



## 60 Wellington Street

Leeds, LS1 2EE

**For Sale - Office Building  
Suitable For Owner  
Occupiers & Investors With  
On-Site Car Parking &  
Alternative Use Potential  
(STP)**

**3,003 sq ft**  
(278.99 sq m)

- On Site Car Parking
- Central Wellington Street Location
- Walking distance from the train station
- Character Building
- LED Lighting Throughout
- Exposed Services

# 60 Wellington Street, Leeds, LS1 2EE

## Summary

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Available Size | 3,003 sq ft                                                           |
| Price          | Offers in the region of £795,000                                      |
| Business Rates | For information on the business rates, please contact the sole agent. |
| VAT            | Not applicable                                                        |
| Legal Fees     | Each party to bear their own costs                                    |
| EPC Rating     | C (58)                                                                |

## Description

60 Wellington Street is an attractive brick built, three storey office building with car parking to the rear of the premises. The Ground Floor is currently let and the upper floors are vacant. The accommodation benefits from the following specification features:

- LED Lighting
- On Site Car Parking
- Industrial modern design
- Fully air-conditioned space for a comfortable working environment
- Exposed features
- Character Space

## Location

60 Wellington Street occupies a prime position within the heart of Leeds' established commercial core, one of the UK's leading regional business destinations. Situated on the city's principal office corridor, the building benefits from immediate access to an extensive range of business, retail, leisure and hospitality amenities.

Leeds Railway Station is less than a five-minute walk away, providing regular direct services to London, Manchester, Birmingham, Edinburgh and other major UK cities, making the property exceptionally well connected for both occupiers and visitors. The location also benefits from excellent access to the M621, M1 and M62 motorway networks, while numerous bus routes serve Wellington Street and the surrounding area.

## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 1,032 | 95.88 | Occupied     |
| 1st    | 970   | 90.12 | Available    |
| 2nd    | 1,001 | 93    | Available    |
| Total  | 3,003 | 279   |              |

## Tenancy Information

The Ground Floor is currently let to Adair Paxton Limited until 2029 at a passing rent of £20,940 per annum. However, the property may be available for owner occupation sooner. Please contact the agents for further information.



## Viewing & Further Information



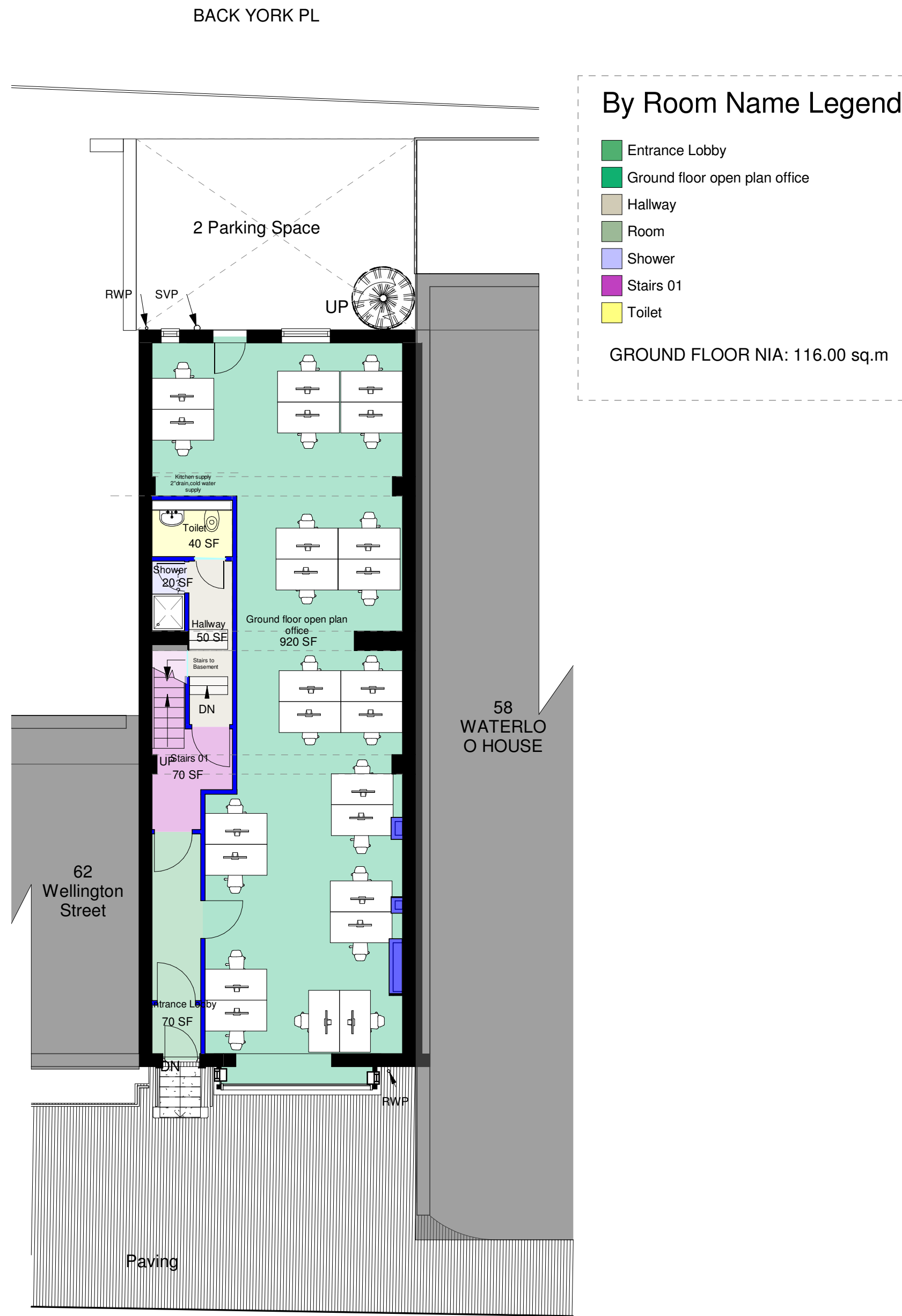
**Tom Newstead**  
07538680333  
tomnewstead@cartertowler.co.uk



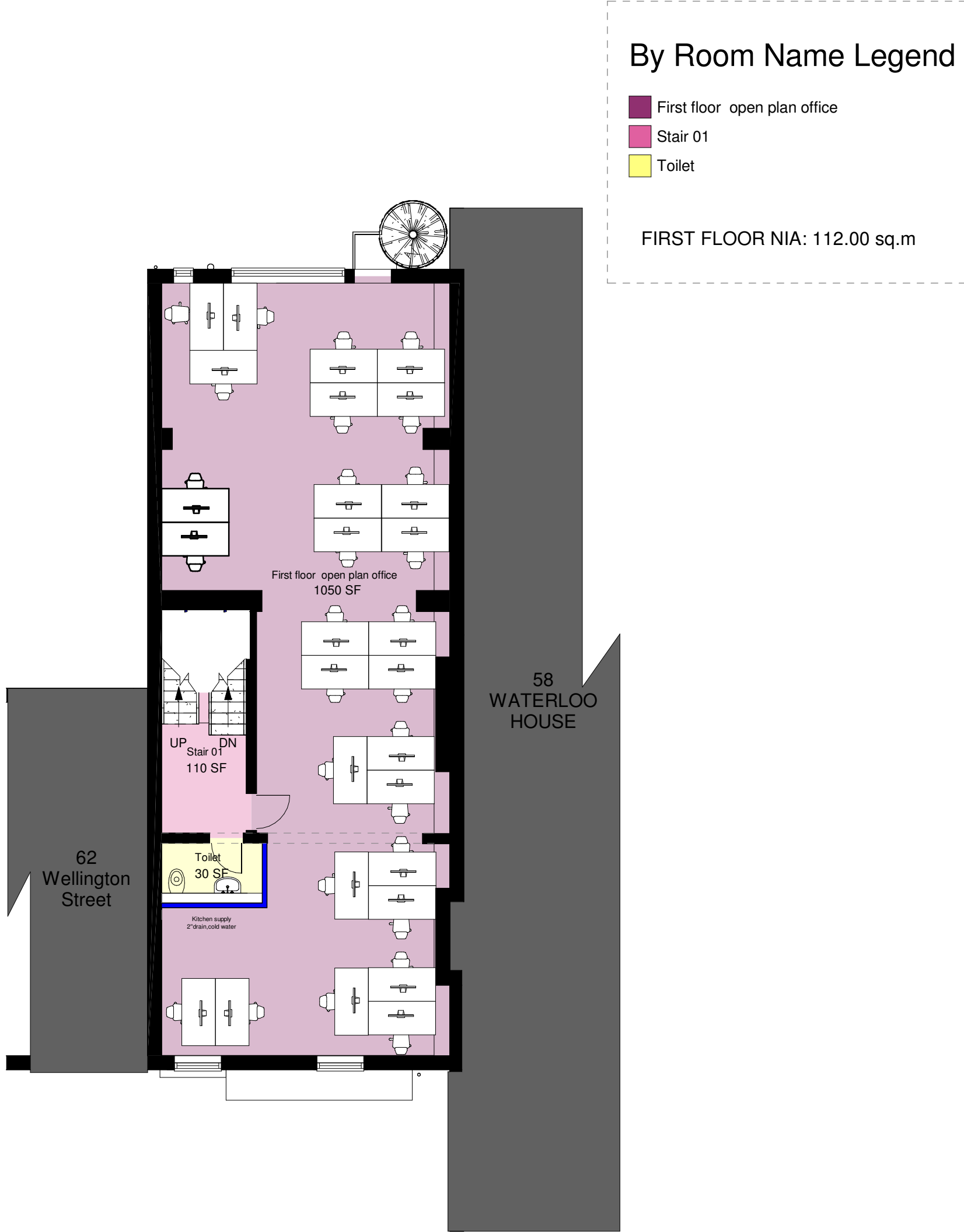
**James Jackson**  
07920 812275  
jamesjackson@cartertowler.co.uk



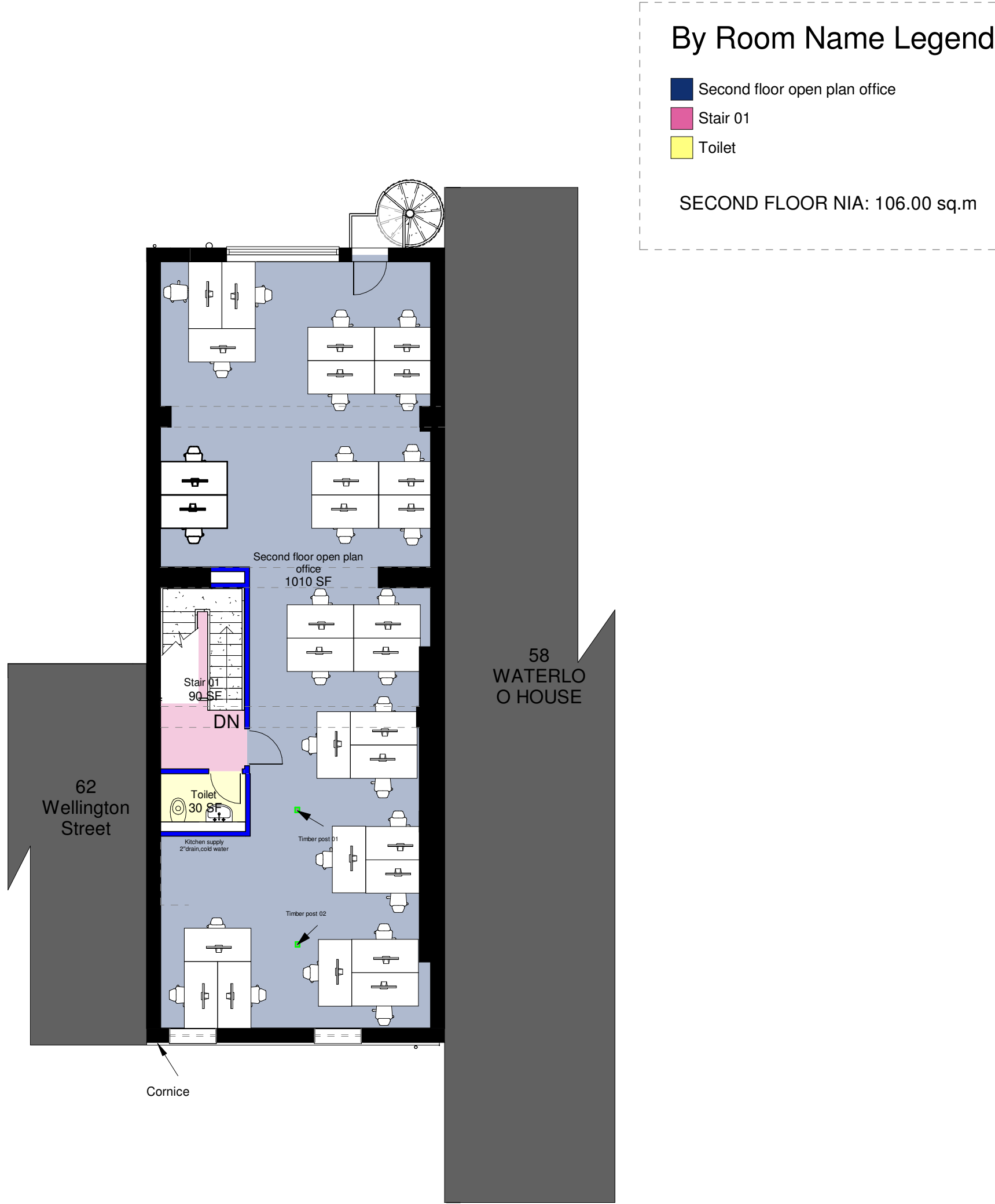
**Clem McDowell**  
07432 013246  
clemmcdowell@cartertowler.co.uk



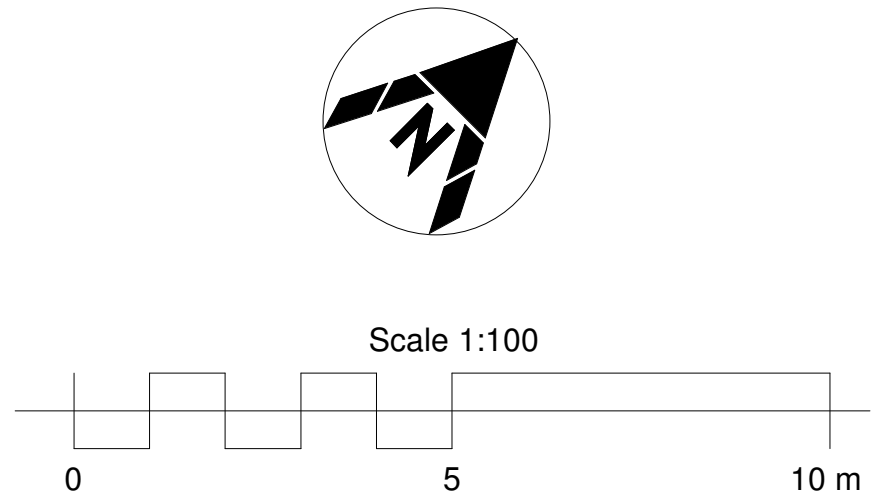
00-Proposed Ground Floor Plan  
1 : 100



01-Proposed First Floor Plan  
1 : 100



Proposed Second Floor Plan  
1 : 100



|     |                      |     |            |
|-----|----------------------|-----|------------|
| B   | Entrance lobby added | DKP | 17.04.2019 |
| A   | Amended layout       | DKP | 19.03.2019 |
| REV | DESCRIPTION          | BY  | DATE       |



**PRIESTLEY**  
DESIGN

# Priestley Design

Priestley House, Elland Road, Leeds, LS11 8BU

Tel: 0113 323 4250  
E-mail: info@priestleyhomes.co.uk

Client: Priestley Homes

Project: 60 Wellington Street, Leeds, LS1 2EE

Title: Proposed Plans for all floors

|             |                                  |         |         |             |    |
|-------------|----------------------------------|---------|---------|-------------|----|
| Date        | 03/03/19                         | Scale   | 1 : 100 | Sheet Size  | A2 |
| Designed by | DKP                              | Checked | Checker | Approved by | NP |
| Drawn:      | Email: info@priestleyhomes.co.uk |         |         |             |    |

Issue: Information

|              |      |             |     |           |   |
|--------------|------|-------------|-----|-----------|---|
| Project Ref: | 1902 | Drawing No: | 103 | Revision: | B |
|--------------|------|-------------|-----|-----------|---|