



TO LET

120

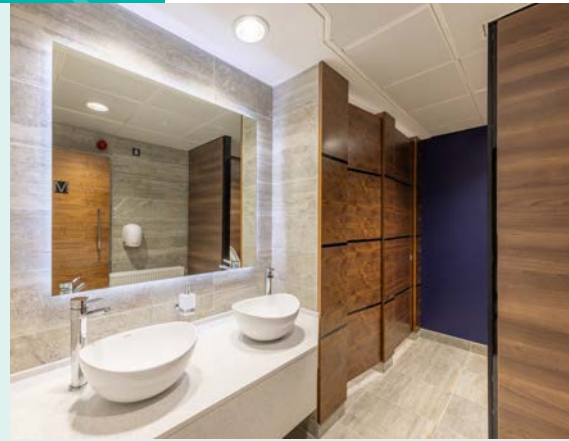
WELLINGTON ST

LEEDS

17,822 SQ FT
GRADE A HQ OFFICES

WELCOME TO 120 WELLINGTON STREET

Comprehensively refurbished HQ office building situated at the western gateway to the city on Wellington Street providing high quality offices extending to approximately 17,822 sq ft together with 13 on site surface parking spaces.



AN EXCELLENT SPECIFICATION FOR A MODERN AND CENTRAL HQ



VRF COMFORT COOLING



RAISED FLOORS THROUGHOUT



SUSPENDED CEILINGS



LED LIGHTING



DOUBLE GLAZED WINDOWS



MALE, FEMALE AND DISABLED WC FACILITIES



SHOWER FACILITIES



1 X 8-PERSON PASSENGER LIFT



LOCATED AT THE GATEWAY TO LEEDS WEST END

120 Wellington Street is prominently positioned fronting the northern side of Wellington Street. Less than a 7 minute walk from Leeds Railway Station and City Square, there is extensive surface and multi-storey car parking close by. A great spot with everything you need and close to all amenities.



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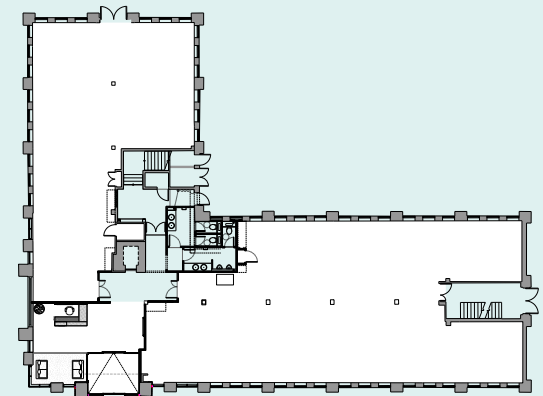
WELLINGTON STREET | LEEDS | LS1 4LT



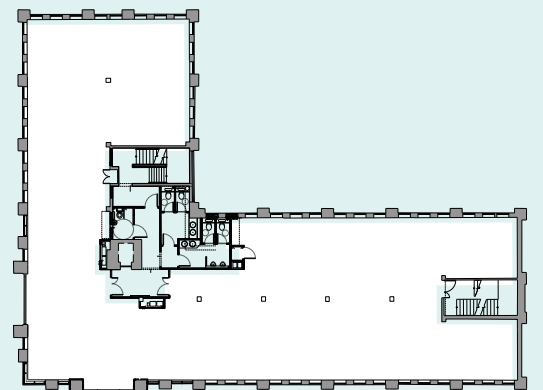
ACCOMMODATION

The accommodation has been measured to have the following approximate net internal floor areas:

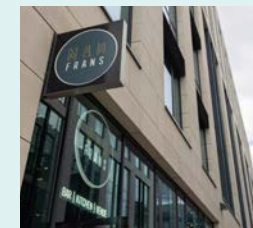
FLOOR	SQ FT
Reception	434
Ground Floor: Suite A	3,161
Ground Floor: Suite B	2,151
First	5,764
Second	6,312
TOTAL	17,822



GROUND FLOOR



FIRST FLOOR (INDICATIVE)



CAR PARKING

Externally the property benefits from 13 surface car parking spaces accessed to the rear of the property via Skinner Street.

TENURE

The offices are available to let as whole by way of a new effective FRI lease for a term to be agreed.

RENT

Rent upon application.

RATES

The incoming tenant will be responsible for the business rates effective from the date of occupation or legal completion whichever is the earlier. The VOA website confirms the building has been assessed to have a Rateable Value of £239,000. We advise that all interested parties make their own enquiries with the Local Authority.

EPC

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

LEGAL COSTS

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

FOR MORE INFORMATION OR TO ARRANGE A VIEWING, CONTACT:



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 **VIEW ON GOOGLE MAPS**
LS14EH



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [November 2024]. Photographs and videos dated [November 2024].]

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WELLINGTON ST

LEEDS