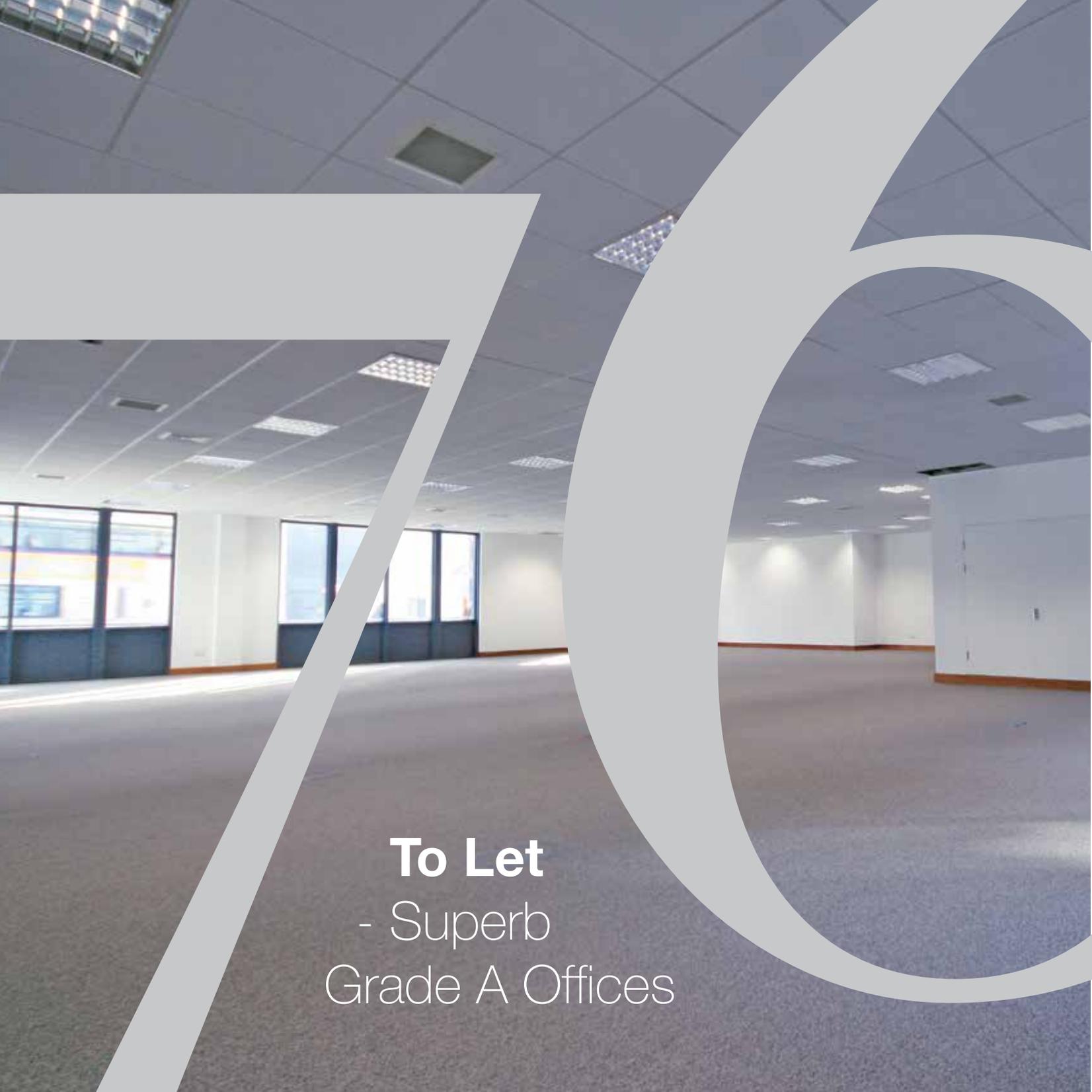


76

Wellington Street

LS1



To Let
- Superb
Grade A Offices



76 Wellington Street

is a modern Grade A office building providing accommodation over ground and five upper floors. The building houses a number of impressive occupiers including Schofield Sweeney Solicitors, Pantheon Financial Ltd and The Home Office.

Key features are:

- Flexible Grade A office accommodation with cooling
- City centre location, within 5 minutes walk of Leeds train station
- Secure basement car parking spaces
- Manned security and reception
- Restaurants, bars and shops in close proximity

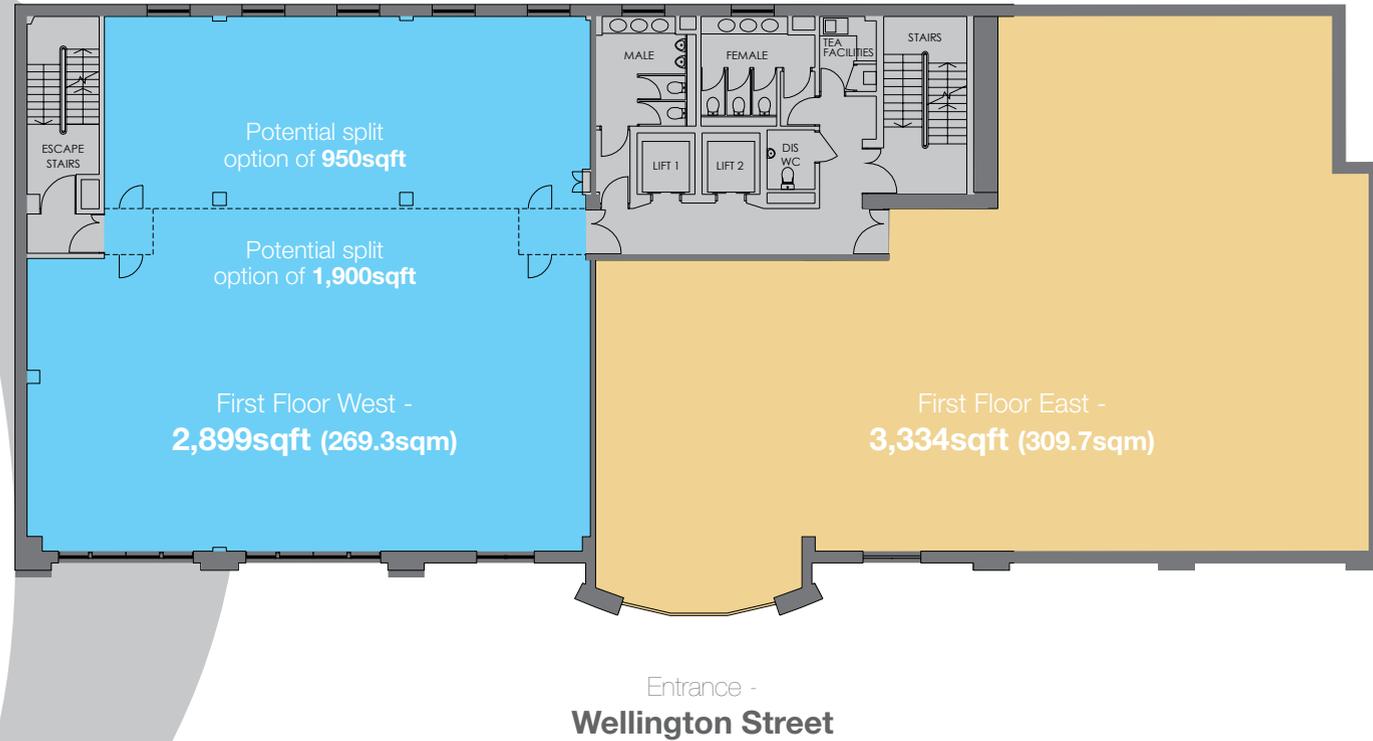




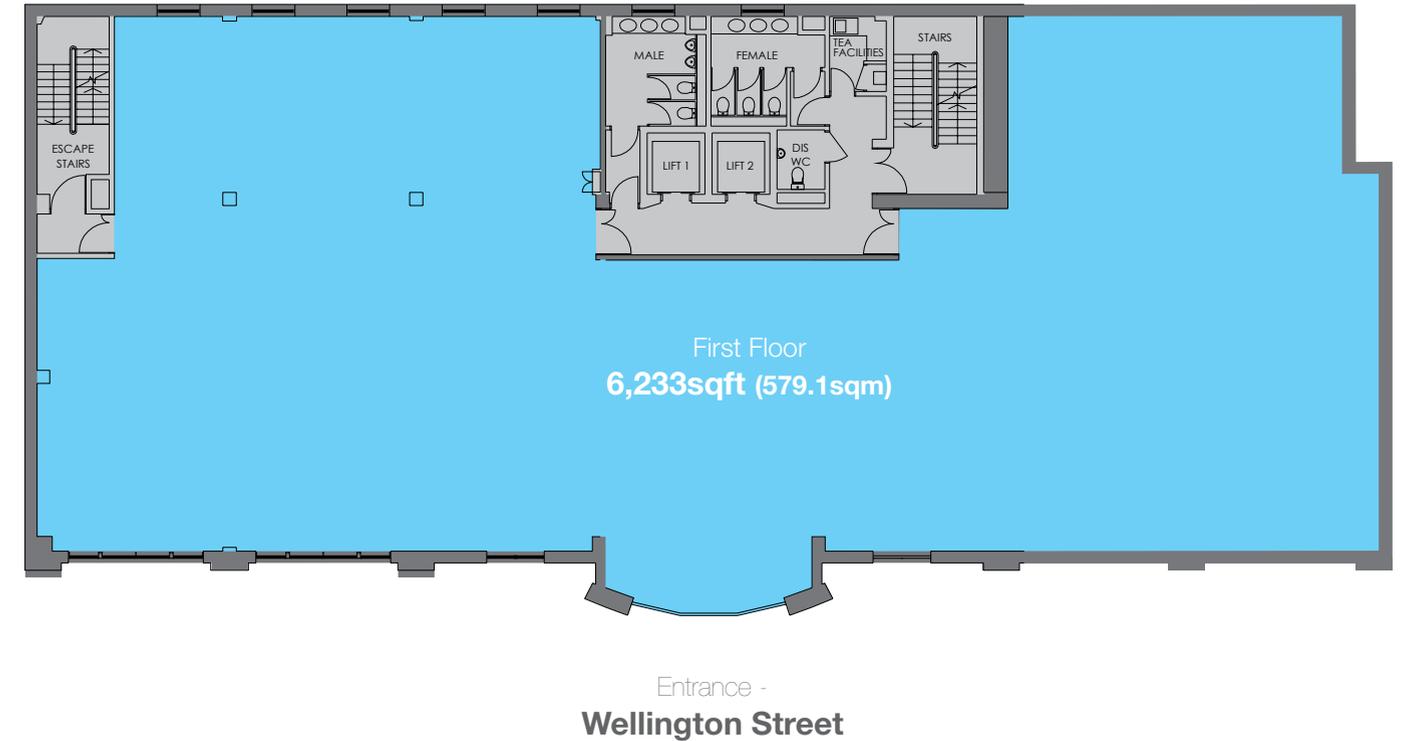
76
Wellington Street

First Floor 950sqft to 3,334sqft (88.3sqm & 309.7sqm)

* Split floor options



First Floor 6,233sqft (579.1sqm)



Specification

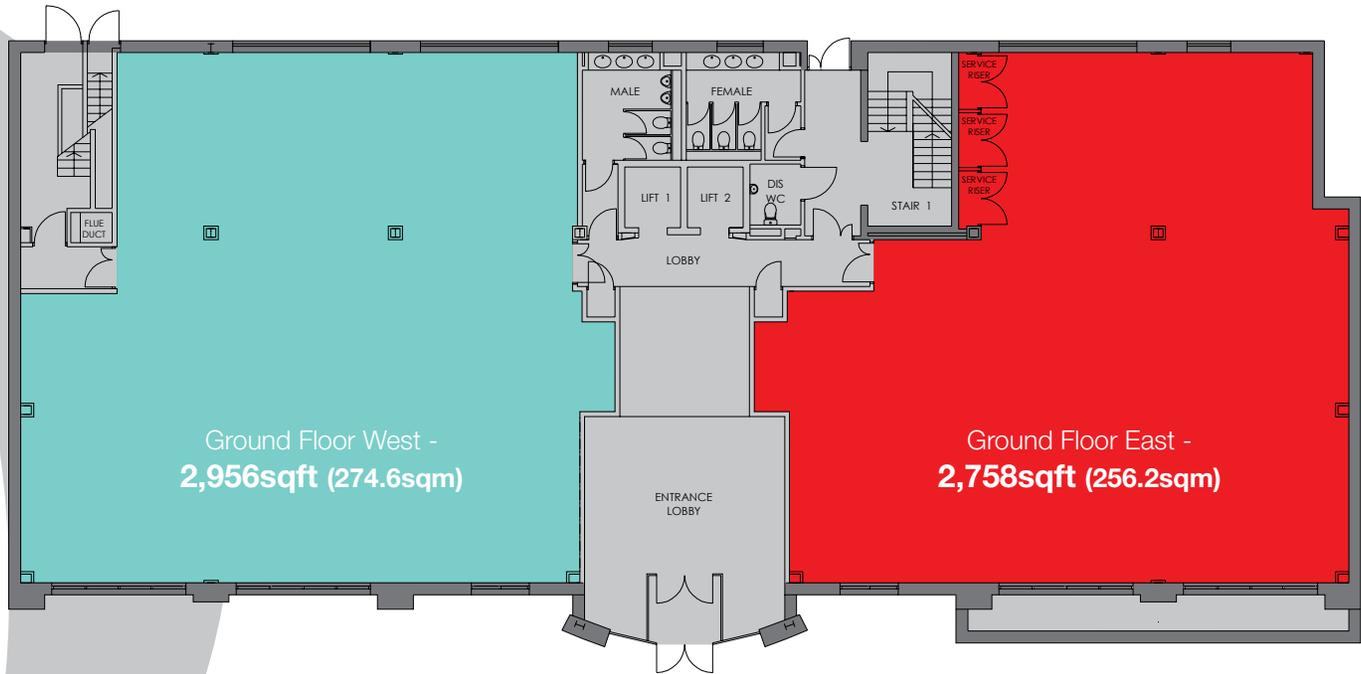
The First Floor office suites benefit from the following key features:

- New carpets throughout
- Raised access floor
- Suspended ceiling with CAT II lighting
- Showers and WCs
- Tea point facilities
- Air conditioning
- Double glazed windows
- Onsite commissionaire and reception service

Car Parking

There are three car parking spaces available with each of the First Floor office suites.

Ground Floor 2,758 to 5,714sqft (256.2 - 530.8sqm)



Ground Floor West -
2,956sqft (274.6sqm)

Ground Floor East -
2,758sqft (256.2sqm)

Entrance -
Wellington Street

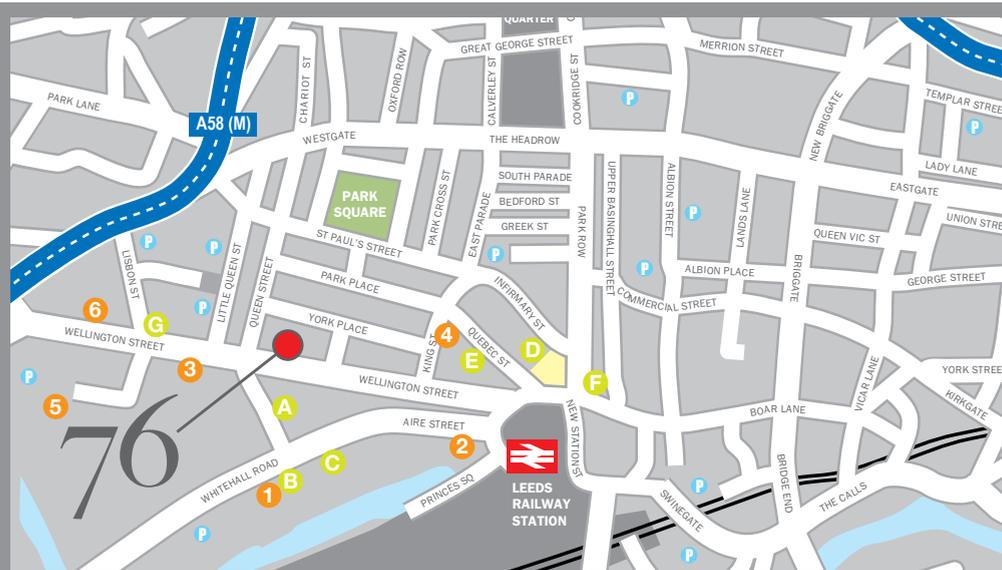
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Location

76 Wellington Street is prominently located on Wellington Street in Leeds professional office core, only five minutes walk from Leeds station and all of the city centre amenities.

SAT NAV: LS1 2AY

Nearby Occupiers:

- 1 COBBETTS
- 2 DLA
- 3 PWC
- 4 WALKER MORRIS
- 5 IRWIN MITCHELL
- 6 SHULMANS SOLICITORS



TOAST

Local Amenities:

- A COOP/APPETITE/TOAST
- B THE ROAST
- C NOVOTEL HOTEL
- D REST. BAR + GRILL
- E QUEBEC'S HOTEL
- F PARK PLAZA HOTEL
- G STARBUCKS

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Terms

The accommodation is available by way of a new FRI lease for a term of years to be agreed.

Viewing

For further information or to arrange an inspection, please contact the sole letting agents:



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dsenior@wsbproperty.co.uk



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