

# 3 Wellington Place

AN **MEPC** ESTATE

Introducing the most exciting new office development in Leeds

Only 15,391 sq ft remaining



Wellington Place  
Leeds

# 3 Wellington Place

## Ground Floor



Rooftop terrace

## The building

- 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 photovoltaic panels designed to provide 5% of regulated building energy consumption
- Low-volume two stage WCs, with low-energy hand driers and aerated taps/showers

## The experience

- South-facing rooftop terrace 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 101 cars, 5 motor bikes and 92 bikes
- 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 seven showers plus lockers
- Electric vehicle charging points.





### 3 Wellington Place – total available 15,391 sq ft office & retail space

Floor	Use	IPMS3 sq m	IPMS3 sq ft	GIA sq m	GIA sq ft	Status
Ground – Suite 1	Office	315	3,392			Available
Ground – Suite 2	Office	265	2,852			Available
Ground – Suite 3	Office	380	4,090			Available
Ground – Unit 1a	Retail			134	1,437	Let to Caffè Nero
Ground – Unit 1b	Retail			146	1,570	Available
Ground – Unit 2*	Retail			324	3,487	Available
First	Office	1,804	19,417			Under offer
Second	Office	1,932	20,798			Under offer
Third	Office	1,927	20,746			Under offer
Fourth	Office	1,924	20,712			Let to Investec
Fifth	Office	1,614	17,377†			Under offer
<b>Total available sq m</b>		<b>960</b>		<b>470</b>		
<b>Total available sq ft</b>			<b>10,334</b>		<b>5,057</b>	
<b>Total sq m</b>		<b>10,161</b>		<b>604</b>		
<b>Total sq ft</b>			<b>109,384</b>		<b>6,494</b>	

\* This retail unit is capable of division † Roof terrace 2,961 sq ft

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