



Discover
the place
to do
business



Wellington Place
Leeds



1 in 3

Wellington Place customers
expanded their business
and took more space with
us during 2016/2017

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What if offices were built for people?

What if they were bright, modern and energy-efficient, and still steeped in history?

What if you could work in the city centre and eat lunch in the park, grab a drink after work but still make your train, do yoga every week and still meet your deadlines?

What if you worked at Wellington Place?

We believe...

There's a better way to do business – which is why Wellington Place is a people-first development. It's been strategically designed to bring out the best in your employees, while giving you exceptional service, an unparalleled location and the space you need to grow your business.





The place to do business in Leeds

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

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.

But don't just take our word for it. Wellington Place is home to a host of world-class businesses who've not only taken space with us, but also grown with us – and they'll be only too happy to tell you why this is the place to do business in Leeds.

Everything you expect and more...

- ▶ Grade A offices with flexible floor plates so your office will work as hard as you do
- ▶ World-class standards with a dedicated on-site team that makes your business a priority
- ▶ 24 hour estate security and extensive CCTV coverage to protect your investment
- ▶ Sustainable, energy efficient buildings to meet environmental goals
- ▶ Landscaped public spaces to improve motivation and productivity
- ▶ Bars, restaurants, cafes and gyms to create an aspirational place to work
- ▶ Great public transport links, on-site parking, free bike hire, electric charging points and Enterprise Car Club to help you get from A to B.

“

The offer at Wellington Place and the diversity of the businesses absolutely draw people in like a magnet. They have brilliant facilities, really world-class.

Zoe Hebblethwaite, Corporate Communications Manager, Sky Betting and Gaming

”




Bring out the best in your employees

From the bright, airy offices to the landscaped boulevards, Wellington Place has been designed with people in mind. We've created an aspirational space to work in the heart of the city – and as you'll soon discover, there's a great reason behind everything we do.

Green space has been proven to reduce brain fatigue, so we've added a park, a fruit tree orchard and Urban Gardens. Exercise is important too. It helps reduce stress, anxiety and depression, which is why we have on-site gyms, with lunchtime and after work classes, including yoga and pilates. And let's not forget the social factor. You'll find cafes, bars and restaurants on your doorstep to help your team find the right work-life balance.

By designing Wellington Place around the people who work here, we can help to improve productivity, reduce sick leave, increase employee retention and attract new staff.

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Wellington Place is more than just a place to work – it's a community

- Join us for street food, markets, summer BBQs and more
- Cycle to your next meeting or ride along the canal with free bike hire and storage
- Grab a coffee, eat lunch in the sun or meet for drinks after work
- Get a massage, take a spin class or workout at the on-site gyms
- Grow, pick and eat fresh food from our Urban Gardens
- Meet neighbouring businesses with regular networking opportunities

“

What I loved was the community spirit 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

”



You're in good company

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, it will also help 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 a lunchtime spin class. With so many high profile, innovative businesses at Wellington Place, the possibilities are endless.

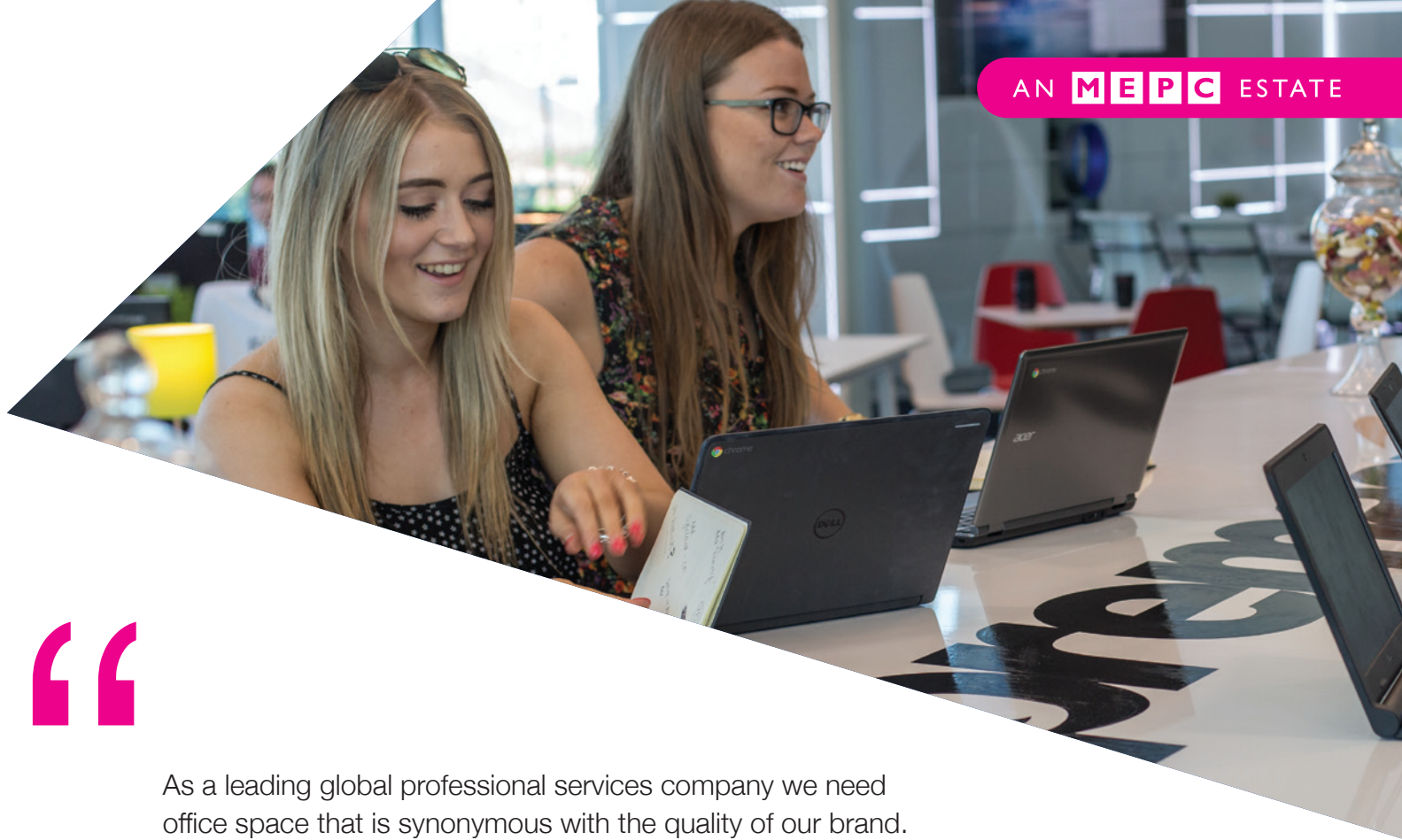
Trust us to champion your interests

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.

Our last summer BBQ brought together more than **2,000 people** for a day of fun in the sun



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As a leading global professional services company we need office space that is synonymous with the quality of our brand. Wellington Place meets our expectations and we are excited about the prospect of continuing to be located here.

Our key value of putting clients first is met through the accessibility of our offices to clients who wish to visit us – whether they travel by car or public transport. The on-site MEPC staff have been excellent at working with us to ensure the continued smooth running of our operations at all times.

Slavica Sedlan, Managing Consultant
at Willis Towers Watson

When we moved to Wellington Place a key consideration was from a customer perspective we wanted the premises to reflect the brand values that we had.

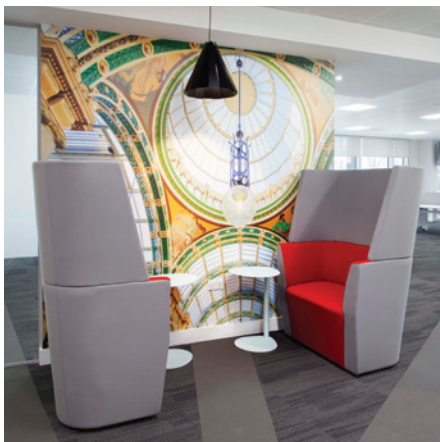
Being at Wellington Place has a positive impact for staff obviously and that helps us retain staff, it helps us recruit staff – both because of the office space but also the accessibility and our customers want to see a professional image and the office space is certainly very consistent with that.

Steve Frost, Regional Operations Manager
at Allianz Commercial

”



Moving to Wellington Place can have a positive impact on your business



CaseStudy

Customer Case Study from Rachael Culpan, HR Manager at Equifax

With one of the biggest sources of consumer and business data in the UK, Equifax has become a leader in its field. They analyse the data of more than 820 million consumers and 91 million businesses worldwide to help consumers to make informed decisions.

Equifax has offices around the globe, including three in the UK. They moved their Northern hub to Leeds from Bradford in 2016, bringing all 190 employees to their new offices at 6 Wellington Place.

Rachael Culpan, HR Manager at Equifax, explains, "There are of course the benefits of great facilities, great location and community spirit, everything our people could need is on our doorstep.

Some of the greatest benefits are the connections between Wellington Place and local businesses and government departments, we have been made aware of local events and initiatives to benefit both our business and the local community and have seen our employees enjoy networking. The talent pool in Leeds, further enhanced by the two universities, is exactly what our business is looking for to drive innovation."

"In our previous office, some of the spirit seemed to be missing, people came to work and went home, there was very little interaction after work and limited places nearby to get together." The biggest impact we have noticed is that people seem happier, groups are going out together at lunchtime and finding new places to eat, our charity committee is getting more attendance at their events, and there are

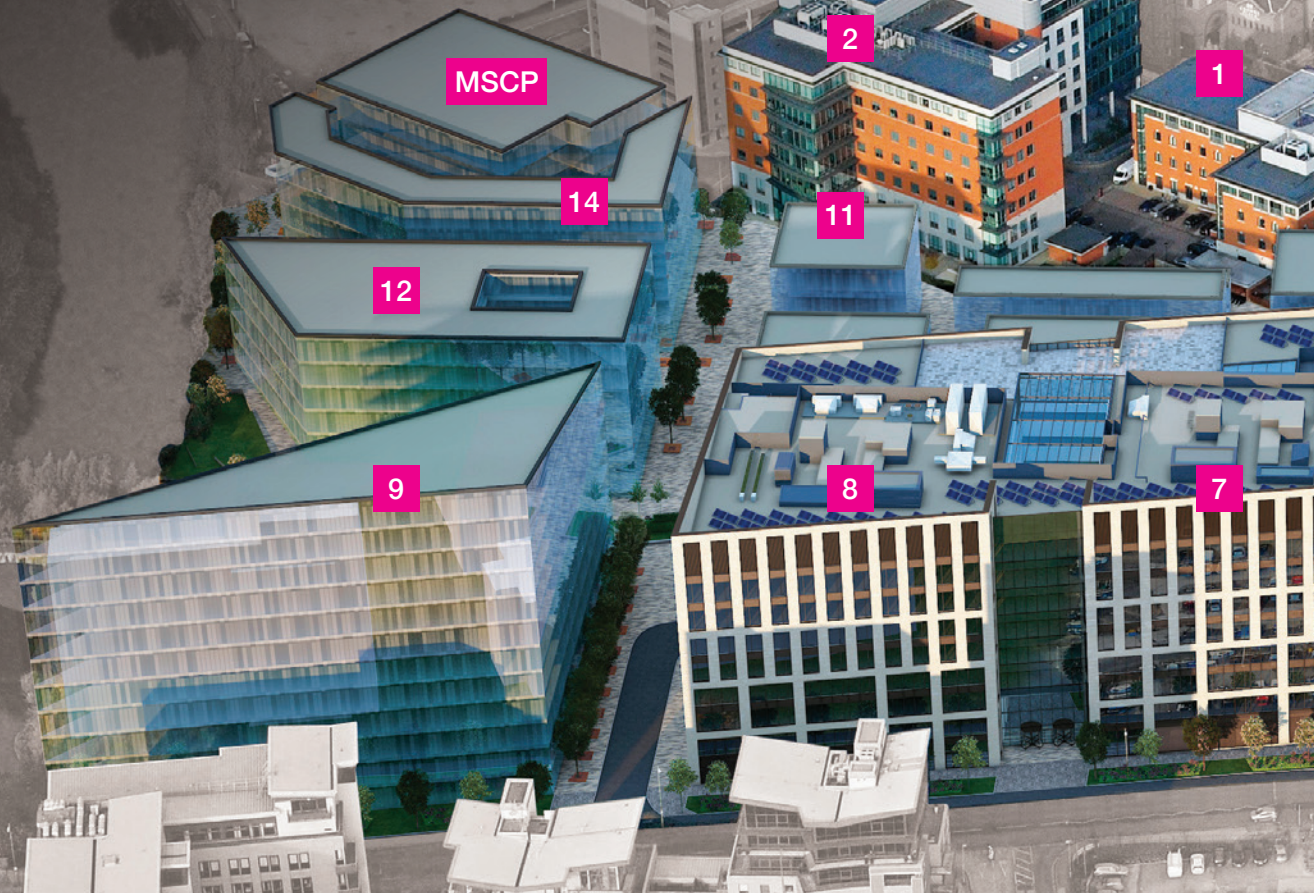
regular impromptu gatherings at the various bars. Due to the impressive office facilities and transport links, we see far more visitors, we also see far more visitors from our other offices globally, which strengthens the connection to the wider business and escalates the value our employees see in themselves."

► **"More positive and fulfilled employees with great facilities to enjoy has made a difference to the work we see being produced."**

"Wellington Place does impact productivity for the better, more positive and fulfilled employees with great facilities to enjoy, has made a difference to the work we see being produced. We now have an environment where they can take a break from work, go to lunch or join in one of the activities at Wellington Place, and come back feeling refreshed. Our employees know who MEPC are and appreciate the regular communications, surveys and activities that are organised, always keeping the workplace interesting."

► **"Wellington Place does impact productivity for the better."**

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	150,000	Office Retail	Outline
5	75,000	Office/Retail	Complete
6	110,000	Office/Retail/Leisure	Complete
7&8	375,000	Office	Completion 2019



Plot	Total sq ft (NIA)	Use	Building/planning status
9	130,000	Hotel/Residential	Detailed
10	34,000	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.

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 attractions 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 & 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

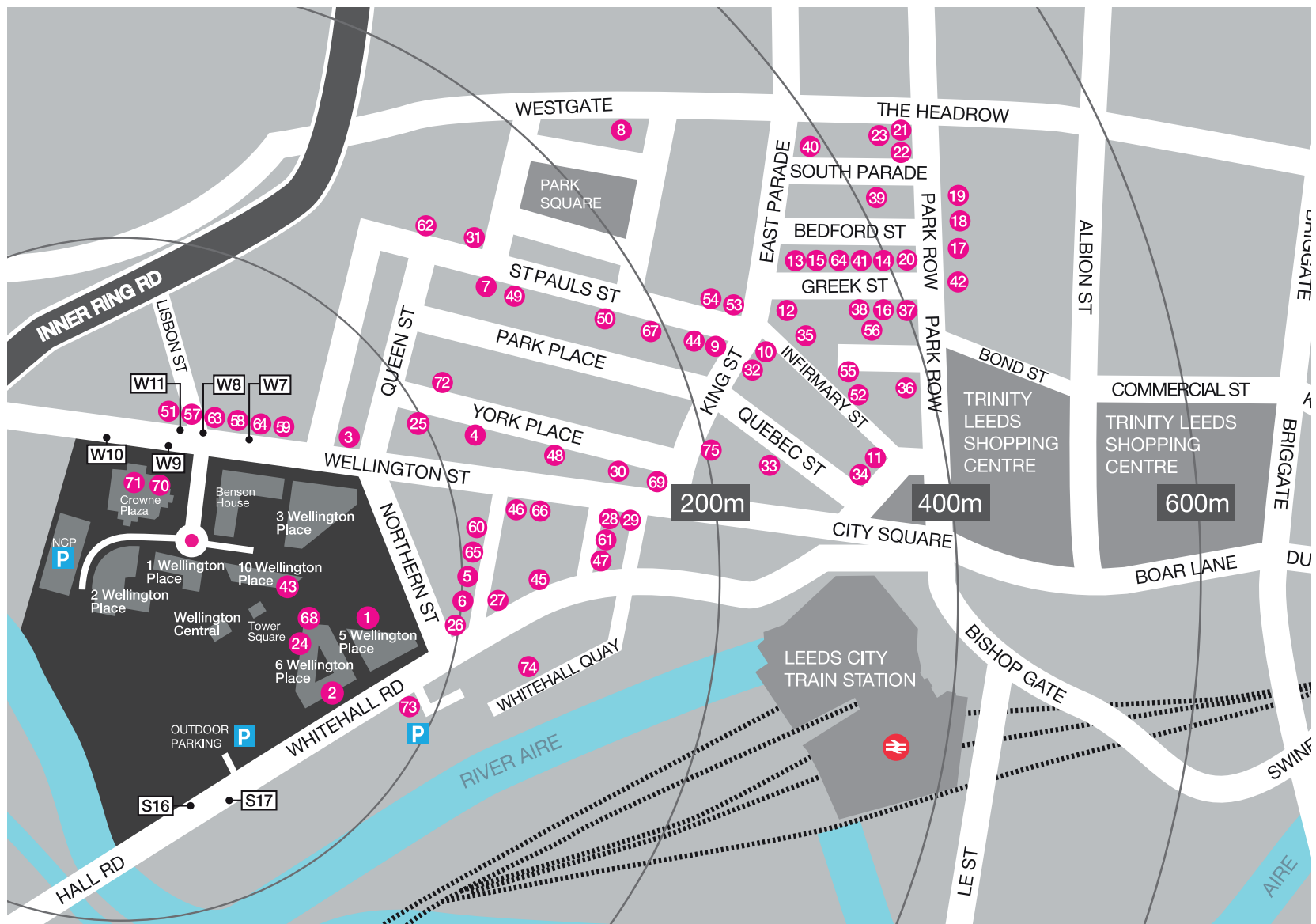


3 hours to Edinburgh



Over 70 restaurants & cafes within a 10 minute walk

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Pubs & Bars

1. Veen
2. The Place
3. Editors Draught
4. White Rabbit
5. Toast
6. Lazy Lounge
7. Wino
8. Town Hall Tavern
9. Atlas Brauhaus
10. 53° Degrees North
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. Wetherspoon's

21. Shooters Sports Bar

22. Bierkeller
23. Smokehaus

Restaurants

24. Good Luck Club
25. My Thai
26. Primo
27. Mans Market
28. Buca di Pizza
29. Nawaab
30. Miah's Kitchen
31. Pizza Express
32. Ricci's
33. Sous le Nez
34. Restaurant Bar & Grill
35. Blackhouse
36. Jamie's Italian
37. Wagamama
38. Gusto
39. Sukhothai
40. San Carlo

41. Bem Brasil
42. Gino D'Acampo

Cafes

43. Sociable Folk
44. Starbucks®
45. Chop'd
46. Caffé Nero
47. Appetite
48. Nosh
49. Love Food
50. Philpotts
51. Starbucks®
52. Pret A Manger
53. Wolf Italian Street Food
54. Patisserie Valerie
55. Costa Coffee
56. Bottega Milanese

Food on-the-go

57. Jack Pots
58. Centre Fillings

59. Tasty Toasties

60. Greggs
61. Fish Out
62. Bagel Nash

Shops

63. Newsagents
64. Greens Dry Cleaning
65. Co-op
66. M&S Simply Food
67. Tesco Express

Leisure

68. L1 Performance
69. Tick Tock Unlock
70. Spirit Health Club

Hotels

71. Crowne Plaza
72. New Ellington
73. Premier Inn
74. Novatel
75. The Met



Helping you to
meet your
environmental
goals

Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits – which is why the 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 minimise your carbon footprint, it will also save your business money by reducing your energy usage.

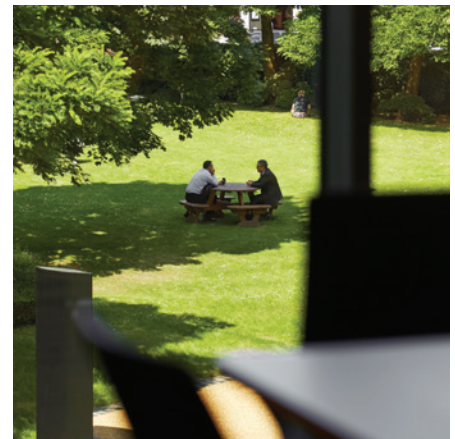
And it doesn't end there. From recycling policies to car sharing schemes, we're always looking for new ways to reduce the environmental impact.

0%

of waste is sent
directly to landfill

99.6%

of construction waste
is recycled





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, 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 four 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, and they know a good investment when they see one. 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.

”

A black and white aerial photograph of Leeds Central Station and the surrounding urban area in 1962. The image shows a dense network of railway tracks, industrial buildings, and residential areas. The River Wharfe is visible winding through the city. The station itself is a large, complex structure with multiple platforms and tracks. The surrounding area is filled with various buildings, including houses and commercial structures. The overall scene depicts a busy urban center with a significant railway hub.

Wellington Place stands where Leeds Central Station once stood and this picture shows an aerial view of the site in 1962.

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Driving industry for generations

Although Wellington Place is a vibrant, modern development, the site it stands on had a vital role to play in Leeds' industrial heritage. It was once home to Leeds Central Station, the city's main railway goods yard.

The station opened on 18th September 1848, replacing the LNW terminus on Wellington Street. It carried passengers and goods to every corner of the country before finally closing on 1st May 1967 – but while the station may be gone, it's certainly not forgotten.

The wagon lifting hoist sits at the heart of Wellington Place. It's the last remaining building from Central Station and was once used to move trucks from the lower levels of the Great Northern Goods Station to the higher level passenger line on the viaduct arches. It's now the focal point of our landmark park, Tower Square.

Just as Central Station was before us, Wellington Place is a bustling hub of activity, that's not only supporting industry in Leeds, but also helping to drive the city's economy forward.

Join our business community

There's no better place to do business than Wellington Place, so let's start a conversation. You can speak to our letting agents or come to us directly – whichever you choose, we'll be happy to welcome you to the community.

Talk to our letting agents:

Jeff Pearey
jeff.pearey@eu.jll.com



Paul Fairhurst
PFairhurst@savills.com



Contact our team directly:



James Dipple,
Chief Executive
jdipple@mepc.com



Paul Pavia,
Head of Development
ppavia@mepc.com

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Leeds, West Yorkshire, LS1 4AP



Call 0113 389 9830 or visit wellingtonplace.co.uk



Misrepresentations Act 1967

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Meet your new neighbours

AN **MEPC** ESTATE



