









4 Wellington Place is one of the most exciting new pre let opportunities in Leeds. The statement building offers 135,000 sq ft of high quality grade A office space with rooftop terraces and views over Tower Square. The generous boulevards and feature reception provide a true sense of arrival to one of Leeds most sought-after business locations.

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





The place to do business in Leeds

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.



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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, but will also help you 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 after 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.

“

What I loved was the community spirit they had 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.

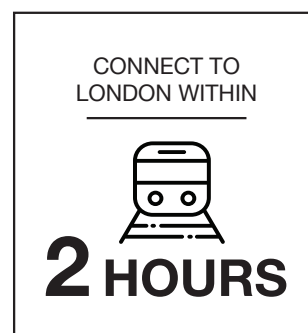
Michael Carter,
CEO at Netpremacy

”

Leeds is one of the UK's most diverse economies

Leeds City Region is the UK's largest economy outside London. Leeds is seen as one of the most desirable places in the UK to live with residents attracted by the thriving city life, excellent retail and leisure facilities and job opportunities with the country's leading companies.

Leeds' location is hugely attractive with excellent connectivity to London (in only two hours) and other major UK hubs, yet only a short drive from the surrounding countryside.



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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 perks 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

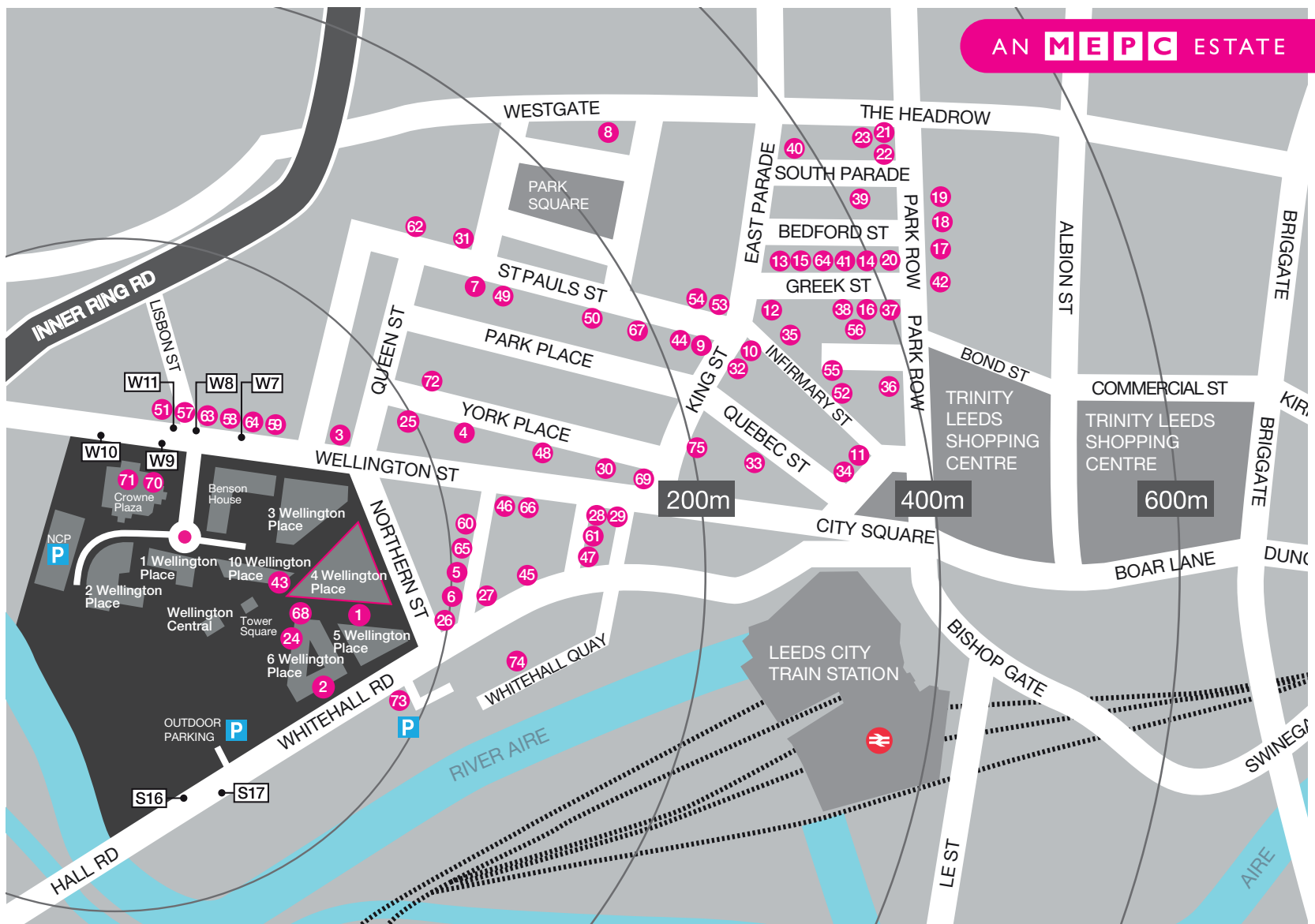


3 hours to Edinburgh



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 Liqueurist
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

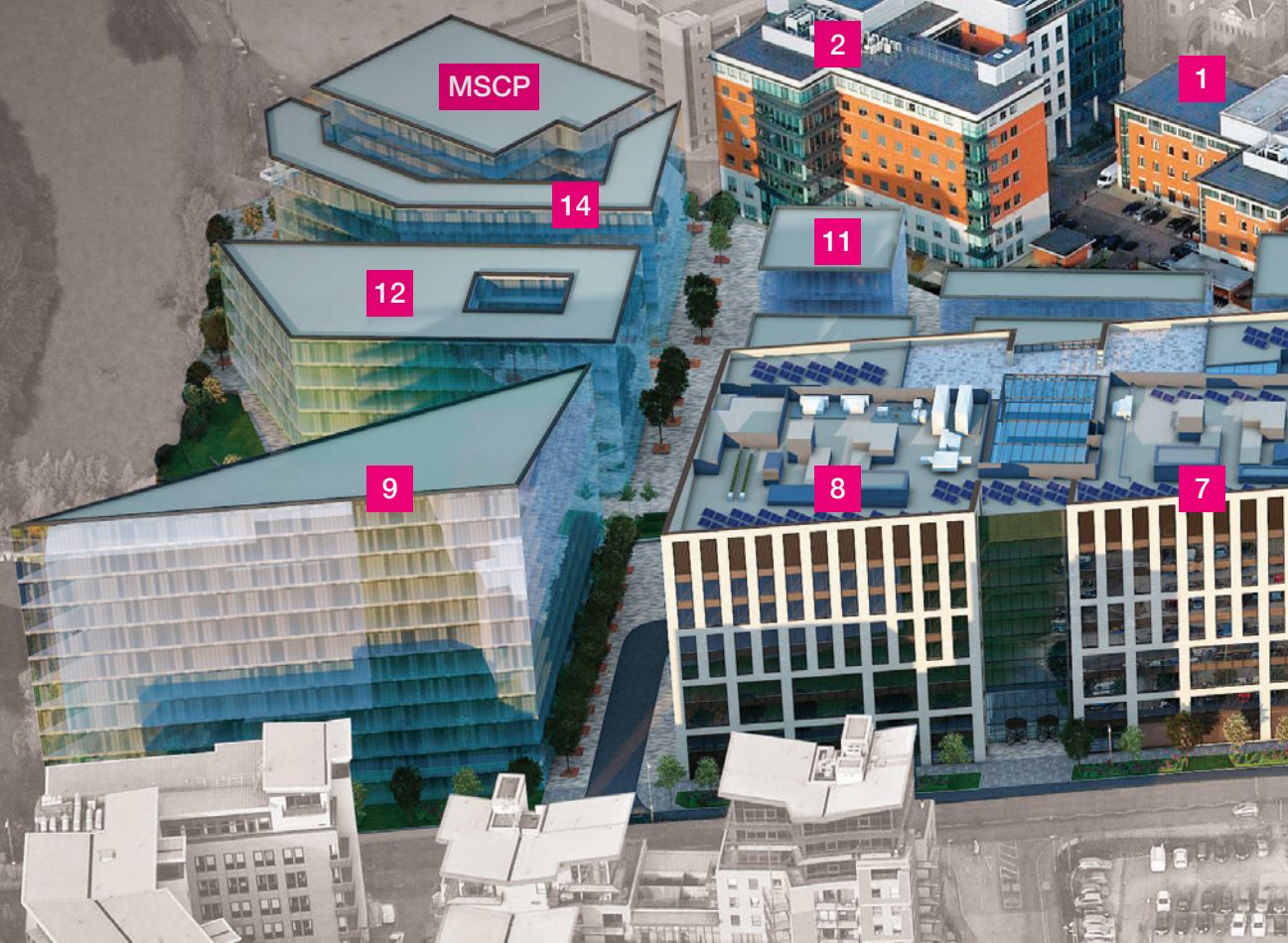
Leisure

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

Our masterplan is as ambitious as you are



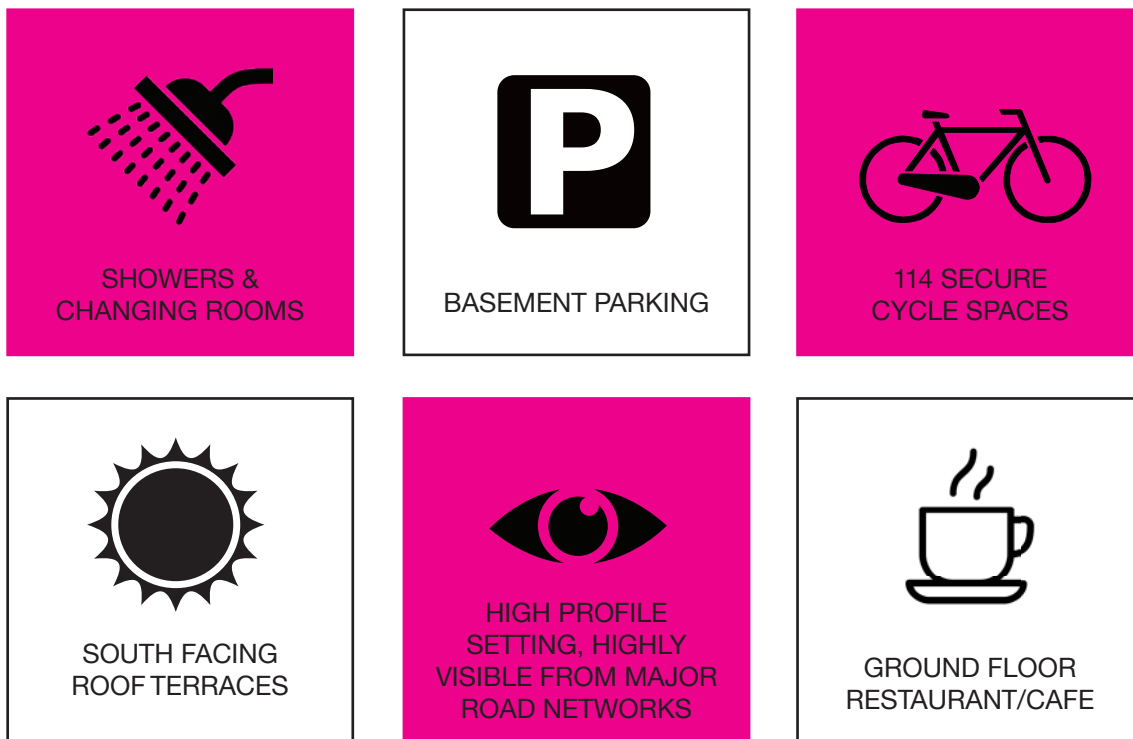
| Plot | Total sq ft (NIA) | Use | Building/planning status |
|------|-------------------|-----------------------|--------------------------|
| 1 | 30,000 | Office | Complete |
| 2 | 120,000 | Office | Complete |
| 3 | 116,000 | Office/Retail | Complete |
| 4 | 150,000 | Office Retail | Outline |
| 5 | 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.

— The building —



The building

- BREEAM Excellent
- Targeting EPC B
- High performance solar control floor to ceiling glazing
- 2.75m floor to ceiling height
- Efficient and virtually column free floor plates
- Four pipe air conditioning
- Intelligent PIR controlled, automatic daylight compensation LED lighting
- 150mm raised access floor void
- Four lifts including goods lift plus separate dedicated firefighting lift
- Fully sprinklered building
- Photo voltaic panels
- Double height dual entrance reception

The experience

- South facing roof top terraces 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 for 128 cars, 10 motor bikes and 114 bicycles
- Car Parking allocation of 1 space per 100 sq m lettable area
- Additional car parking spaces available on licence
- Bike maintenance station
- Basement changing facilities with showers and lockers
- Electric vehicle charging points





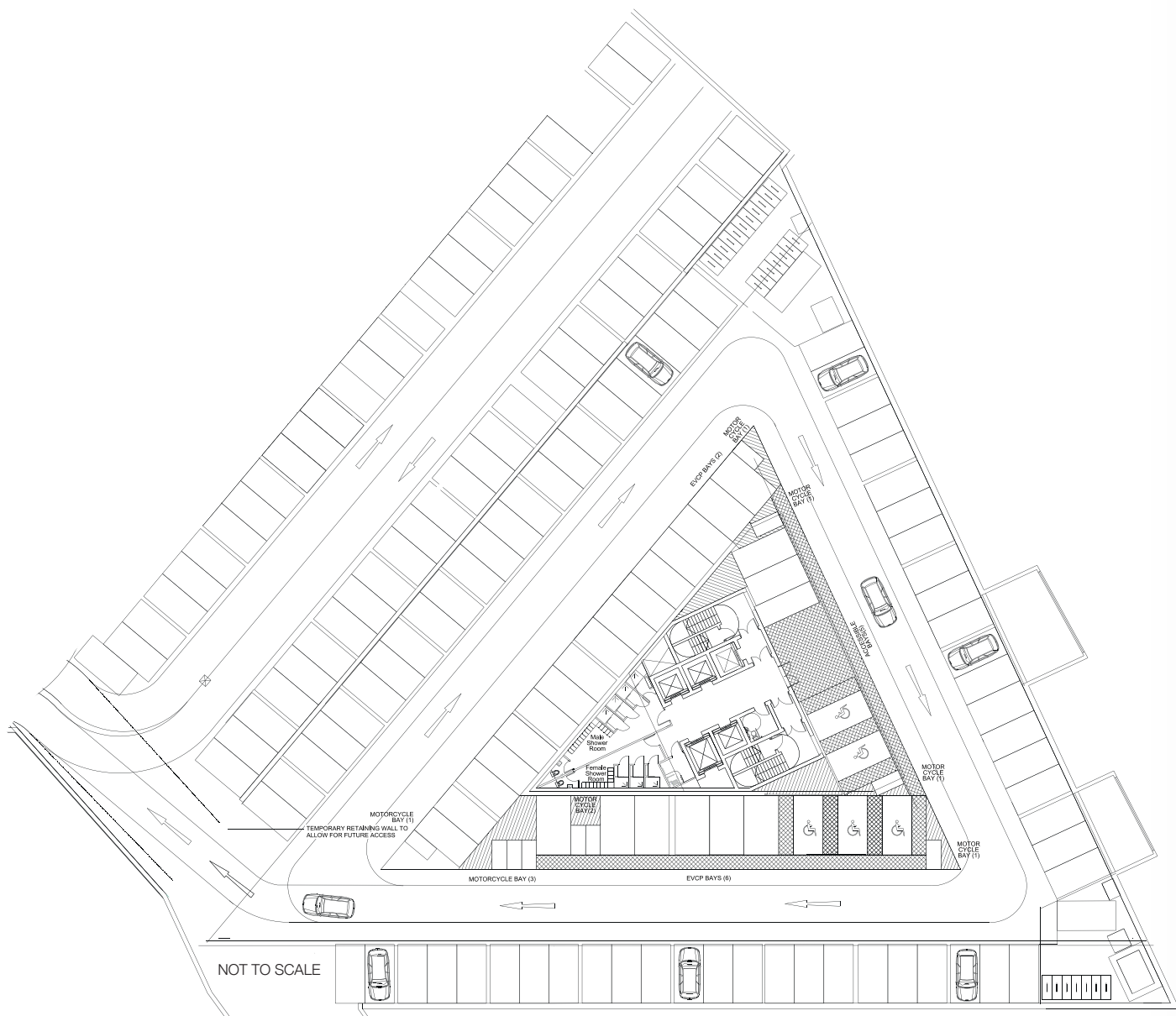
Accommodation

Total available 152,911 sq ft
office & retail space

| Floor | Use | IPMS3 sq m | IPMS3 sq ft | GIA sq m | GIA sq ft | Combined total | Status |
|----------------------------------|--------|---------------|----------------|-------------|--------------|-------------------|-----------|
| Ground – Unit 1 | Retail | | | 545 | 5,866 | | Available |
| Ground - Unit 2 inc 1st floor | Retail | | | 577 | 6,211 | | Available |
| Ground – Unit 3 | Retail | | | 457 | 4,919 | | Available |
| First | Office | 1,225 | 13,186 | | | | Available |
| Second | Office | 1,884 | 20,279 | | | | Available |
| Third | Office | 1,884 | 20,279 | | | | Available |
| Fourth | Office | 1,884 | 20,279 | | | | Available |
| Fifth | Office | 1,884 | 20,279 | | | | Available |
| Sixth | Office | 1,884 | 20,279 | | | | Available |
| Seventh | Office | 1,631 | 17,556 | | | | Available |
| Eighth | Office | 351 | 3,778 | | | | Available |
| Total available sq m | | 12,627 | | 1,579 | | 14,206 | |
| Total available sq ft | | | 135,915 | | 16,996 | 152,911 | |

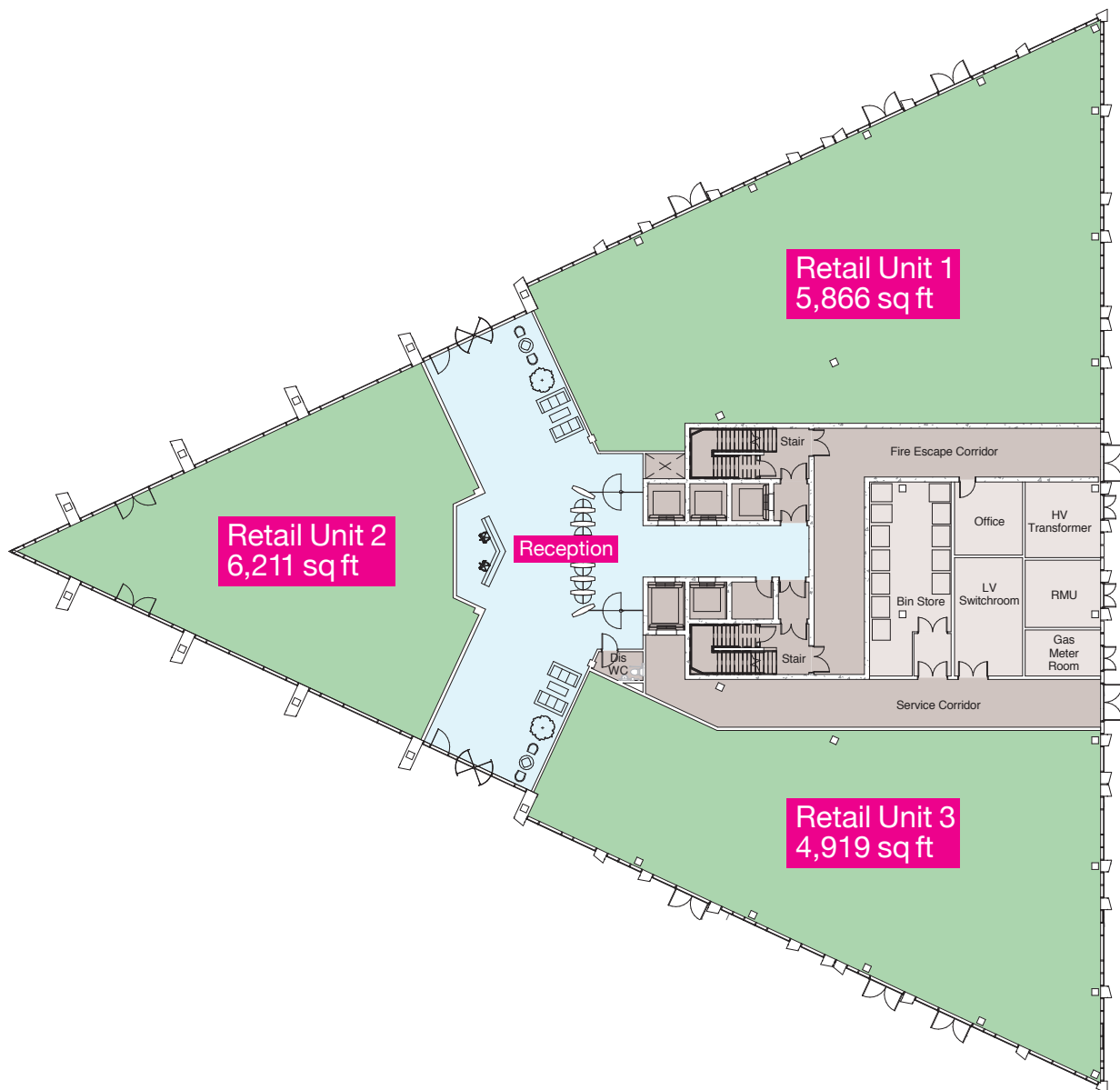
Floor Plans

Basement floor



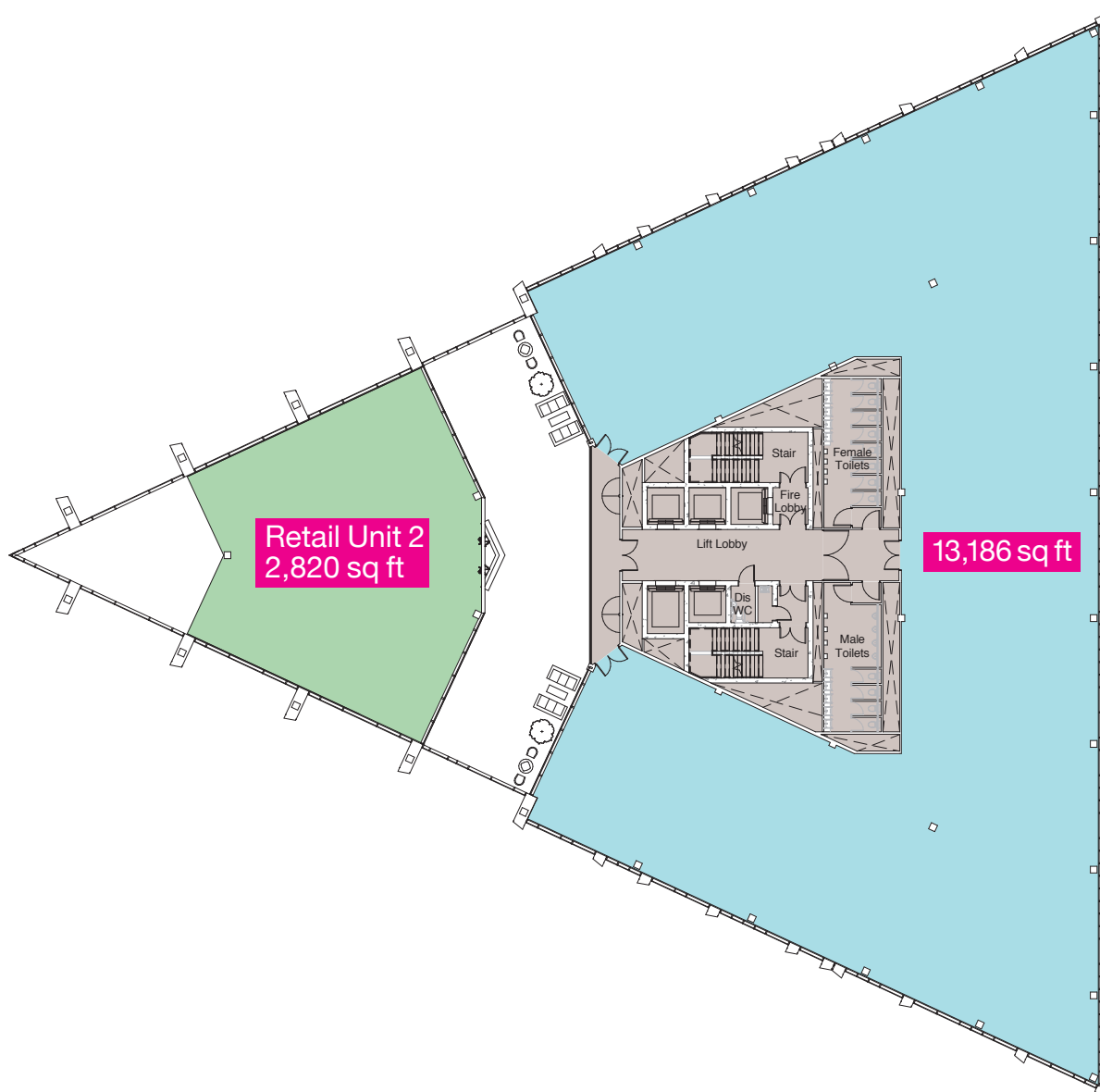
- 128 car parking spaces
- 114 bicycle parking spaces
- 10 motor cycle spaces
- Male and female WCs, showers, changing rooms and drying rooms

Ground floor



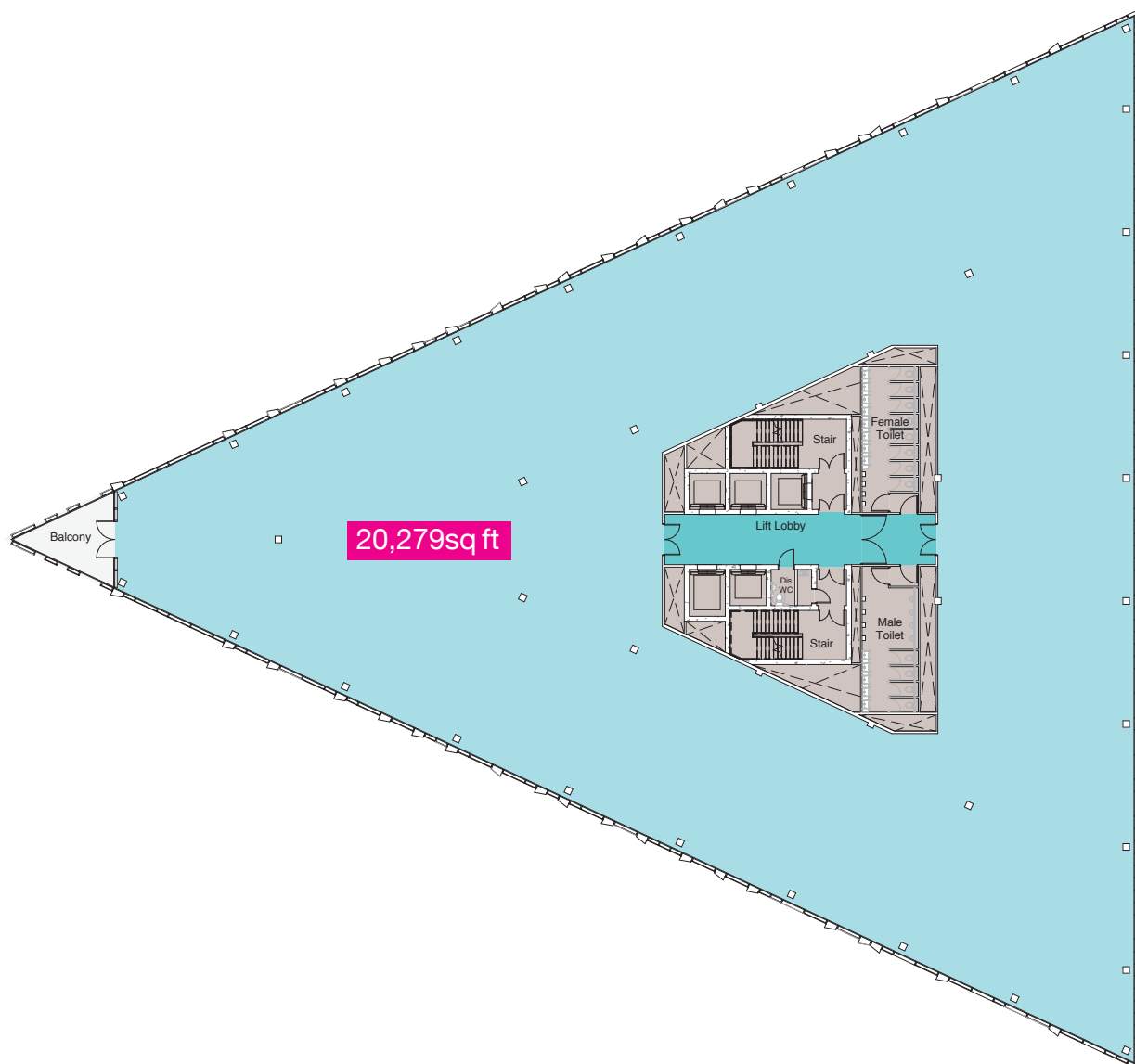
Floor Plans

— First floor —



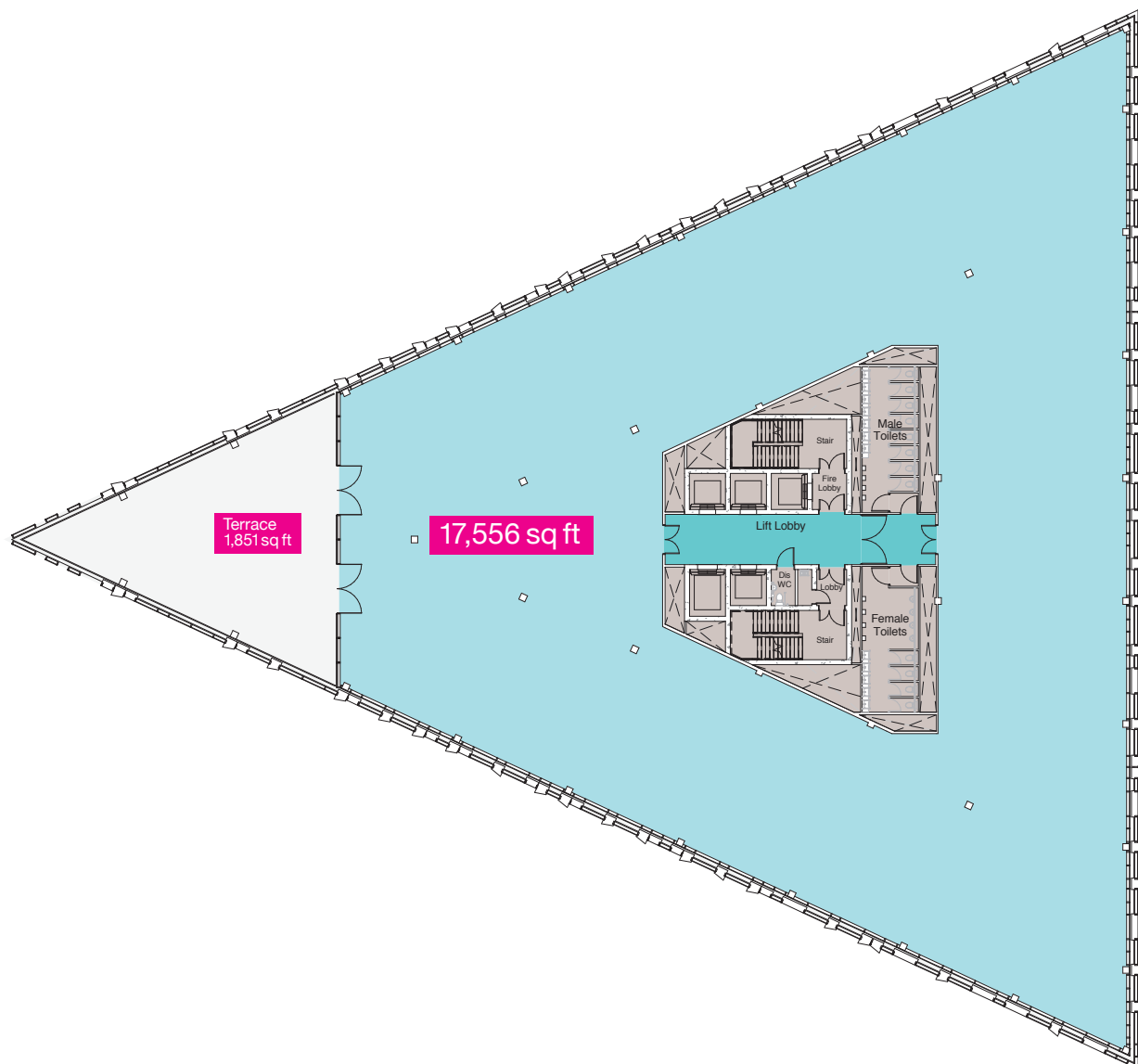
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Second floor



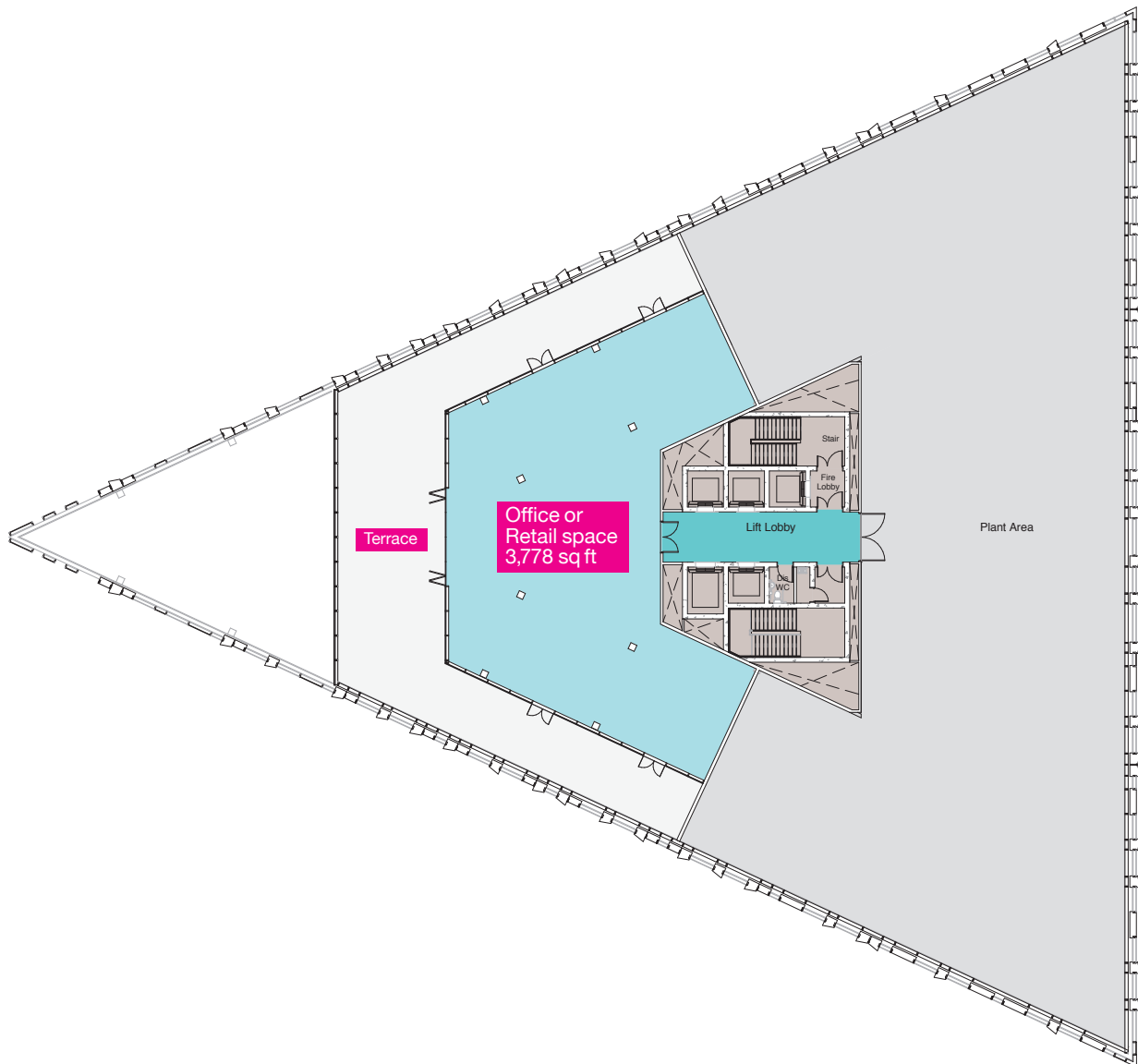
Floor Plans

Seventh floor



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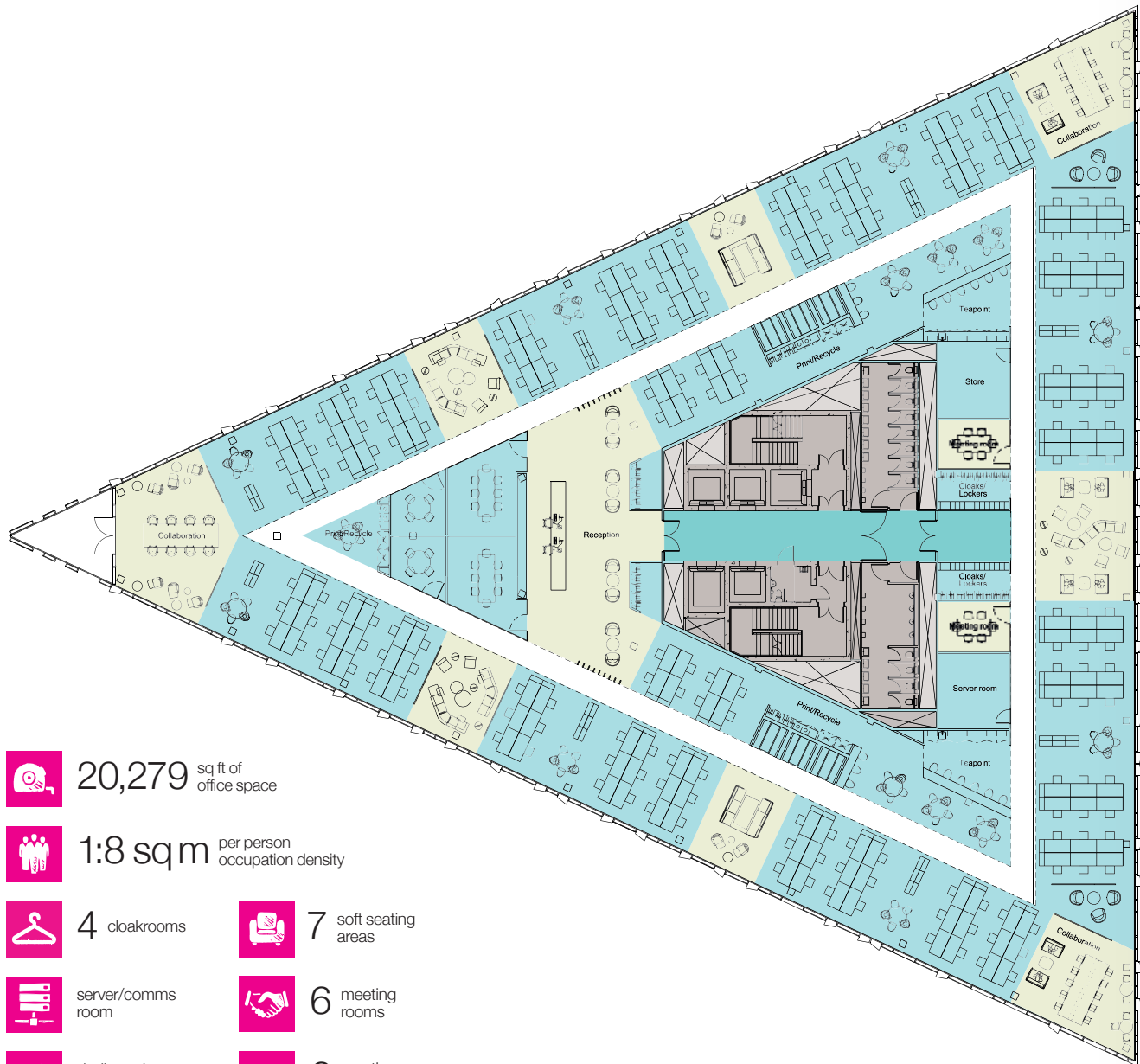
— Eighth floor —



Example Space Plans

4 Wellington Place

Example space plan



20,279 sq ft of office space



1:8 sq m per person occupation density



4 cloakrooms



7 soft seating areas



server/comms room



6 meeting rooms



dedicated reception area



6 meeting booths



232 work stations



2 large kitchenettes/breakout areas



3 collaboration areas



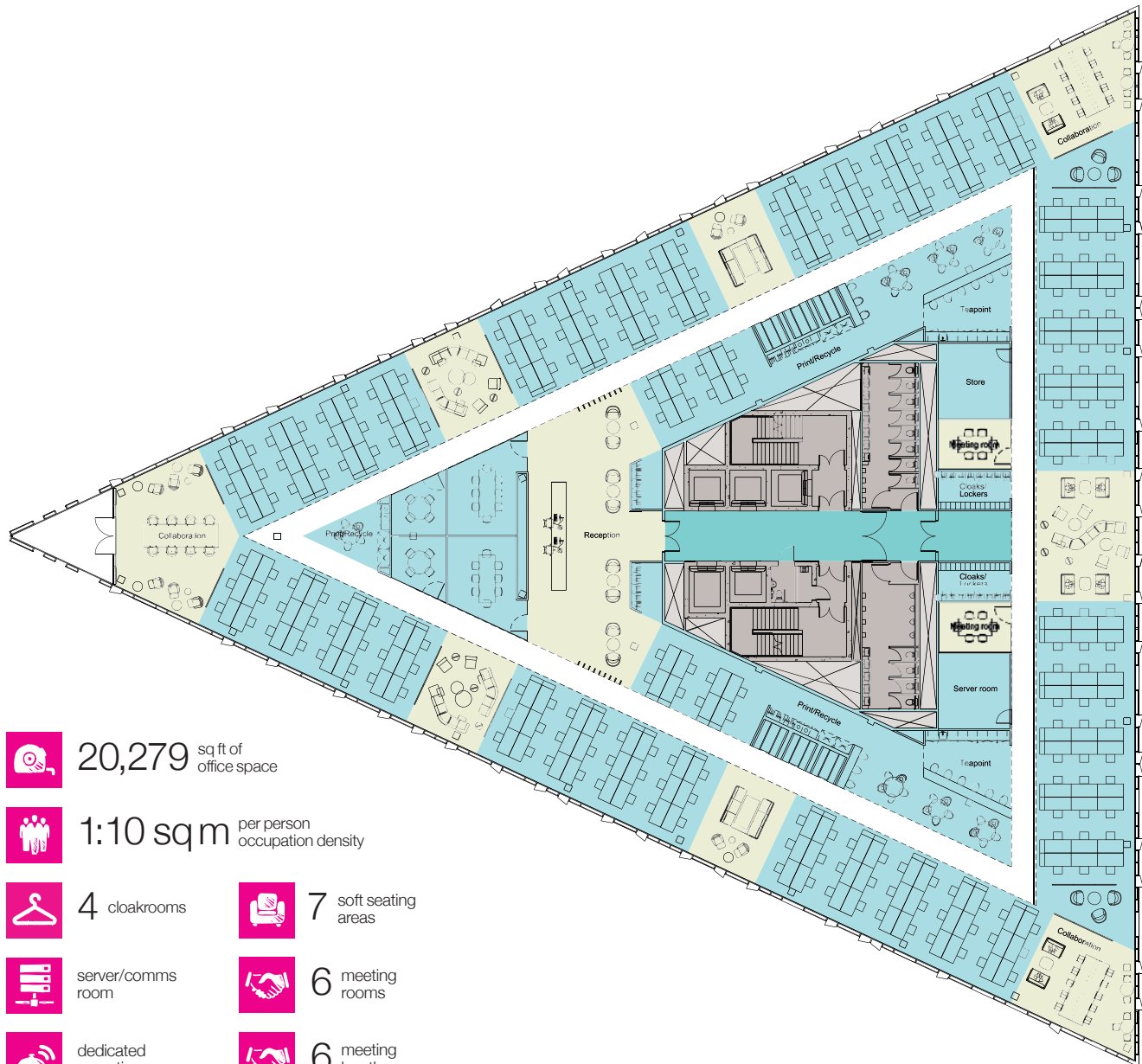
outdoor balcony area



Storage/Archiving

4 Wellington Place

Example space plan



| | | | |
|--|---|--|--------------------------------------|
| | 20,279 sq ft of office space | | |
| | 1:10 sq m per person occupation density | | |
| | 4 cloakrooms | | 7 soft seating areas |
| | server/comms room | | 6 meeting rooms |
| | dedicated reception area | | 6 meeting booths |
| | 185 work stations | | 8 informal meeting/ breakout areas |
| | 3 collaboration areas | | outdoor balcony area |
| | Storage/Archiving | | 2 large kitchenettes/ breakout areas |

99.6%

of construction waste
is recycled

Helping you to meet your environmental goals

Developed responsibly

- 99.6% of building waste produced during construction process is recycled
- All timber used in construction is sourced sustainably
- Exclusive use of insulation products with zero Ozone depletion potential
- Utilise water-based HVAC system to minimise use of refrigerants

Designed intelligently

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

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Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits – which is why the entire 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, but 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 environmental impact.

Managed sustainably

- On-site waste segregation for maximum recycling and minimal landfill disposal
- Green spaces with biodiverse landscaping
- Sustainable transport alternatives for staff and visitors
- Free bike hire
- On-site allotments, bee hives and fruit tree orchard



0%
of waste is sent
directly to landfill





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, but 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.

”

Join our business community

Talk to our letting agents:

Jeff Pearey
jeff.pearey@eu.jll.com



Paul Fairhurst
PFairhurst@savills.com



Contact our team directly:



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Misrepresentations Act 1967

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Printed March 2018.