

# 3 Wellington Place Leeds

MEPC

109,594 sq ft of Grade A office space &  
6,629 sq ft of retail/leisure space to let

Due for completion  
December 2017





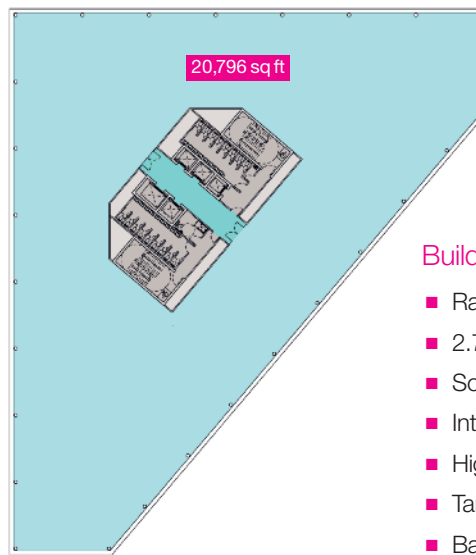
# 3 Wellington Place – floor and space plans



Ground floor plan



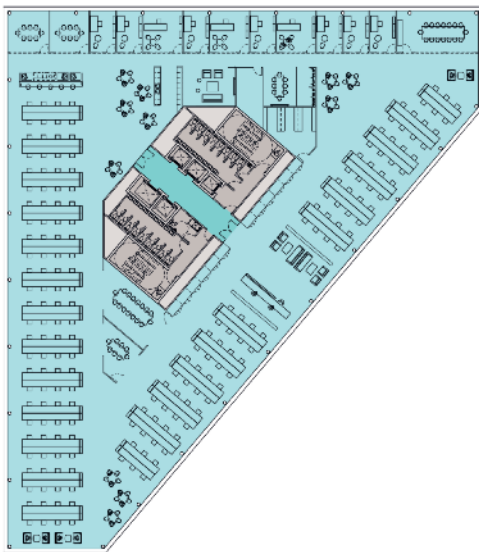
Typical upper floor plan



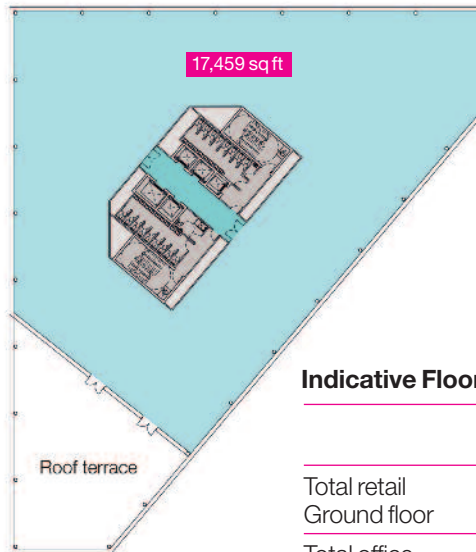
## Building specification

- Raised access floors with 150mm clear void
- 2.7m floor to ceiling height
- South face rooftop terrace
- Intelligent PIR lighting system
- High performance solar controlled glazing
- Target BREAM rating of excellent
- Basement parking

Typical upper floor - Example space plan



Fifth floor plan



## Indicative Floor Sizes

	IPMS 3 sq m	GIA sq m	IPMS 3 sq ft	GIA sq ft
Total retail				
Ground floor		616		6,629
Total office				
Ground floor	968		10,425	
First floor	1,802		19,397	
Second floor	1,932		20,796	
Third floor	1,932		20,796	
Fourth floor	1,925		20,721	
Fifth floor	1,622		17,459	
<b>Total</b>	<b>10,182</b>	<b>616</b>	<b>109,594</b>	<b>6,629</b>

## Typical upper floor - Example space plan features

- 10 private offices
- dedicated reception area
- 6 meeting rooms
- server/comms room
- 6 soft seating areas
- kitchen/breakout area

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