

SUPERB 2ND FLOOR GRADE A OFFICE IN A DESIRABLE LOCATION

PROGENY UNAFFECTED

TO LET



1A TOWER SQUARE, WELLINGTON PLACE, LEEDS
LS1 4DL
[what3words](#) /// [detail.fault.couch](#)



BTG
Eddisons

1a Tower Square, Wellington Place

Leeds, LS1 4DL



Tenure

To Let



Property Type

Office



Rental

POA



Size

651.05 sq m (7,008 sq ft)



Location

Leeds, LS1 4DL



Property ID

731.4660a (1234074)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The property provides superb Grade A second floor office accommodation within a five storey purpose built office block benefiting from a BREEAM 'Very Good' rating.

The premises contains predominantly an open plan layout incorporating high quality partitioned private offices as well as boardroom and staff facilities.

The office suite provides a modern, high quality accommodation and benefits from:-

- Raised access flooring.
- Suspended ceilings with LED lighting.
- Male and female W/Cs.
- 12 person passenger lift.
- VRF comfort cooling/heating system.

Area	m ²	ft ²
Total NIA	651.05	7,008

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **B**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

To be reassessed upon occupation.

Terms

The property is available **To Let** by way of a sub-lease of current lease terms or a new Internal Repairing and Insuring lease, for a term to be agreed.

Further details upon request.

Rental

Rental on application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

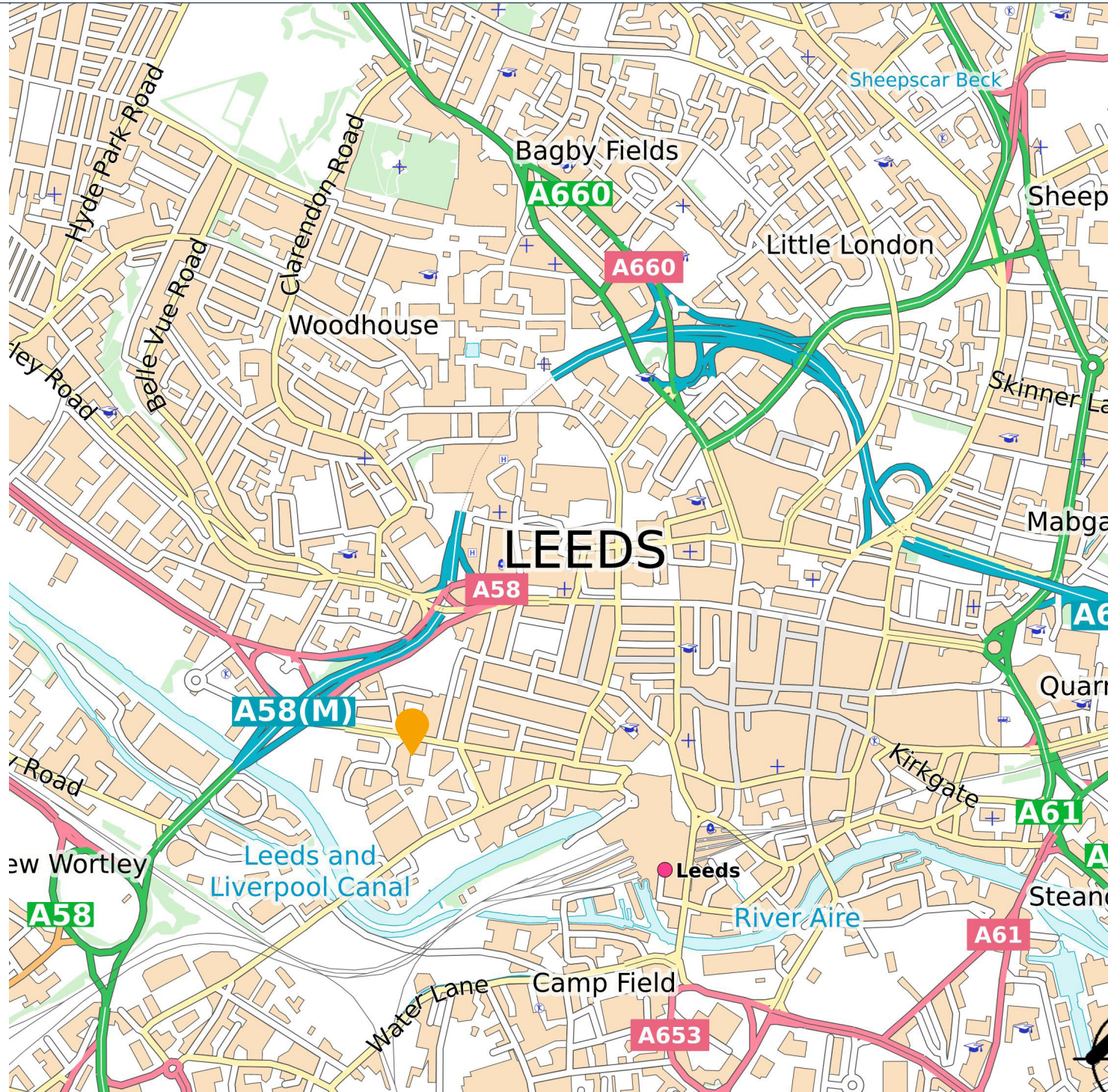
Location

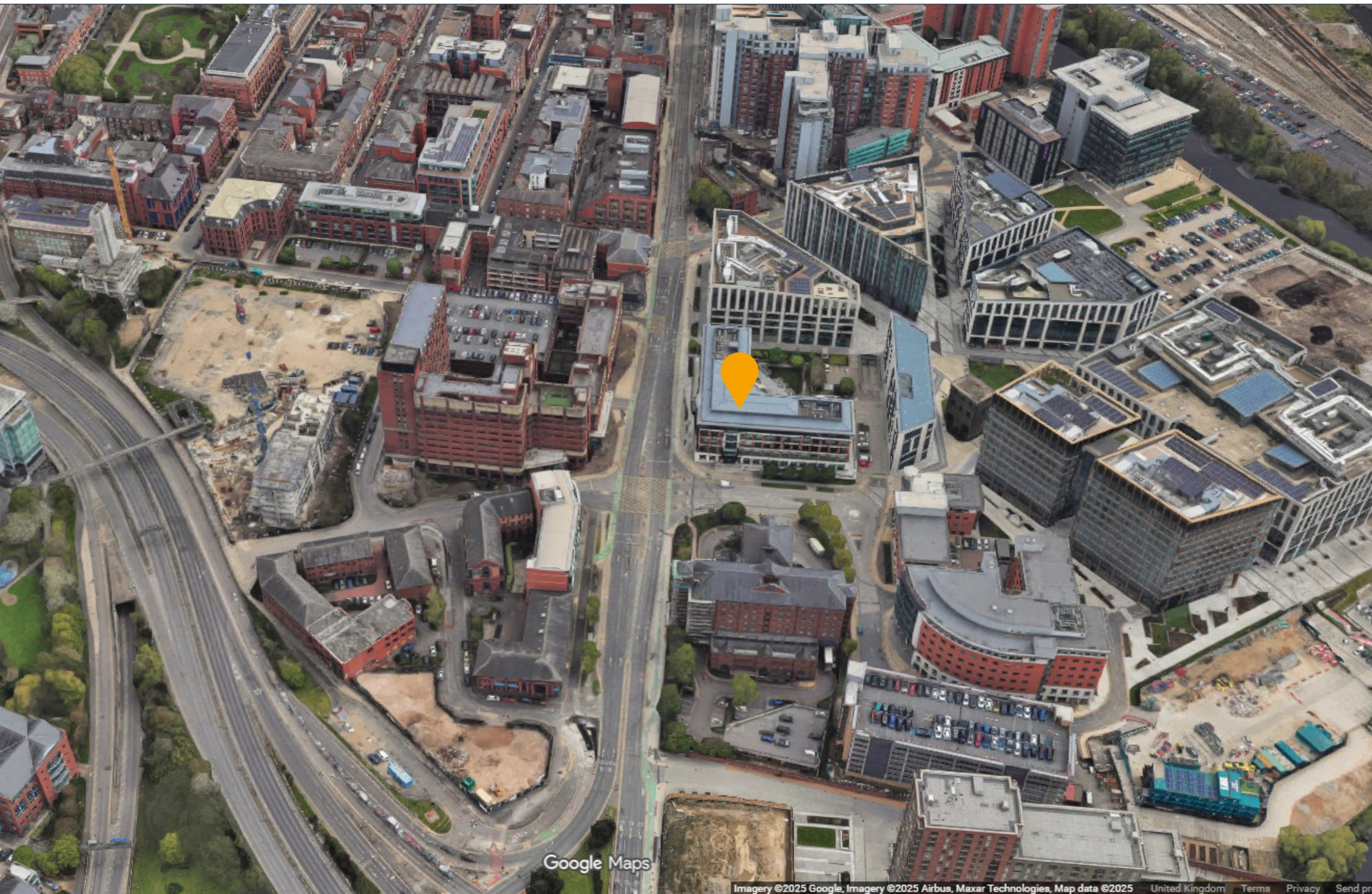
The property forms part of a large purpose built office block in a superb location within the Leeds financial district, known as Wellington Place, and is well positioned off Wellington Street with a frontage to the Wellington Place access road.

This is a modern, mixed business use location comprising similar purpose built offices and together with a complimentary mix of retail and leisure units.

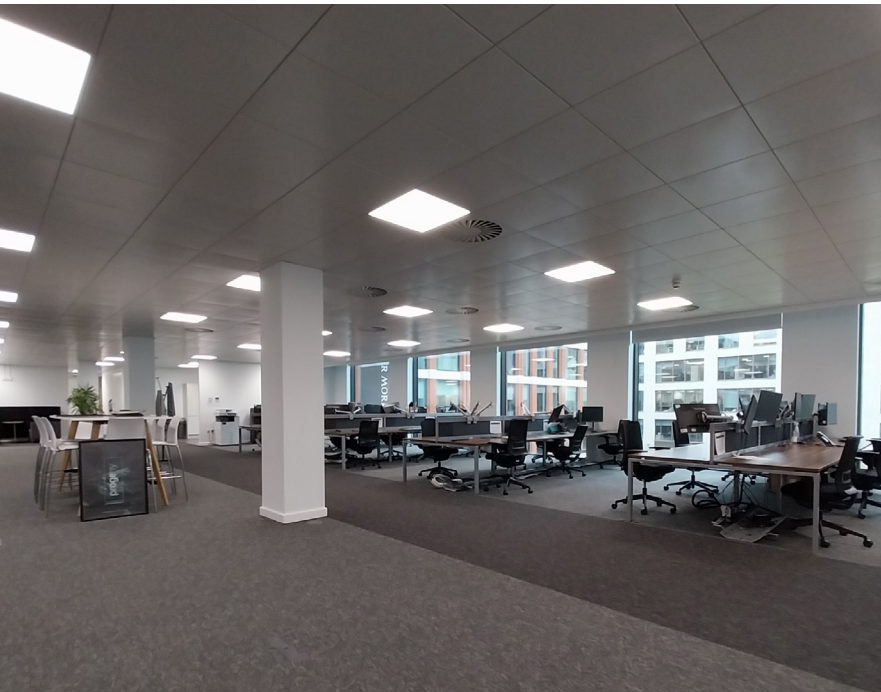
Notable occupiers nearby include Savills, Lloyds Bank Plc, Sociable Folk, Paddy Power, WSP, Irwin Mitchell Solicitors and Wrigley's Solicitors LLP.

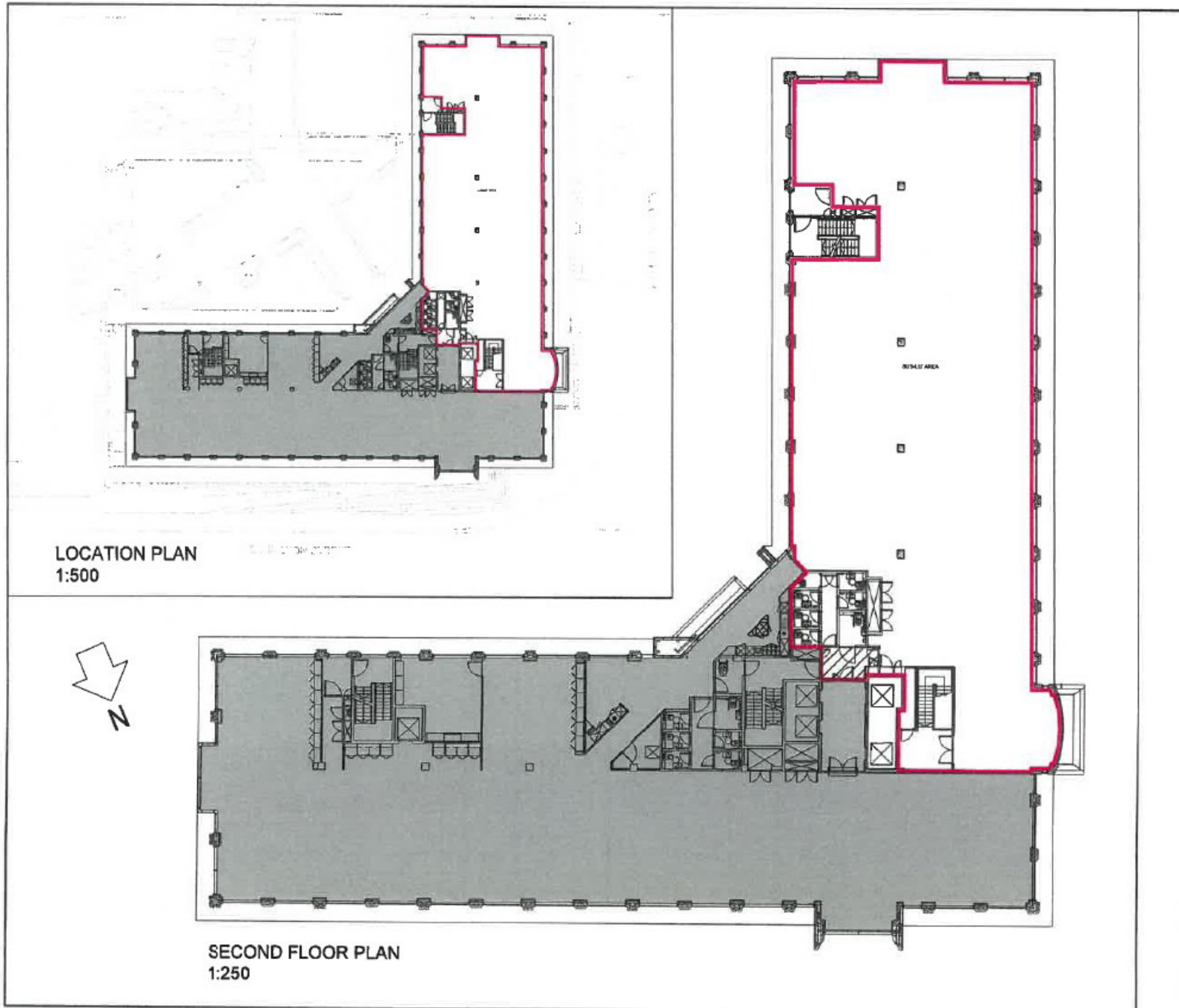
The premises is conveniently situated 0.4 miles from the Leeds city centre and 0.2 miles from Leeds train station.











LOCATION PLAN
1:500

SECOND FLOOR PLAN
1:250

RETAIL AREA