

# 11&12 | WP



WP | Wellington  
Place Leeds

254,879 sq ft of impressive  
Grade A office, retail and leisure space.  
Available to pre-let. Due for completion Q4 2022.

**Wellington Place** is far more than just a collection of buildings. It's a dynamic neighbourhood, shaping the city and transforming the way we work.

Introducing the most exciting, energy-efficient office building in Leeds. 11 & 12 Wellington Place sets a new standard for future-proof sustainable developments in the UK.

This pioneering project, complete with smart building technology, features an impressive metallic bronze façade, feature link bridge, living green wall and 254,879 sq ft of BREEAM Outstanding office, leisure and retail space.



[View our time lapse video here](#)



### **ALWAYS ALIVE & KICKING**

Blending state-of-the-art office space with all the perks of a vibrant city centre, Wellington Place offers your business a home like no other. Surround yourself with first-rate facilities, inspiring outdoor spaces, independent restaurants and a connected community of passionate people. All this, in the heart of Leeds.



“The offer at Wellington Place and the diversity of the businesses absolutely draw people in like a magnet. They have brilliant facilities, really world-class.”  
**Zoe Hebblethwaite, Corporate Communications Manager, Sky Betting and Gaming**

## **A place designed to live life to the full**



### **EMPOWERING HEALTHY LIVES**

Among the eye-catching architecture, thriving events calendar and outstanding urban gardens, Wellington Place helps you find that perfect work-life balance. By shaping the district around the people who work here, we help to improve wellbeing and increase employee satisfaction.





Site-wide secure bike storage



Fitness, running clubs & on-site gym



Free bike hire



70+ restaurants & cafés within a 10 minute walk



High quality outdoor spaces & urban gardens



On-site private GP and medical practice



Meeting & conference room hire



Amenities to enhance work-life balance



Dedicated Wellington Place App



On-site parking



Little Free Library



Beekeeping



Groups & clubs



5 minute walk to Leeds railway station



Electric car charging



“More positive and fulfilled employees with great facilities to enjoy has made a difference to the work we see being produced”  
**Customer Case Study from Rachael Culpan, HR Manager at Equifax**



# Pioneering, Vibrant, Powered by People

## PEOPLE FOCUSED

From the bright and airy offices to the landscaped boulevards, Wellington Place is a neighbourhood designed 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.





### A COLLABORATION CULTURE

Our award-winning design and people-first approach make us the location of choice for forward-thinking organisations. Join an exciting array of market leaders in law, finance, technology and professional services, and share in the pride of calling Wellington Place, your place.

### A BUSINESS HOME LIKE NO OTHER

We know our customers by name. How? Because we're based on-site. Available to help when you need us, we've built our reputation by understanding our customers and consistently meeting their needs. That's why businesses stay at Wellington Place.



## An inspiring place to do business



“What I loved was the community spirit and the idea to actually bring businesses together and to make sure that people worked together and worked well in a really incredibly modern environment.”  
**Michael Carter, CEO at Netpremacy**

# The place to be connected

## LEEDS: THE CONNECTED CITY

Excellent rail connectivity to London and major UK hubs, an international airport, plus quick links to the A1, M1 and M62 place you right at the heart of the UK. What's more, the best of Yorkshire's world-famous countryside is on your doorstep.



1 hour to Manchester



5 minute walk to Leeds railway station



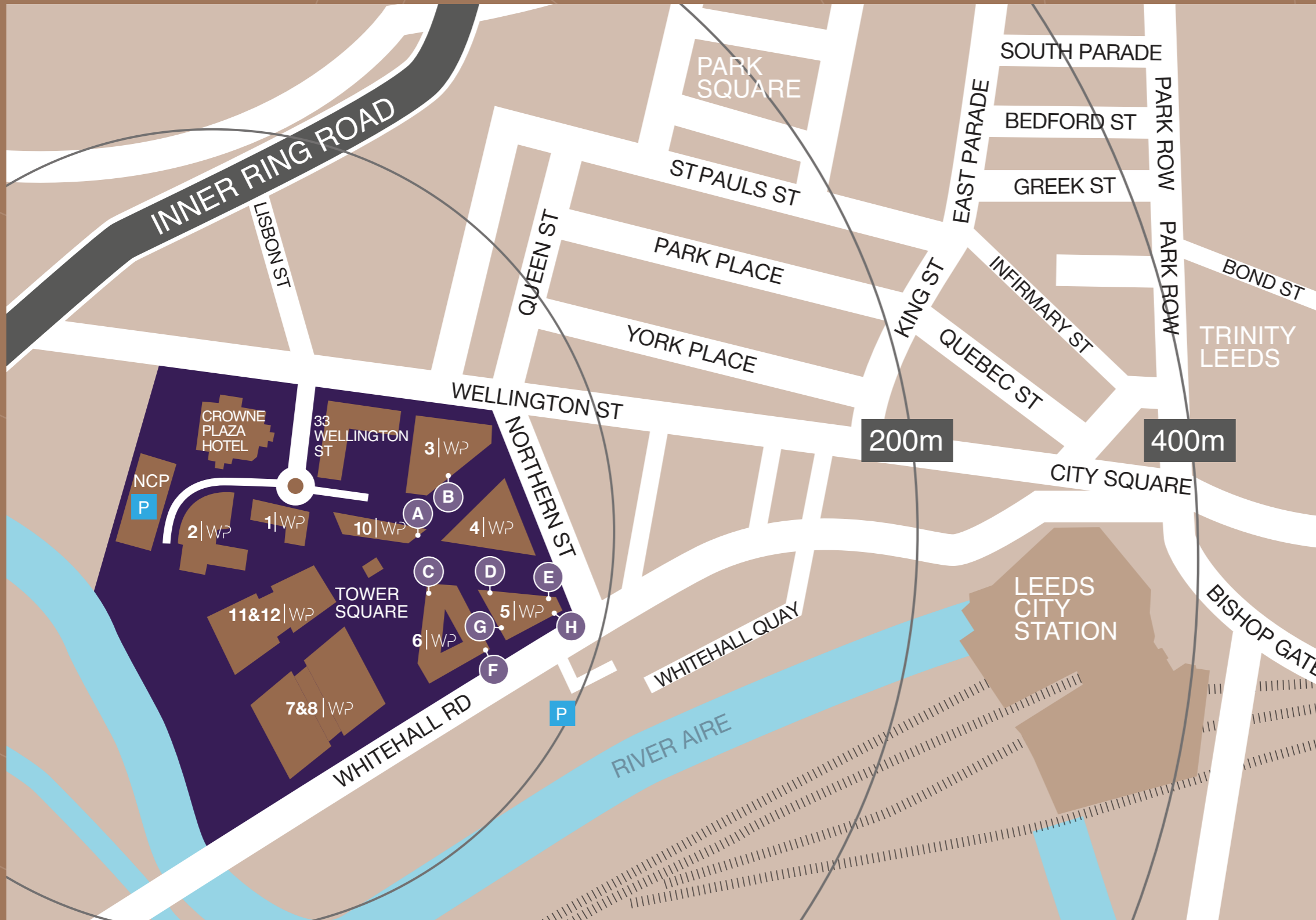
2.1 hours to London



6 minute walk to Trinity Leeds



3 hours to Edinburgh

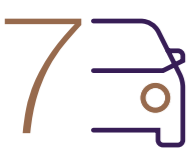


<p><b>A</b></p>  <p>Sociable Folk is a friendly, independent cafe-bar serving super-fresh breakfasts and lunches. Coffee, wraps, bagels, cakes and some of the best salads in town, perfect for eating in or a swift lunch on-the-go.</p> <p>T: 0113 243 1840</p> 	<p><b>B</b></p>  <p>Caffè Nero specialise in handcrafted Italian coffee and offer a great range of food. Pick up your choice of Italian-inspired panini, sandwiches and snacks, available to eat in or take out.</p> <p>T: 0113 243 5133</p> 
<p><b>C</b></p>  <p>The Good Luck Club's huge charcoal grill serves up succulent steaks, grilled fish and loaded burgers from lunch to early evening. Expect great food from local suppliers.</p> <p>T: 0113 245 0711</p> 	<p><b>D</b></p>  <p>Veeeno Italian wine bar pours quality wines from their family vineyard in Sicily. You'll also find cocktails, yummy 'aperitivo' bites and hot dishes for a truly authentic Italian experience.</p> <p>T: 0113 247 0698</p> 
<p><b>E</b></p>  <p>Independent pub Hoist House offers 17 draught beers alongside a great selection of wines, spirits and non-alcoholic drinks. The in-house pizzeria serves a fantastic range of hand-stretched sourdough pizzas.</p> <p>T: 0113 819 8143</p> 	<p><b>F</b></p>  <p>Mad Frans celebrates the best of Yorkshire produce with their hearty, all-day menu. Fresh ingredients, great cocktail offers and local craft beers are a winning combination, but don't miss their famous Sunday Roast sharing platters too.</p> <p>T: 0113 487 5734</p> 
<p><b>G</b></p>  <p>Sainsbury's Local offers a wide selection of products including tasty baked goods, meal deals and fresh fruit and veg. There's also a hot drinks machine so you can pick up a coffee on the go.</p> <p>Open Mon - Fri: 07:00 - 21:00 Sat &amp; Sun: 08:00 - 20:00</p> 	<p><b>H</b></p>  <p>A private GP and medical practice, there for you when you need it. Offers exceptional care across a range of specialisms.</p> <p>T: 0113 833 4900</p> 

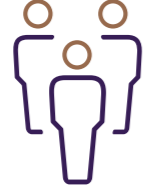
# Leeds benefits from one of the UK's most diverse economies

## PERFECTLY PLACED TO DO BUSINESS

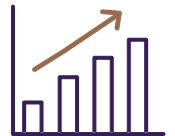
Leeds City Region is the third largest in the UK. It's also one of the most desirable places to live in the UK. Residents are attracted to the bustling city culture, exceptional retail and leisure facilities, as well as job opportunities with some of the country's leading companies.



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





## Inspiring workspace

11 & 12 Wellington Place sets a new standard for future-proof sustainable developments in the UK.

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[View our fly through animation here](#)

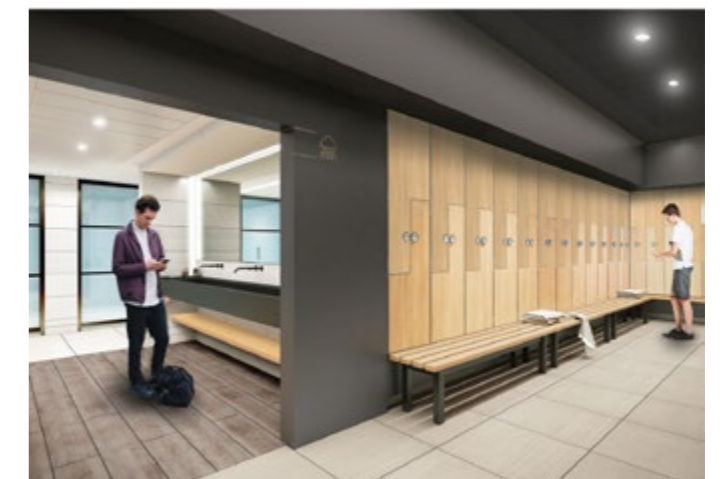


# The building

- HVAC designed for 1:8 occupancy
- Inset balconies levels 4-8, terraces levels 9 & 10
- Maximised natural light
- Living green walls in reception
- Destination control lifts
- Triple glazed
- 24 hour access
- Speed gate access control in reception
- Day one data connectivity, fibre to building
- 150mm raised access floor zone
- South facing roof terraces
- Exposed soffit

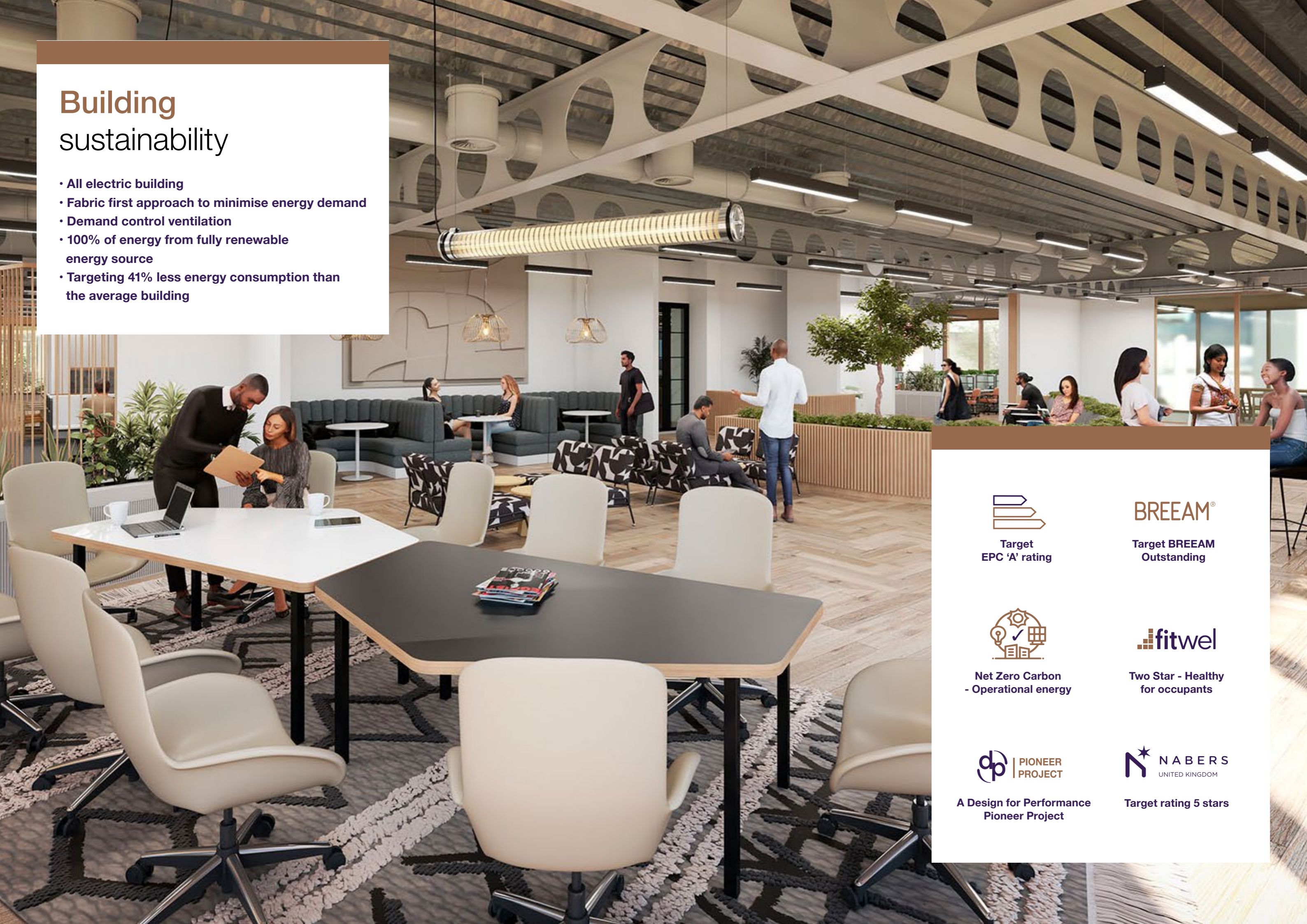
# The basement

- Electric car charging points
- 140 secure cycle spaces
- Electric bike charging point
- 41 car parking spaces
- Basement gym
- 21 showers
- Cycle maintenance hub
- Changing facilities with drying rooms and lockers



# Building sustainability

- All electric building
- Fabric first approach to minimise energy demand
- Demand control ventilation
- 100% of energy from fully renewable energy source
- Targeting 41% less energy consumption than the average building



Target  
EPC 'A' rating

**BREEAM**<sup>®</sup>

Target BREEAM  
Outstanding



Net Zero Carbon  
- Operational energy

**fitwel**

Two Star - Healthy  
for occupants



A Design for Performance  
Pioneer Project



Target rating 5 stars



## 2 flagship buildings with flexible space that works for you

	11 Wellington Place		12 Wellington Place		11&12 Wellington Place		Terraces		
Floor	NIA sq m	NIA sq ft	NIA sq m	NIA sq ft	NIA sq m	NIA sq ft	Building	sq m	sq ft
Ground*	743	8,004	715	7,669	1,458	15,673			
First	817	8,794	949	10,219	1,766	19,013			
Second	961	10,345	1,179	12,693	2,140	23,038			
Third	961	10,345	1,179	12,693	2,140	23,038			
Fourth	1,093	11,769	1,285	13,835	2,378	25,604	12WP	24	256
Fifth	1,061	11,417	1,314	14,141	2,375	25,558	11WP	28	303
Sixth	1,093	11,769	1,285	13,835	2,378	25,604	12WP	26	277
Seventh	1,061	11,417	1,314	14,141	2,375	25,558	11WP	30	325
Eighth	1,093	11,769	1,285	13,835	2,378	25,604	12WP	26	277
Ninth	871	9,376	1,314	14,141	2,185	23,517	11WP	208	2,238
Tenth			1,177	12,672	1,177	12,672	12WP	201	2,162
<b>Total</b>	<b>9,754</b>	<b>105,005</b>	<b>12,996</b>	<b>139,874</b>	<b>22,750</b>	<b>244,879</b>		<b>543</b>	<b>5,838</b>

\* Ground floor is flexible commercial space suitable for retail or office use

### BASEMENT GYM

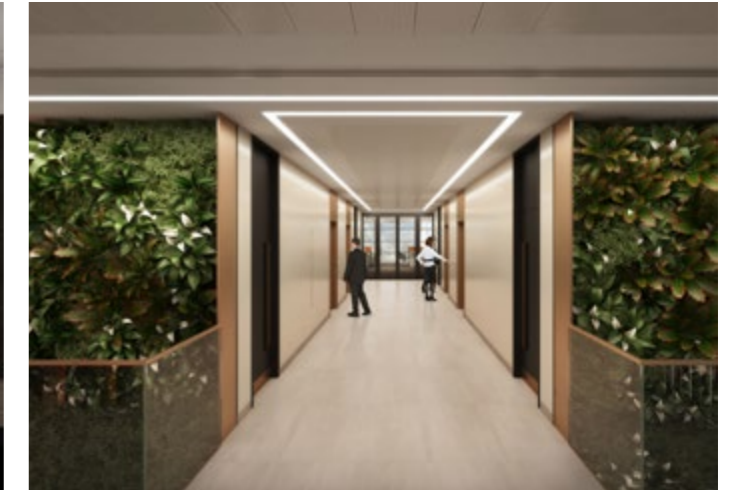
Level	NIA sq m	NIA sq ft
B1	929	10,000

### BASEMENT PARKING

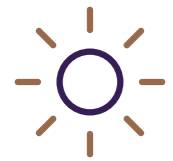
41 car parking spaces







## Lively and collaborative spaces



South facing terraces & balconies overlooking Tower Square



Ground floor cafés, restaurants & leisure facilities



Indoor & outdoor gyms



Year round calendar of events



High profile setting



6 Acres of extensive public realm including 2 public squares and landscaped gardens



Exclusive networking opportunities



Free weekly wellbeing activities & classes



On-site vegetable patches, beehives & fruit trees

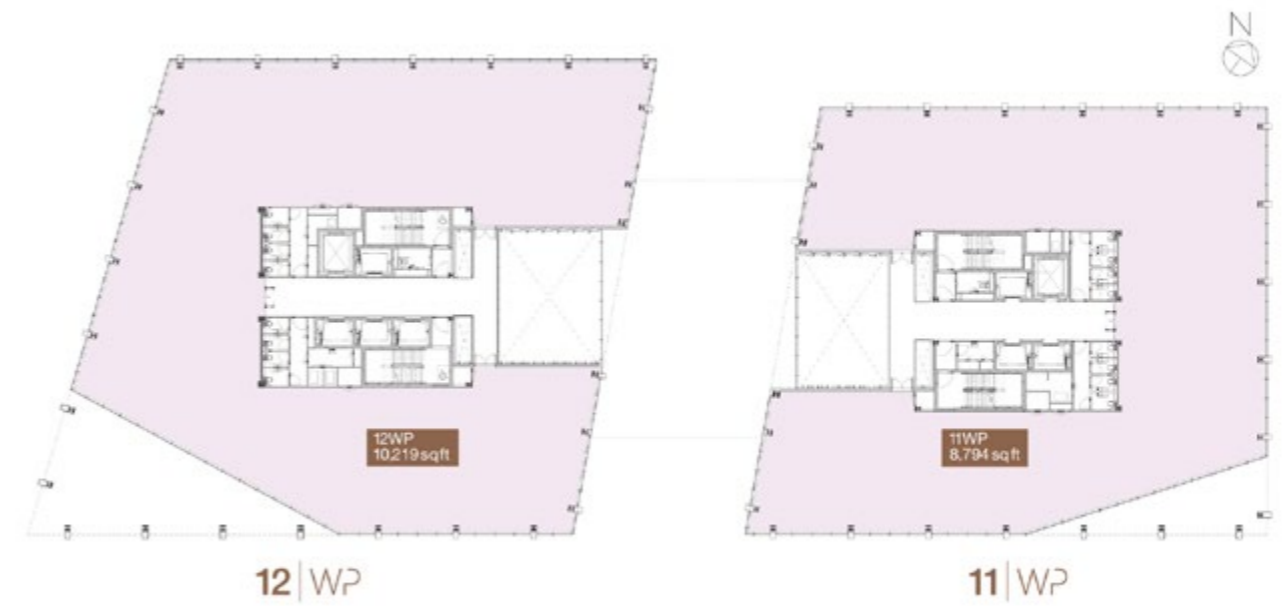


## Floor plans

Basement



First Floor



Ground Floor

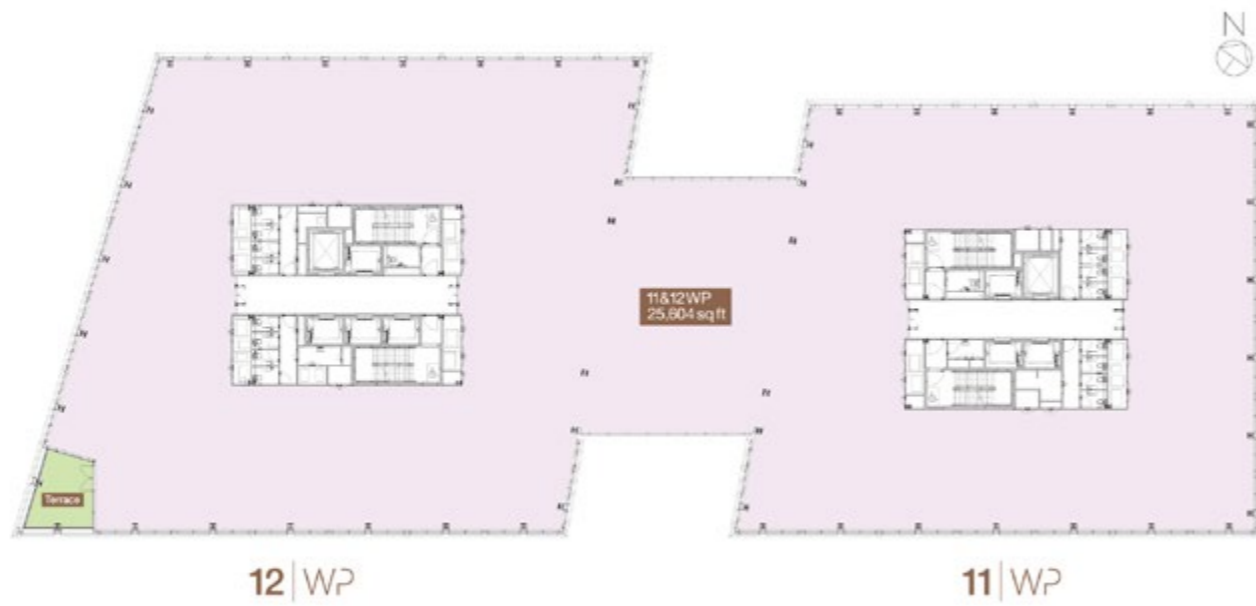


Second & Third Floors

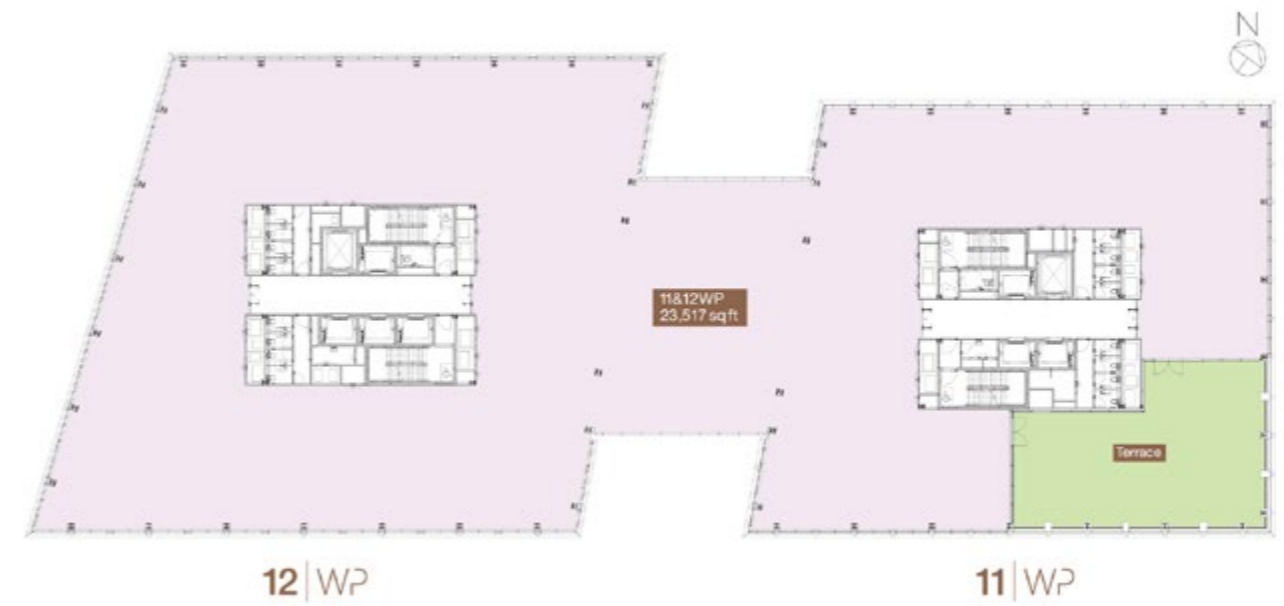


## Floor plans

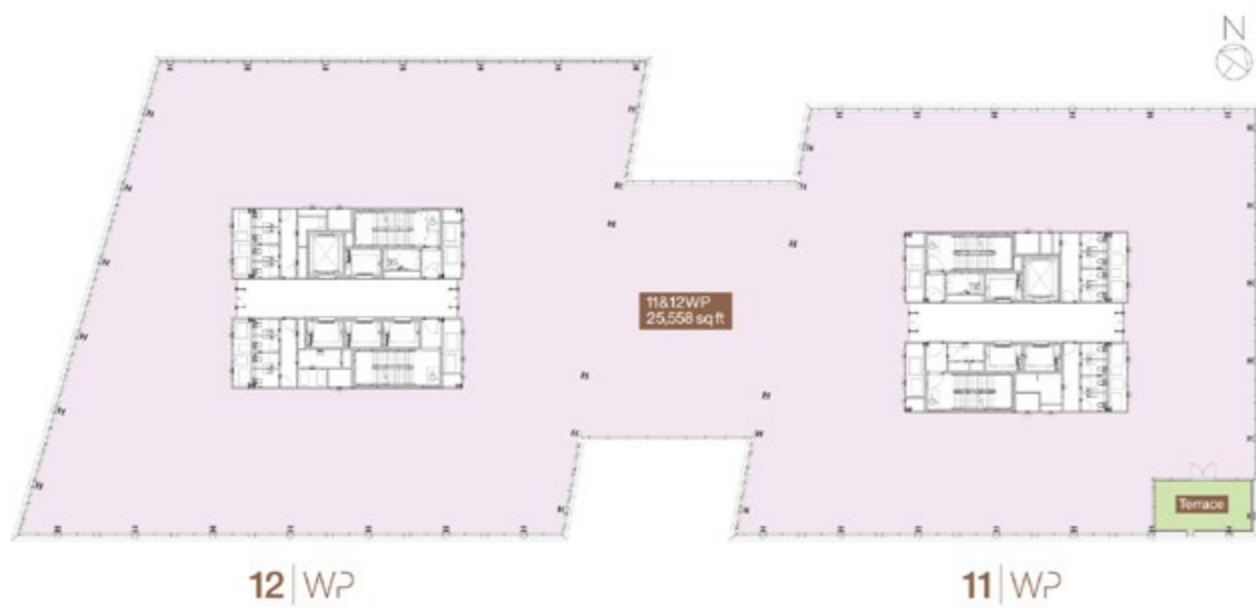
Fourth, Sixth & Eighth Floors



Ninth Floor



Fifth & Seventh Floors



Tenth Floor





## Space planning

### Third Floor

Typical example space plan  
**1:8 density**

**12 Wellington Place**  
100 No. Formal work desks  
90 No. Flexible workspaces  
4 No. Meeting rooms

1 No. Board room  
1 No. Offices  
4 No. Zoom rooms

**11 Wellington Place**  
78 No. Formal work desks  
81 No. Flexible workspaces  
2 No. Meeting rooms

1 No. Board room  
4 No. Zoom rooms



### Ninth Floor

Typical example space plan  
**1:8 density**

**12 Wellington Place**  
148 No. Formal work desks  
210 No. Flexible workspaces / Meeting areas  
1 No. Board room

3 No. Offices  
8 No. Zoom rooms



# WP | Master Plan



Plot	Total sq ft (NIA)	Use	Building/planning status
1	192,000	Residential	Outline
2WP	120,000	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/Leisure	Complete
7&8WP	378,000	Office	Complete

Plot	Total sq ft (NIA)	Use	Building/planning status
9	Up to 270,000	Office/Retail/Leisure	Outline
10WP	34,000	Office/Retail	Complete
11&12WP	254,879	Office/Retail/Leisure	Complete Q4 2022
13	114,000	Hotel	Outline
14A	98,000	Office/Retail/Leisure	Outline
14B	-	MSCP	Outline

# Taking responsibility

Helping you meet your environmental goals



## Bike friendly business gold award



## 47 new trees



## No waste on our watch

99.6% of building waste produced during construction process is recycled



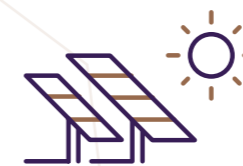
## On yer bike

Sustainable transport advice for all staff



## Green space is key

Green spaces with biodiverse landscaping



## On top of our energy

All our buildings have roof mounted photo voltaic panels



## Exclusive insulation use

Exclusive use of insulation products with zero ozone depletion potential



## Energy efficient

Intelligent PIR controlled, automatic daylight compensation LED lighting



## Smarter thinking

Ability to pre-cool the building via night purging

- Targeting BREEAM Outstanding Rated
- Targeted EPC A
- Intelligent PIR controlled, automatic daylight compensation LED lighting
- High-tech building management system and smart metering for responsible building occupation
- Optimum life cycle energy efficiency with a 4 pipe fan coil system
- Ability to pre-cool the building via night purging
- Central plant with high coefficient performance
- Roof-mounted photo voltaic panels
- Low-volume, two-stage WCs, with low-energy hand driers and aerated taps/showers
- 99.6% of building waste produced during construction process is recycled
- All timber used in construction is sourced sustainably
- Exclusive use of insulation products with zero ozone depletion potential
- Water-based HVAC system to minimise use of refrigerants
- Strategy for maximum recycling
- Green spaces with biodiverse landscaping
- Sustainable transport alternatives for staff and visitors
- On-site vegetable patches, beehives and fruit trees
- Free bike hire



# Smart building

## OFFICE SPACE



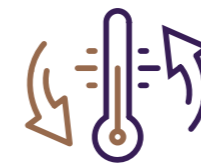
Air quality monitoring



Smart enabled BMS



Energy monitoring and management



Climate control



Day one connectivity, fibre to building

## GROUND FLOOR



Visitor management system



Access control

## CUSTOMERS



WP rewards App with exclusive community offers & events





# Partners in place

MEPC has been a leading name in UK commercial property for more than 70 years. Our unique approach to development and management has redefined standards across the industry. With a mission to deliver outstanding experiences for every single one of our customers, you won't just get a first-rate office. You'll get a partner.



## All together better

### ON THE GROUND AND IN TOUCH

The fact that we know our customers by name is only possible because we are based on site. Available to help when you need us, it's a genuine sign of our dedicated approach.

We've built our reputation on understanding our customers and consistently meeting their needs. That's why businesses stay at Wellington Place.

### LONG-TERM MANAGEMENT

Building Wellington Place is a proud achievement, but it's only the beginning of a long-term relationship.

Our commitment to our developments, and the customers within them, means that we're continually evolving. We take our responsibilities seriously, ensuring that our high standards for security, building maintenance and the quality of the public realm are upheld for the lifetime of our projects.

### ENVIRONMENTAL AND SOCIAL RESPONSIBILITY

Sustainability is of utmost important to us at MEPC. We've led the way in promoting environmentally conscious business principles and transport solutions across all of our developments.

Bespoke travel planning advice is available to our customers. As responsible property managers, we constantly monitor best practice to ensure we provide all occupiers with a quality of life at work that is beneficial to them, their staff and the wider community.

### OUR FUNDING PARTNERS

MEPC offers a range of services across the real estate it manages and provides high-quality reporting and governance. The Wellington Place project is funded by two of the largest sustainable investment funds: Federated Hermes Investment Management and Canada Pension Plan Investment Board.



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

Talk to our letting agents:



jeff.pearey@eu.jll.com  
nick.gibby@eu.jll.com



pfairhurst@savills.com  
pcarter@savills.com

Talk to our team directly:

AN **MEPC** ESTATE

Paul Pavia, Head of Development  
ppavia@mepc.com

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wellingtonplace.co.uk

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Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. July 2021

**MEPC**



CPP  
INVESTMENT  
BOARD

Federated  
Hermes

# 11&12 | WP



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