

WP

Wellington
Place Leeds

MEPC

2|WP

119,154 sq ft of
Sustainable Grade A office space.
Due for completion Summer 2026.
Available for pre-let.



A modern office lobby with a large blue geometric overlay. In the background, a woman in a white coat walks past a digital screen displaying '2|WP'. To the right, a man in a grey blazer and a woman in a light blue suit are talking near another '2|WP' screen. The floor is made of large, light-colored tiles, and there are some plants and modern furniture.

2 | WP

In the heart of the vibrant Wellington Place community, **2 Wellington Place** is an impressive Grade A office building set over seven floors.

Undergoing an extensive upgrade and refurbishment, 2 Wellington Place will offer 119,154 sq ft of prime, office space in one of the most exciting business communities in Leeds.

More than just a place to work

Wellington Place is a thriving neighbourhood. A neighbourhood where cafes, restaurants and street food markets collide. Where morning coffees give way to afterwork cocktails and craft beer. Where urban gardens bloom and history comes to life. Where it's just a short walk to the railway station and close to all the transport links you need for an accessible workplace.



Site-wide secure bike storage



Fitness classes, running club & on-site gym



Free bike hire



On-site shop, cafes, restaurants and bars



High quality outdoor spaces & urban gardens



On-site private medical and dental practices



Meeting & conference room hire



Dedicated Wellington Place App



Beekeeping



On-site parking



Groups & clubs



Electric car charging



Amenities to enhance work-life balance



5 minute walk to Leeds railway station



Little Free Library



“ Wellington Place does impact productivity for the better, more positive and fulfilled employees with great facilities to enjoy, has made a difference to the work we see being produced. ”

Rachel Culpan,
Equifax

You're in good company

In becoming part of the Wellington Place neighbourhood you'll be side by side with some of the biggest names in law, finance, technology, and professional services, and share in the pride of calling Wellington Place home.



Cubo
MORE THAN WORK


Eddisons


EQUIFAX

 HM Revenue & Customs

 **JLL**

 Investec

 **irwinmitchell**


 LexisNexis

 LLOYDS BANKING GROUP

Mackenzie Stuart
GLOBAL EXECUTIVE SEARCH

Flutter™

 BREWIN DOLPHIN

 **betfair**

Integrar

 Ministry of Justice

evelyn
PARTNERS

PADDYPOWER.

Allianz 

forvs mazars

MEPC

 **ghd**
good hair day

Nepremacy

EY

Saffery LLP

NHS
Digital

NEW STREET
CONSULTING GROUP

 **savills**

 **POKERSTARS**

Knights plc

 BROWN SHIPLEY
A QUINTET PRIVATE BANK

 Redmayne Bentley

Regus™

 WALKER MORRIS **WM**

 Department for Transport

 Beggies Traynor Group

sky betting & gaming

SQUIRE
PATTON BOGGS

 **STARS GROUP**

wsp

HILL DICKINSON

 **Burendo**
Together, it's possible

wardhadaway
law firm

 Willis Towers Watson

THE WHITEHALL
CLINIC

ARUP

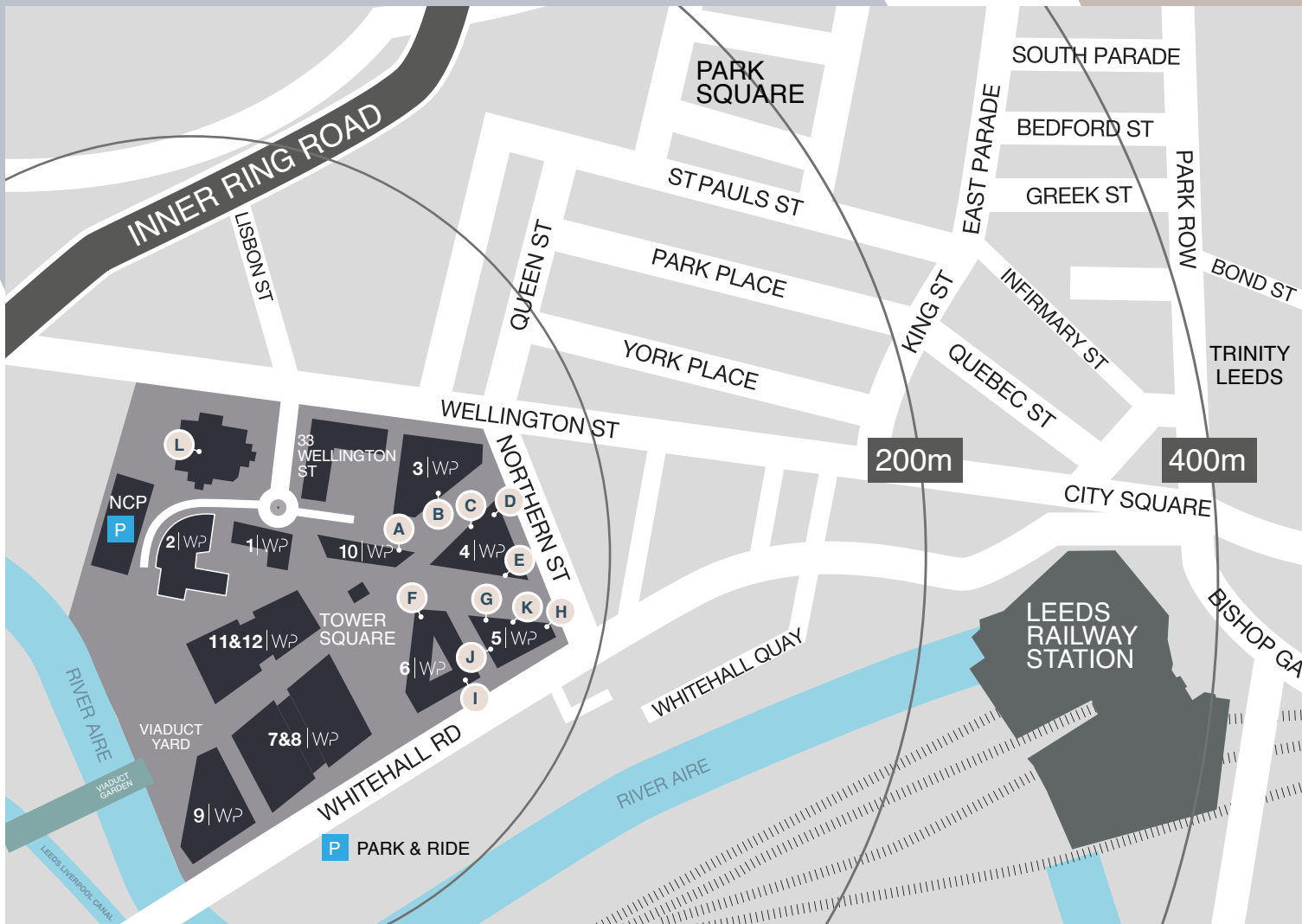
WRIGLEYS
— SOLICITORS —

BUROHAPPOLD
ENGINEERING

The place to be connected

Just a 5 minute walk to Leeds railway station, quick links to the A1, M1 and M62 and a dedicated park and ride stop, make Wellington Place an unrivalled business destination.

There is also the added benefit of having a mix of bars, cafes, restaurants, convenience store, hotel, meeting and conference facility, medical practice and dentist all on the doorstep.



1 hour to
Manchester



5 minute walk to
Leeds railway station



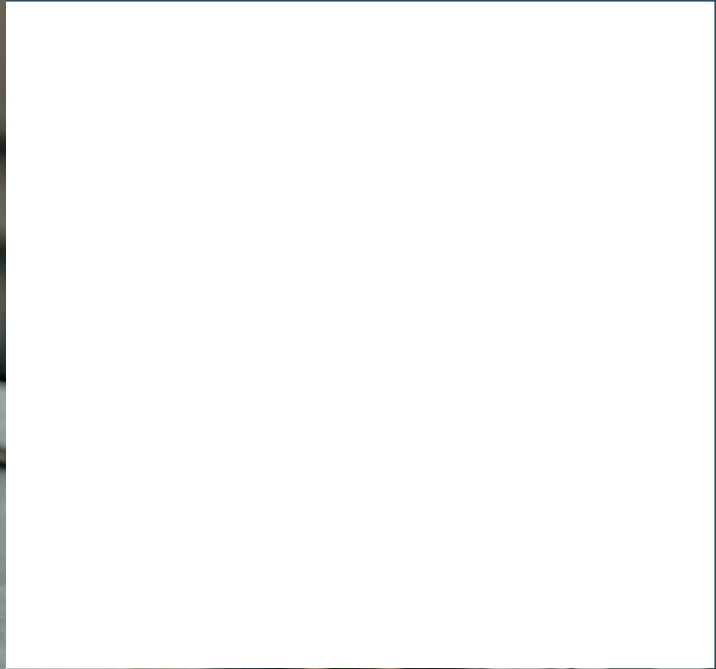
2.1 hours to
London



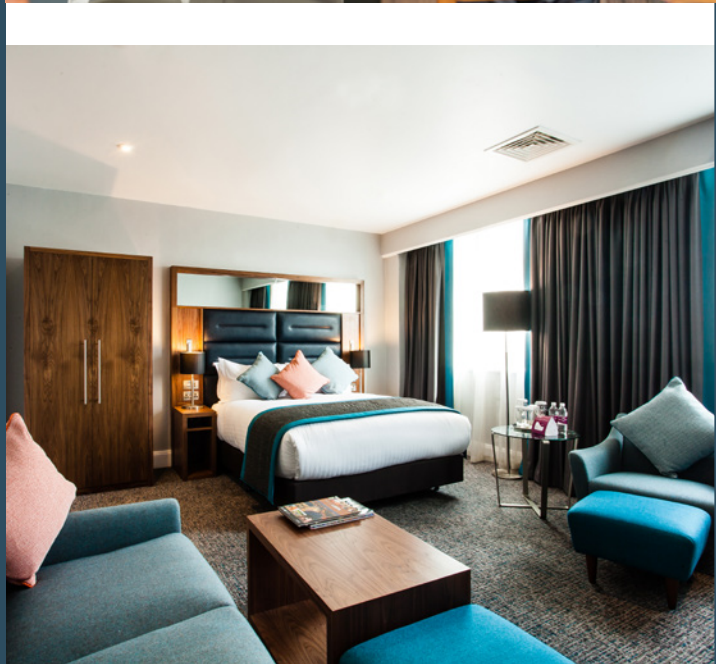
6 minute walk
to Trinity Leeds



3 hours to
Edinburgh



<p>A</p>  <p>☕️ 🍴 🍷</p>	<p>B</p>  <p>☕️ 🍴</p>	<p>C</p>  <p>☕️ 🍴</p>
<p>D</p>  <p>☕️ 🍴</p>	<p>E</p>  <p>🦷</p>	<p>F</p>  <p>☕️ 🍴 🍷</p>
<p>G</p>  <p>☕️ 🍴 🍷</p>	<p>H</p>  <p>🍴 🍷</p>	<p>I</p>  <p>☕️ 🍴 🍷</p>
<p>J</p>  <p>☕️ 🛒</p>	<p>K</p>  <p>🏥</p>	<p>L</p>  <p>🏨</p>



The place to do business

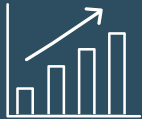
Leeds is one of the UK's most diverse economies. Leeds City Region is the third largest in the UK. It's also one of the most desirable places to live. Residents are attracted to the bustling city culture, exceptional retail and leisure facilities, as well as job opportunities with some of the country's leading companies.



7 million people
within a
1 hour drive



Leeds City Region
has a population
of 3.1 million



17% economic growth
forecast over the next
10 years



4th largest student
population in the
UK with 39,000
graduates annually



Leeds City Region is
the largest economic
contributor in the
Northern Powerhouse

£70B

Leeds City Region
economy is the third
largest in the UK



MILLENNIUM SQUARE

FIRST DIRECT ARENA

LEEDS TOWN HALL

NCP CAR PARK

THE HEADROW

2 | WP



THE LIGHT

WELLINGTON STREET

TOWER SQUARE

VIADUCT GARDENS

CITY SQUARE

VICTORIA LEEDS

TRINITY LEEDS

PARK & RIDE BUS STOP

WHITEHALL ROAD

LEEDS RAILWAY STATION

RIVER AIRE

FOOT BRIDGE

Creating a positive social impact

Wellington Place has been thoughtfully designed to reduce environmental impact and enhance social responsibility, this holistic approach will support you in achieving your ESG goals.

The entire neighbourhood has been created with people in mind. What's more, we endeavour to benefit the wider community. With educational partnerships, networking socials and a year-round programme of participatory events, Wellington Place brings people together in meaningful ways.

“ Whether it’s taking part in mentoring activities with youngsters that are still in school, or contributing to some form of fundraising, the fact that MEPC organise that on our behalf just makes it so easy to get involved and give back ourselves. ”

**Slavica Sedlan,
Willis Towers Watson**



Create social value

Maximise positive social impact through sourcing local labour and materials, efficient supply chain management during construction.



Do good

Partnerships with local charities and social enterprises to enhance and enrich the local community.



Join in

Regular workshops and activities focused on promoting wellbeing and health to prioritise wellness.



Be heard

Inclusivity & diversity and green workshops to foster collaboration amongst occupiers, enabling people to share best practice and create initiatives to enhance the community.



Green travel

Sustainable transport advice for employees, plus public transport discounts, free bike hire and secure cycling parking.



Bike friendly business gold award



Grow your own

On-site vegetable patches, beehives and fruit trees.



No waste on our watch

99.6% of building waste produced during construction process is recycled. Plus, 0% of office waste gets sent directly to landfill.



Inspire the next generation

Join in with organised community initiatives which inspire, empower, and elevate young people, whilst teaching valuable life skills and raising aspirations.



Green space is key

Extensive public realm including a public square and landscaped gardens with bio-diverse landscaping.

WP | Masterplan



Plot	Total sq ft (NIA)	Use	Building/planning status
1WP	29,407	Office	Complete
2WP	119,154	Office	Complete
3WP	114,000	Office/Retail	Complete
4WP	156,000	Office/Retail	Complete
5WP	76,000	Office/Retail	Complete
6WP	105,000	Office/Retail	Complete
7&8WP	378,000	Office	Complete
9WP	184,947	Office/Retail/Leisure	Detailed Planning
10WP	34,000	Office/Retail	Complete
11&12WP	254,879	Office/Retail/Leisure	Complete
14	196,000	Office/Retail	Proposed
15	193,000	Office/Retail	Proposed



Indicative Space Plan

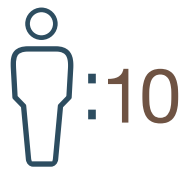
Typical Floor



Key:
Agile Working Desks 14
Total Desk Count 171
Teapoints 2
Breakout Spaces 6
Meeting Rooms 9
Informal Meeting 9
Quiet Spaces 3

Floor	Use	NIA sq m	NIA sq ft	Status
Ground	Office	1,183	12,733	Available
First	Office	1,369	14,736	Available
Second	Office	1,720	18,515	Available
Third	Office	1,718	18,493	Available
Fourth	Office	1,722	18,539	Available
Fifth	Office	1,721	18,533	Available
Sixth	Office	1,635	17,605	Available

Total available **11,068 sq m** **119,154 sq ft**



**1:10
occupancy rate**



**24-hour
access**



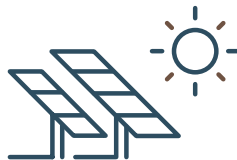
**Day one
connectivity**



**Maximised
natural light**



**Ground floor
residents
business lounge**



**Photovoltaic
Cells**



**Fully electric
building**

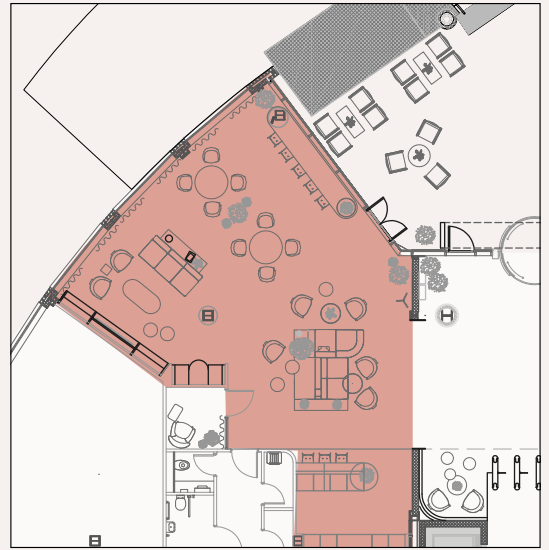
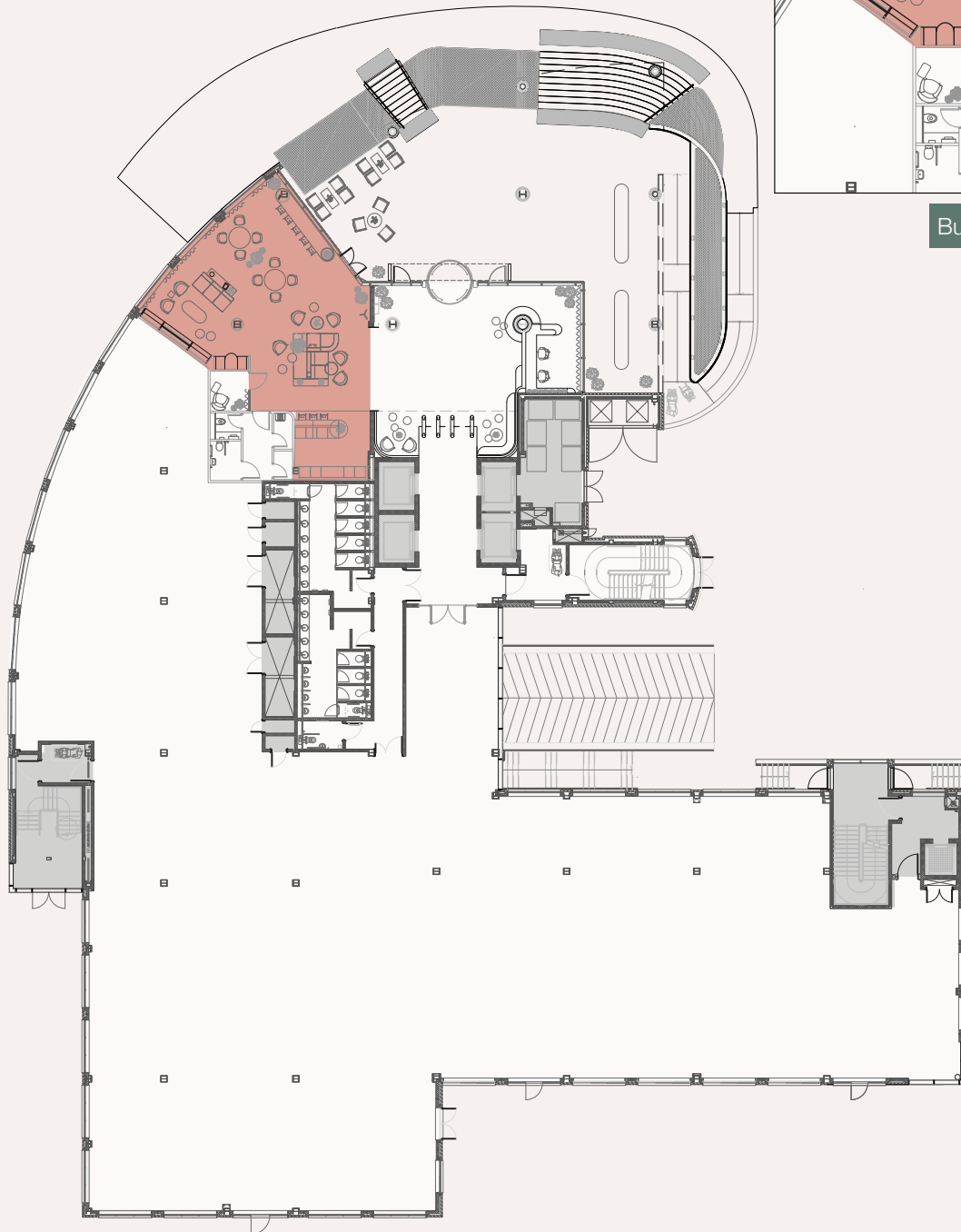


**Net Zero
operational
energy**

Floor plans

Ground

12,733 sq ft (1,183 sq m)



Business Lounge

Enhancements to the entrance will create a sleek new sense of arrival with a newly refurbished reception leading to a stylish resident's business lounge.



CGI for illustrative purposes only

Business Lounge



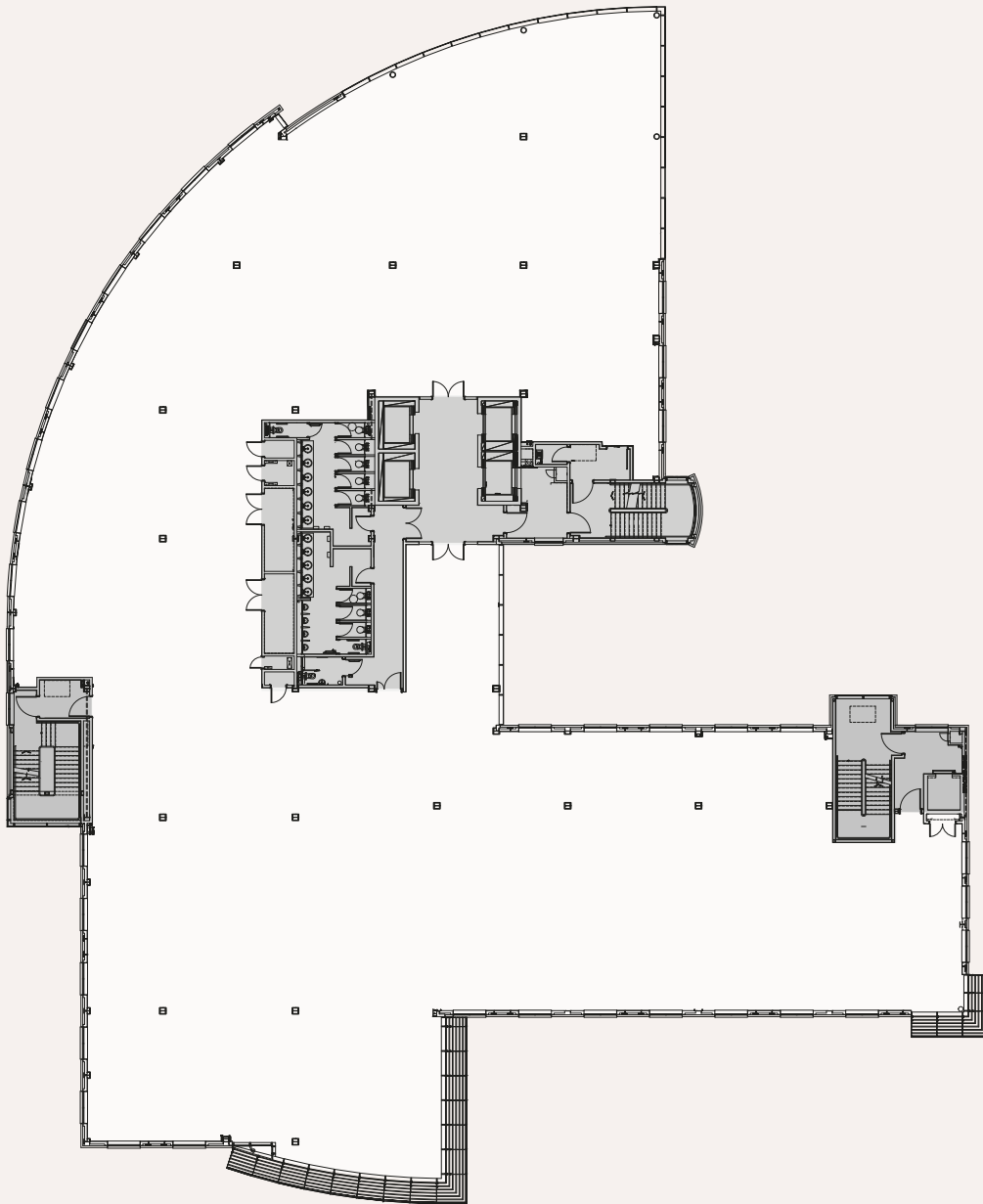
CGI for illustrative purposes only

Exterior

Floor plans

Typical

18,539 sq ft (1,722 sq m)





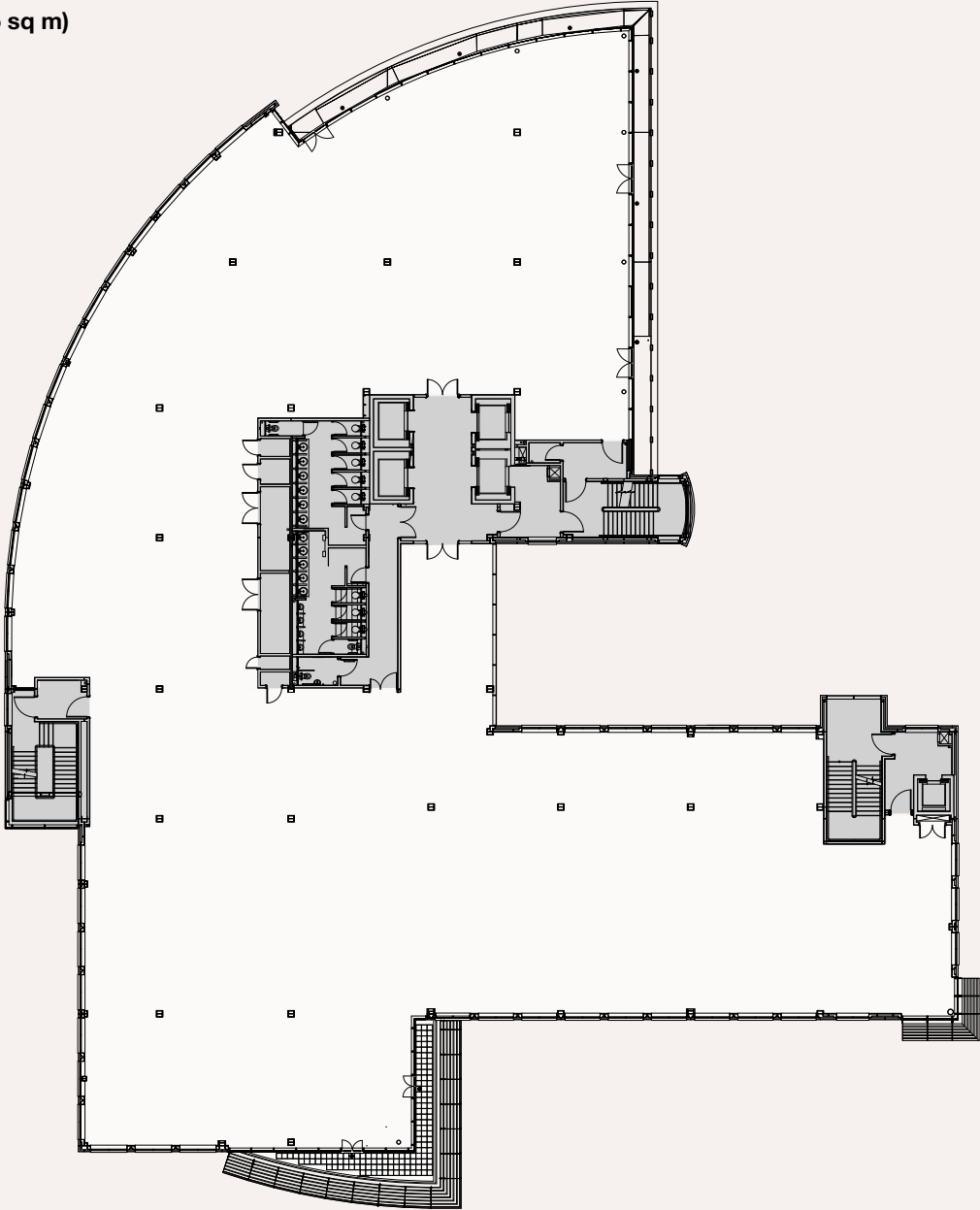
Reception

CGI's for illustrative purposes only

Floor plans

Sixth

17,605 sq ft (1635 sq m)





CGI for illustrative purposes only

Lift Lobby



CGI for illustrative purposes only

Showers

Floor plans

Basement





CGI for illustrative purposes only

Changing and Shower Rooms



Changing facilities
with 15 showers



140 Lockers



Cycle
maintenance hub



5 EV
charging



Drying
Room



152 Secure bike
storage



50 Car parking
spaces



10 Motorcycle
parking spaces



Vanity
Area



Ironing
Board

Smart enabled workspace

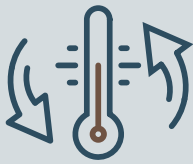
OFFICE SPACE



Air quality monitoring



Smart enabled BMS



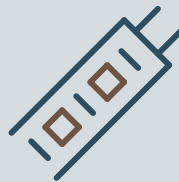
Climate control



Day one connectivity



Energy monitoring and management



PIR controlled, automatic daylight compensation LED lighting

GROUND FLOOR



Visitor management system



Access control

CUSTOMERS



WP rewards App with exclusive community offers & events

Taking responsibility

Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits. That's why Wellington Place has been designed with sustainability in mind.

In refurbishing 2 Wellington Place we are using state-of-the-art technology, creating an energy efficient office that businesses can be proud of. Not only does this help to minimise your carbon footprint, it also saves you money by decreasing energy usage. Win-win.

And it doesn't end there. From embracing zero carbon technology to providing greener travel incentives, we're always looking for new ways to reduce environmental impact.



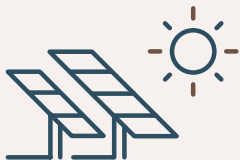
Target EPC 'A' rating



Targeting BREEAM Refurbishment Excellent



Smart building controls



Photovoltaic Cells



Fully electric building



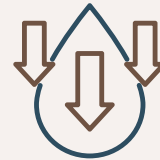
Granular metering to enable interrogation of energy consumption



Minimising embodied and whole life carbon



Enhanced circularity



Low flow fittings

Join the Wellington Place community and become part of one of the most exciting districts in Leeds.

Talk to our letting agents:



jeff.pearey@jll.com
07738 501 673

tom.brammeld@jll.com
07734 883 071

nick.gibby@jll.com
07928 525 992



toby.nield@savills.com
07796 709 814

hannah.coleman@savills.com
07816 184 075

Call 0113 389 9830 or visit

wellingtonplace.co.uk

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Misrepresentation Act 1967

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CPP
INVESTMENT
BOARD

Federated
Hermes



2 | WP

MEPC



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