



# WELLINGTON PLAZA

2,225 - 57,550 SQ. FT.

OFFICES OF DISTINCTION  
COMING H1 2026

WELLINGTON ST, LEEDS, LS1 4DL

[WELLINGTONPLAZA.CO.UK](http://WELLINGTONPLAZA.CO.UK)





## LANDMARK BUILDING

# ELEGANCE AT EVERY CORNER

This remarkable octagonal structure stands as a testament to architectural refinement, boasting a generous 79,345 sq ft (7,371.3 m<sup>2</sup>) of office space across its eight floors. Each typical floorplate, covering approximately 9,530 sq ft, features splendid floor-to-ceiling panoramic windows that allow for an abundance of natural light to grace the contemporary interior.

One can fully indulge in opulence at the exclusive communal boardroom and sky lounge located on the eighth floor, seamlessly merging luxury with functionality. Upon stepping onto the private communal rooftop terrace, one is bound to be captivated by the vista that overlooks the bustling and prosperous business district.

Furthermore, the building has been thoughtfully outfitted with contemporary 'end of journey' amenities and wellness facilities, fostering a culture of well-being among its occupants. These enhancements include revitalising showers, secure bicycle storage, and a fully equipped fitness studio.

REDEFINING STANDARDS

INTRODUCTION

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# THE ESG VISION

## WELLINGTON PLAZA

Wellington Plaza has embodied ESG in every aspect of its design since inception. The development will involve retaining the original structure and extending it to reduce the carbon footprint. The scheme combines low-carbon design with 100% electric features, incorporating state-of-the-art technology and building facilities to set a new standard for Leeds.

### TARGET BUILDING ACCREDITATIONS

**BREEAM®**

TARGETING  
OUTSTANDING

**NABERS**

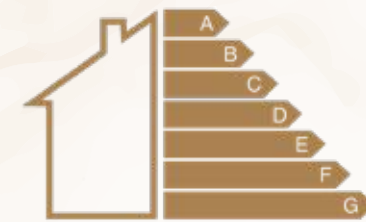
NABERS 5 STAR  
RATING TARGET

**fitwel®**

ASPIRING  
3\* RATING

**WiredScore**

TARGETING  
PLATINUM



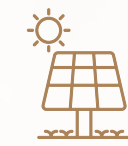
TARGETING  
EPC A RATING



ROOF  
TERRACE



ASHP FOR HEATING  
& HOT WATER



PHOTOVOLTAICS  
(130 M2)



23% SAVING IN  
EMBODIED CARBON\*

(\*THROUGH STRUCTURAL  
FRAME RE-USE)



24% REDUCTION IN  
CO2 EMISSIONS\*\*

(\*\*BELOW TARGET EMISSION RATE  
WITHIN ADL 2021)



44% ONSITE LOW CARBON  
ENERGY GENERATION\*\*\*

(\*\*\*BASED ON PREDICTED  
ENERGY DEMAND)

REDEFINING STANDARDS

THE BUILDING



WELLINGTONPLAZA.CO.UK

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REDEFINING STANDARDS

LANDMARK BUILDING

# OFFICES OF DISTINCTION

Wellington Plaza stands as the embodiment of prestigious office spaces, located in a commanding position at the gateway to the flourishing business district. Just a short stroll from the city's shopping and entertainment destinations, the central railway station, and key transportation hubs, this prestigious site at the crossroads of Northern Street and Whitehall Road establishes Wellington Plaza as an icon of refinement and prestige.



CURIOUS?  
SCAN TO  
DISCOVER MORE

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THE BUILDING



WELLINGTON ST, LEEDS, LS1 4DL

REDEFINING STANDARDS

THE BUILDING



INSIDE WELLINGTON PLAZA

# BUILDING AMENITIES

Wellington Plaza's meticulous design has been thoughtfully crafted to enhance productivity in an environment that nurtures employee excellence. Whether you're a thriving startup or a well-established corporation, Wellington Plaza provides the perfect space for growth, along with the flexibility you seek.

Designed to seamlessly align with the demands and ambitions of today's forward-thinking businesses, Wellington Plaza's vision is both bold and compelling. To uphold this commitment, our energy and sustainability strategy seamlessly integrates industry best practices with state-of-the-art, eco-conscious office renovations, ensuring optimal energy efficiency and minimal CO2 emissions.

**BREEAM®**  
TARGETING  
OUTSTANDING

**NABERS**  
NABERS 5 STAR  
RATING TARGET

**WiredScore**  
TARGETING  
PLATINUM

**fitwel®**  
ASPIRING  
3\* RATING

  
TARGETING  
EPC A RATING



STRIKING  
ENTRANCE



FITNESS  
STUDIO



LOW ENERGY  
LIGHTING



CYCLE  
STORE



SHOWER  
FACILITIES



COMMUNAL  
AREAS



3 X PASSENGER  
LIFTS



TENANT  
APP



MANNED  
RECEPTION



SMART  
TECH



BUSINESS  
DISTRICT



HYBRID  
WORKING  
SPACES



2.925M NEW BUILD  
FLOOR TO SOFFIT



2.695M RETAINED  
FLOOR SOFFIT



CHANGING  
FACILITIES



SKY  
LOUNGE



BUSINESS  
LOUNGE



FULL HEIGHT  
GLAZING



INSIDE WELLINGTON PLAZA

# LIFE AT WELLINGTON PLAZA

Adding to the allure of Wellington Plaza is the prestigious eighth-floor Sky Lounge, spanning an expansive 6,095 sq ft of truly inspiring space. This urban sanctuary seamlessly extends to a 1,575 sq ft terrace, offering panoramic views of the entire city.

With the capacity to host up to 150 distinguished guests, this exclusive venue provides an unmatched vantage point to admire Leeds skyline. The Boardroom and Sky Lounge, accessible to all Wellington Plaza tenants and their esteemed visitors, serves as a venue for meetings, relaxation, and unforgettable entertainment.

The Wellington Plaza team will be on-site to efficiently manage the facilities and deliver unparalleled service. To ensure exceptional building services, we're introducing the Wellington Plaza Concierge program. This comprehensive program is dedicated to enhancing the experience and satisfaction of all our tenants and their guests.

THIS INITIATIVE WILL OVERSEE:



SKY LOUNGE &  
EVENT SPACE



FITNESS STUDIO  
& GYM



DRY  
CLEANING



FITNESS  
CLASSES



CYCLE STORE AND  
FACILITIES



YOGA  
CLASSES



ROOF  
TERRACE



COMMUNAL  
MEETING ROOM



BUSINESS  
LOUNGES

REDEFINING STANDARDS

SKY LOUNGE



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WELLINGTON ST, LEEDS, LS1 4DL

# ACCOMMODATION

Wellington Plaza represents the latest in forward-thinking office design. It introduces modern, open-plan spaces that embody flexibility and intelligence in the workplace.

At its heart, Wellington Plaza embodies a visionary mission: to provide a flexible, future-oriented office space that redefines the very concept of modern workspace.

FLOOR	USE	SQ FT	M <sup>2</sup>	AVAILABILITY
GROUND FLOOR	BUSINESS LOUNGE	1,190	110.6	
GROUND FLOOR	OFFICE ONE	3,165	294.0	AVAILABLE
GROUND FLOOR	OFFICE TWO	2,225	209.5	AVAILABLE
GROUND FLOOR	FITNESS SUITE	460	42.7	
FIRST FLOOR	OFFICE	8,790	816.6	AVAILABLE
SECOND FLOOR	OFFICE	9,490	881.6	AVAILABLE
THIRD FLOOR	OFFICE	9,490	881.6	AVAILABLE
FOURTH FLOOR	OFFICE	9,530	885.4	AVAILABLE
FIFTH FLOOR	OFFICE	9,530	885.4	AVAILABLE
SIXTH FLOOR	OFFICE	9,520	884.4	UNDER OFFER
SEVENTH FLOOR	OFFICE	9,020	838.0	UNDER OFFER
EIGHTH FLOOR	SKY LOUNGE & TERRACE	1,575	146.3	
EIGHTH FLOOR	OFFICE/ BOARDROOM	5,330	495.2	AVAILABLE
<b>TOTAL AVAILABILITY</b>		<b>57,550</b>	<b>5,346.57</b>	



# GROUND FLOOR

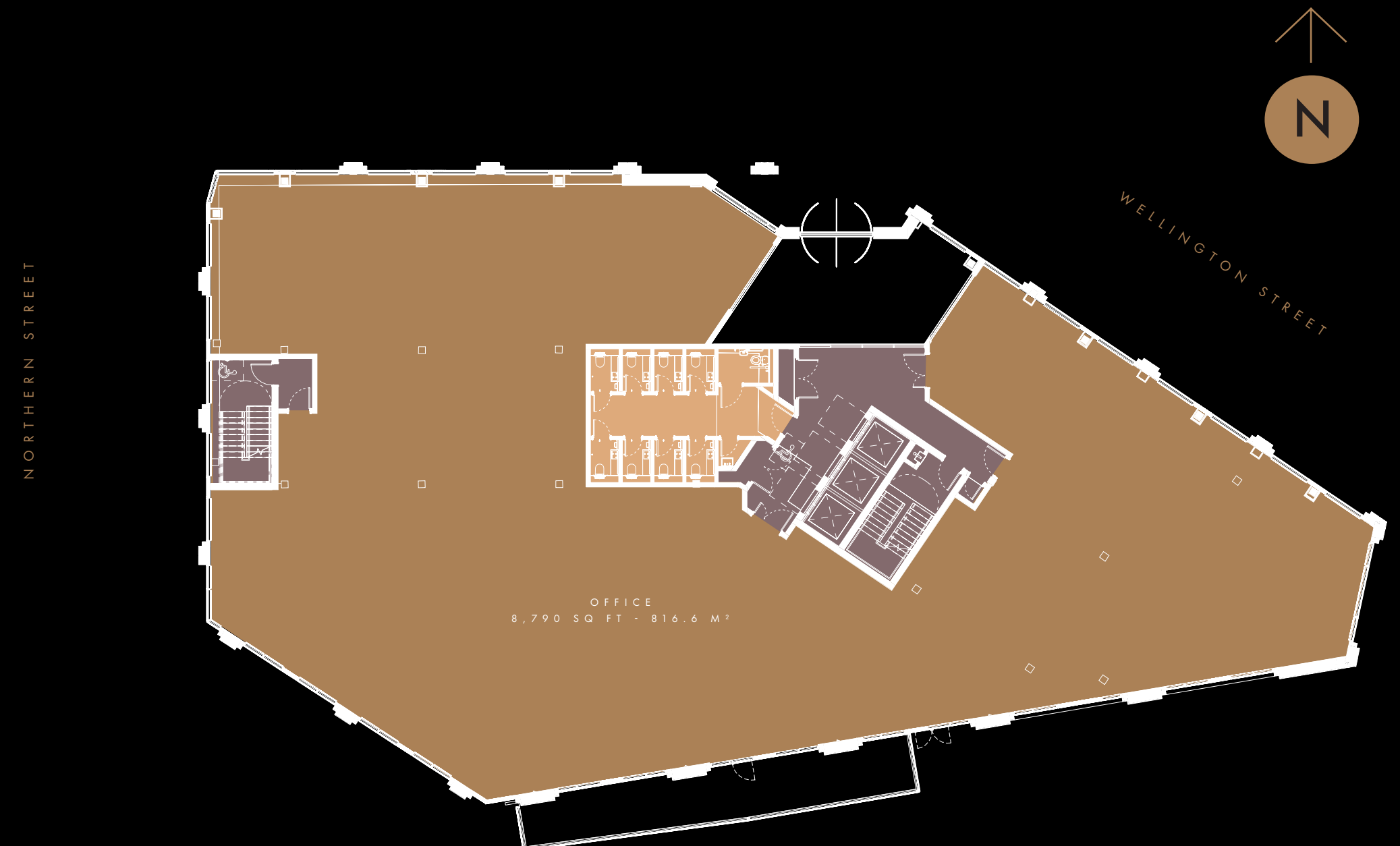
OFFICE ONE - 3,165 SQ FT - 294.0 M<sup>2</sup>  
OFFICE TWO - 2,225 SQ FT - 209.5 M<sup>2</sup>



- OFFICES
- END OF JOURNEY
- BUSINESS LOUNGE
- CORE
- WC'S

# FIRST FLOOR

8,790 SQ FT - 816.6 M<sup>2</sup>



- OFFICE
- CORE
- WC'S

\*FLOOR PLANS ARE INDICATIVE ONLY TO GIVE A GENERAL VIEW OF THE PROPOSED DEVELOPMENT AND FLOOR LAYOUT

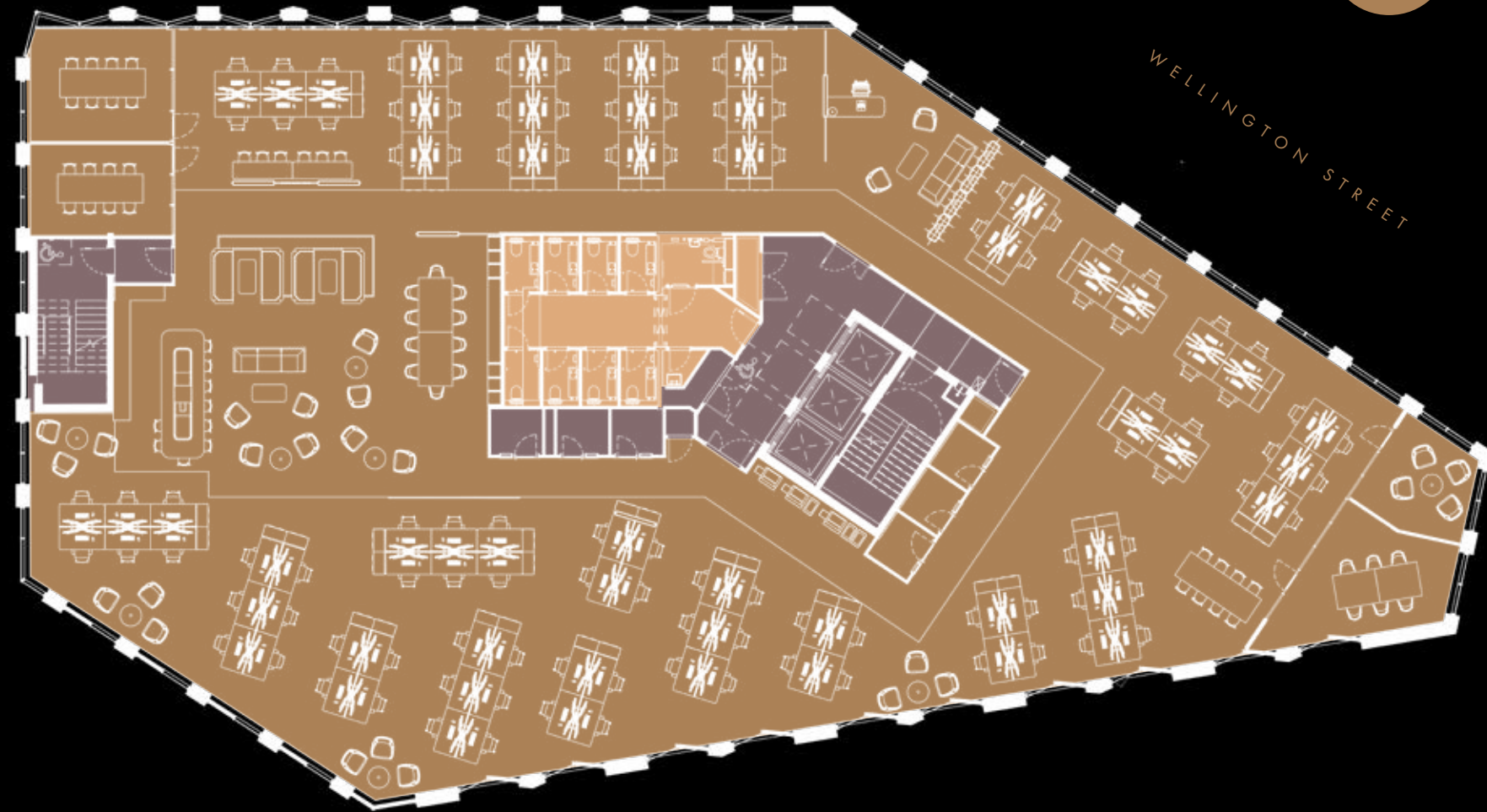
# TYPICAL UPPER FLOOR LAYOUT

9,530 SQ FT - 885.3 M<sup>2</sup>

LEVELS 4-7

SUMMARY - 108 DESKS, 1/8 M<sup>2</sup>

DESK SPACES WITH ADDITIONAL FLEXIBLE WORKSTATIONS

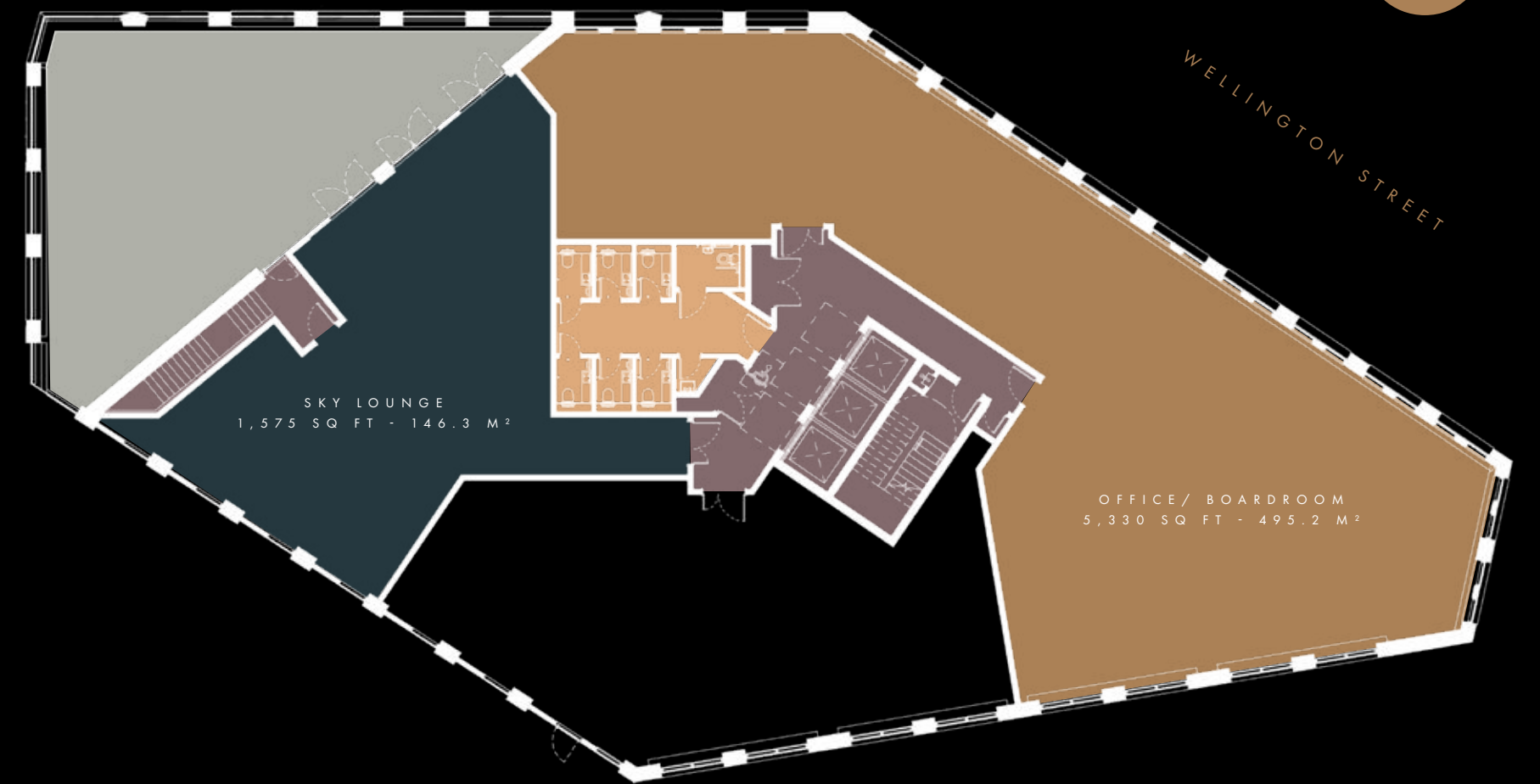


OFFICE CORE WC'S

# EIGHTH FLOOR

OFFICE - 5,330 SQ FT - 495.2 M<sup>2</sup>

SKY LOUNGE - 1,575 SQ FT - 146.3 M<sup>2</sup>

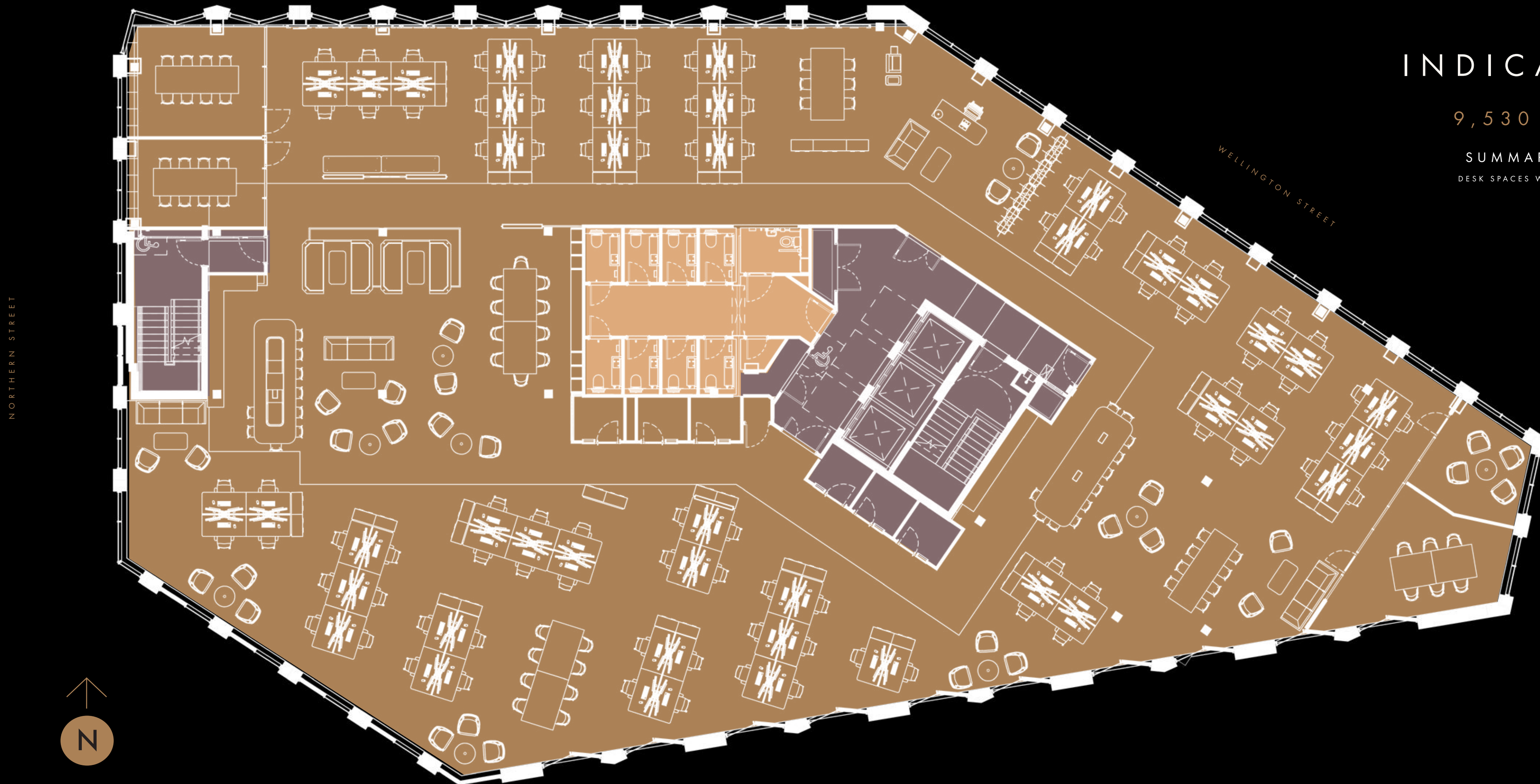


OFFICE SKY LOUNGE TERRACE CORE WC'S

# INDICATIVE LAYOUT

9,530 SQ FT - 885.3 M<sup>2</sup>

SUMMARY - 86 DESKS, 1/10 M<sup>2</sup>  
DESK SPACES WITH ADDITIONAL FLEXIBLE WORKSTATIONS



NORTHERN STREET

WELLINGTON STREET



OFFICE CORE WC'S

# INDICATIVE LAYOUT

9,530 SQ FT - 885.3 M<sup>2</sup>

SUMMARY - 72 DESKS, 1/12 M<sup>2</sup>  
DESK SPACES WITH ADDITIONAL FLEXIBLE WORKSTATIONS

NORTHERN STREET

WELLINGTON STREET





PARK SQUARE

VICTORIA GATE

TRINITY LEEDS

CITY SQUARE

WELLINGTON PLACE

LEEDS STATION

WELLINGTON  
PLAZA

Wellington Place offers a haven of distinguished amenities, all elegantly positioned just moments from its grand entrance. Savour the indulgence of over 70 high-end dining establishments, mere minutes away on foot. With a mere 5-minute stroll to Leeds City Station and its seamless adjacency to the A58(M), Wellington Place stands as an epitome of opulent convenience, providing unparalleled access to the intricate motorway network, including the M621, M62, and M1, ensuring a lifestyle of unparalleled luxury and connectivity.

#### BY FOOT

LEEDS TRAIN STATION	5 MINS WALK
CITY SQUARE	6 MINS WALK
TRINITY LEEDS	7 MINS WALK
GREEK STREET	7 MINS WALK
PARK ROW	8 MINS WALK
LEEDS TOWN HALL	10 MINS WALK
GRANARY WHARF	10 MINS WALK
BRIGGATE	11 MINS WALK
THE LIGHT	12 MINS WALK
HARVEY NICHOLS	15 MINS WALK
VICTORIA QUATER	15 MINS WALK
VICTORIA GATE	16 MINS WALK
LEEDS BUS STATION	16 MINS WALK

#### BY TRAIN

MANCHESTER	57 MINS
NEWCASTLE	85 MINS
NOTTINGHAM	123 MINS
BIRMINGHAM	114 MINS
LONDON	135 MINS
LIVERPOOL	100 MINS
EDINBURGH	180 MINS



# IN GOOD COMPANY

Wellington Plaza's prime location brings the city's finest amenities right to your doorstep. Just steps away, you'll discover the very best dining, shopping and leisure options. At Wellington Plaza, everyday life is all about experiencing the very best the city has to offer.

## NOTEWORTHY

TOAST BAR	UNIT C WELLINGTON ST, LEEDS LS1 4JY	CRAFTHOUSE	LEVEL 5, TRINITY, 70 BOAR LN, LS1 6HW
GOOD LUCK CLUB	6 WELLINGTON PL, LS1 4AP	ANGELICA	LEVEL 6, TRINITY, 70 BOAR LN, LS1 6HW
SOCIAL FOLK	10 WELLINGTON PL, LS1 4JP	DIRTY MARTINI LEEDS	31 KING ST, LS1 2HL
HOIST	5 WELLINGTON PL, WHITEHALL RD, LS1 4AP	EL GATO NEGRO LEEDS	35 PARK ROW, LS1 5JL
MAD FRANS	6 WELLINGTON PLACE, WHITEHALL RD, LS1 4EQ	THE ALCHEMIST	YORKSHIRE HOUSE, GREEK ST, LS1 5SH
VEENO	5 WELLINGTON PL, LS1 4AP	ALL BAR ONE	27 E PARADE, LS1 5BN
LA BOTTEGA MILANESE	24 PARK SQUARE W, LS1 2PW	THE COLLECTIVE	33 BOAR LN, LS1 5DA
THE GREEN ROOM	36 WELLINGTON ST, LS1 2DE	THE BOTANIST	67 BOAR LN, LS1 6HW
FRIENDS OF HAM	4-8 NEW STATION ST, LS1 5DL	MOWGLI	32 BOAR LN, LS1 5DA



WHITEHALL RESTAURANT

WHITEHALL RD, LS1 4JY



SOUS LE NEZ

9 QUEBEC ST, LS1 2HA



RESTAURANT BAR & GRILL TATTU

3 CITY SQUARE, LS1 2AN



RESTAURANT BAR & GRILL TATTU

29 E PARADE, LS1 5PS



IBÉRICA

17A E PARADE, LS1 2BH



DAKOTA

8 RUSSELL ST, LS1 5RN



SAN CARLO

6-7 S PARADE, LS1 5QX



THE IVY & IVY ASIA

VICAR LN, LS1 6BA

LANDMARK BUILDING

# WORK LIFE BALANCED

Wellington Plaza is designed with a focus on enhancing employee well-being through thoughtful amenities. The modern 'end of journey' facilities include revitalising showers, secure cycle storage, and a fully equipped fitness studio, all aimed at promoting better health and overall well-being for the workforce. On the ground floor, occupiers have access to a high-spec gym and fitness studio, along with showers, a drying room, and cycle facilities—ensuring that staff can maintain a healthy, happy, and motivated lifestyle.



SHOWER &  
CHANGING ROOMS



FULLY EQUIPPED  
FITNESS STUDIO



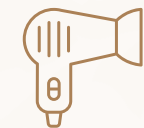
SECURE STORAGE  
FOR 130 BICYCLES



PRIORITISING  
HEALTH AND  
WELLBEING



SECURE  
LOCKERS



DRYING  
ROOM



# ALL ENQUIRIES



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DISCOVER MORE

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