

OFFICES TO LET

120 WELLINGTON STREET, LEEDS, LS1 4LT

18,667 SQFT (1,734.4 SQM)



- **Modern Headquarters Office Building.**
- **Located in the gateway to Leeds “West End”.**
- **Occupying a prominent position fronting the northern side of Wellington Street.**
- **Close proximity to the new Wellington Place development and within walking distance of Leeds City Centre and Train Station.**

LOCATION

120 Wellington Street is prominently positioned fronting the northern side of Wellington Street in a gateway position to Leeds "West End". The building is within a 7 minute walk of Leeds City Centre and City Square with extensive surface and multi-storey car parking in the immediate vicinity.

DESCRIPTION

120 Wellington Street is a headquarters office building totalling some 18,665 sqft of office accommodation arranged over ground and three upper floors.

The accommodation is finished to a high specification following a full refurbishment programme. The reception is complete with a glazed draught lobby, tiled flooring and feature painted walls.

SPECIFICATION

The offices have been fitted out to the following high quality specification.

- Comfort cooling
- Raised floors throughout
- Suspended ceilings
- Male, female & disabled WC facilities
- Gas central heating system

ACCOMMODATION

The offices have been measured to have the following approximate net internal floor areas:-

Floor	sqm	sqft
Ground Floor	525	5,659
First Floor	527	5,672
Second Floor	562	6,049
Third Floor	119.6	1,287
Total	1,734.4	18,667

TENURE

Accommodation is available by way of a new full repairing and insuring lease.

RENT

Details of the quoting rent is available on application

RATES

The incoming tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation

EPC

The property has an EPC rating of B (40). A fully copy of the Energy Performance Certificate is available upon request.

FURTHER DETAILS / SITE INSPECTION

By prior arrangement with the joint letting agents:

Harvey Burns & Co

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Cushman & Wakefield

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SUBJECT TO CONTRACT

Details: November 2018