5 Wellington Place Leeds

63,798 sq ft of Grade A Office & Retail Space

To Let

Wellington Place
www.wellingtonplace.co.uk
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.

My kind of place

Discover the place to do business.

Join us and you will be in good company:

Wellington Place
www.wellingtonplace.co.uk

Australian government

Brewin Dolphin

Brown Shipley

EQUIFAX

Irwin Mitchell

Regus

Squire Patton Boggs

Shulmans

Sky Betting & Gaming

Netpremacy

Crown Plaza
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.

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A perfect position, a welcoming destination.

www.wellingtonplace.co.uk
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

### Plot Details

<table>
<thead>
<tr>
<th>Plot</th>
<th>Total sq ft</th>
<th>Usage</th>
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<tbody>
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<tr>
<td>2</td>
<td>120,000</td>
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<tr>
<td>MSCP</td>
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<td>Parking</td>
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- 7 minutes walk to Trinity Leeds Shopping Centre
- 6 minutes walk to Leeds City Station
- 70+ restaurants and cafes 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 13,271 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.

<table>
<thead>
<tr>
<th>Suite</th>
<th>Use</th>
<th>GIA (Sq m)</th>
<th>IPMS 3 (Sq m)</th>
<th>GIA (Sq ft)</th>
<th>IPMS 3 (Sq ft)</th>
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<tr>
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<td>Retail</td>
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<td>2,785</td>
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<td>Let to Ward Hadaway</td>
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<td>6,676</td>
<td>7,152</td>
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<td>Total sq ft</td>
<td>5,142</td>
<td>71,873</td>
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*Example space plan layout for a medium density office - upper floor*
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.

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...

irwinmitchell

“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

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

James Dipple Chief Executive jdipple@mepc.com
Paul Pavia Head of Development ppavia@mepc.com

Letting Agents:
Adam Cockroft adam.cockroft@cushwake.com
Jeff Pearey jeff.pearey@eu.jll.com

MEPC Wellington Place
Wellington Central
Wellington Place
Leeds LS1 4AP

www.wellingtonplace.co.uk
www.mepc.com
Follow us on Twitter: @wp_leeds

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