually high retention rates reflect it.

In it for the long run

Building Wellington Place is a proud achievement, but it's only the very beginning of a long-term responsibility. Our commitment to our developments and our customers means that we're continually investing in security, maintenance and refurbishment to uphold our standards for the lifetime of our projects.

Thinking green, talking green, doing green

Sustainability is an extremely high priority in all MEPC's ventures. We've led the way in promoting environmentally sound business practices and transport solutions on all our developments.



To watch the video introduction to Wellington Place, please visit www.mepc.com/tv



Wellington Place

www.wellingtonplace.co.uk

Contact us now on **0113 389 9830**
to find out about becoming part of our
business community.



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