



# TO LET

**PRESTIGIOUS SELF-CONTAINED OFFICE**

62 WELLINGTON STREET, LEEDS, LS1 4DL



Sanderson  
Weatherall

## Location

The property is prominently situated fronting onto Wellington Street between the intersections with Britannia Street and King Street, approximately 400 yards from City Square and Leeds Train Station. The building is ideally positioned within the central business district of Leeds for a variety of professional and financial office occupiers.

Wellington Street is one of the major arterial routes in and out of Leeds City Centre and provides direct and easy access to the A58 (M) Inner Ring road, the national motorway network beyond and suburbs around Leeds.

## Description

62 Wellington Street is a self-contained mid-terrace period building, which provides modern office accommodation arranged over three floors. The property benefits from the following specification:

- Open plan office accommodation
- Integrated meeting rooms
- Carpeted throughout
- Plastered and painted walls
- Gas fired central heating
- Perimeter trunking
- Kitchen
- Male / Female WC's
- Dedicated car parking area



## Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Office accommodation	192.96	2,077
<b>Total</b>	<b>192.96</b>	<b>2,077</b>

## Energy Performance Certificate (EPC)

The property has been assessed and has achieved a D (99) rating. A full EPC is available on request.



## Terms & Tenure

The property is held on a lease with the following principle terms:

Lease Details	
Term	20 years from 12th June 2015
Break Option	10th and 15th anniversary
Rent Review	10th and 15th anniversary
Lease	Full Repairing and Insuring
Rent	£30,000 per annum

The property is available by way of an underletting to 12th June 2025.

Alternatively, a new lease directly from the Landlord may be available, subject to contract.

## Rateable Value

The property is assessed in the 2023 rating list as follows:

Address	Description	Rateable Value
62 Wellington Street, Leeds, LS1 2EE	Offices and Premises	£34,500

## VAT

All figures quoted are deemed to be exclusive of VAT.



