

GRADE A OFFICES TO LET

17,158 SQ.FT. (1,594.53 SQ.M.)



120 Wellington Street, Leeds, LS1 4LT

- Modern Self-Contained Headquarters Office Building.
- Located at the gateway to Leeds' "West End".
- Occupies a prominent position fronting the northern side of Wellington Street.
- Within easy walking distance of Leeds Railway Station.

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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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 0.3 miles of Leeds Railway Station and City Square with extensive surface and multi storey car parking in the immediate vicinity.

DESCRIPTION

120 Wellington Street is a headquarters office building offering 17,164 sq. ft. 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 glazed draught lobby, tiled flooring and feature painted walls. Externally the property benefits from 13 car parking spaces.

SPECIFICATION

The general specification includes:

- VRF comfort cooling
- Raised floors throughout
- Suspended ceilings
- LED lighting
- Double glazed windows
- Male, Female and Disabled WC facilities
- Shower facilities
- Passenger lift

RENT

Upon application.

TENURE

Accommodation is available by way of a sub lease with terms to be agreed.

RATES

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

ACCOMMODATION

The accommodation is measured on a net internal floor area basis.

Accommodation	Sq Ft	Sq M
Ground Suite 1	3,357	311.86
Ground Suite 2	1,956	181.71
First	5,703	529.81
Second	6,148	571.15
TOTAL (NIA)	17,164	1,594.53

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

LEGAL COSTS

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

EPC

EPC rating B (40). A full copy of the Energy Performance Certificate is available upon request.

VIEWING AND FURTHER INFORMATION

Viewing is highly recommended and strictly by appointment. To arrange an inspection of the property or for further information, please contact joint letting agents Colliers International, Cushman & Wakefield or Harvey Burns & Co.



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SUBJECT TO CONTRACT - April 2019

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