



NORTHSPRING

WELLINGTON ST

YOUR OFFICE REDEFINED

NORTHSPRING.COM



WELLINGTON
STREET

A LEEDS CLASSIC

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ELEGANCE IS THE ONLY BEAUTY THAT NEVER FADES

Located at the heart
of the traditional
business district,
Wellington Street is a
brand new, luxurious
office concept in
Leeds City Centre

Are you looking for complete control
over your workplace, while still being
able to enjoy all the benefits of being
part of a thriving business community?

Are you looking for a place to call home,
while still having access to a host of
hotel-style services and perks?

Are you looking for a refined workspace
for your team and clients, but on a scale
that proudly reflects your company?

Wellington Street is the place for you.

A PLACE WHERE ELEGANCE MEETS FUNCTIONALITY

Wellington Street offers you the best of both: a space to call home for your business, with all the collaborative benefits of co-working

Northspring are expanding to bring their high-end, boutique office buildings to Leeds. Wellington Street is a place to relax in as well as work. A place to be proud of, and a place you can evolve. Most importantly, it is YOURS and you have full control over how you use it.

Following transformational renovations, Wellington Street boasts 13 exclusive suites across seven floors, with offices starting from 1,500 sq ft.



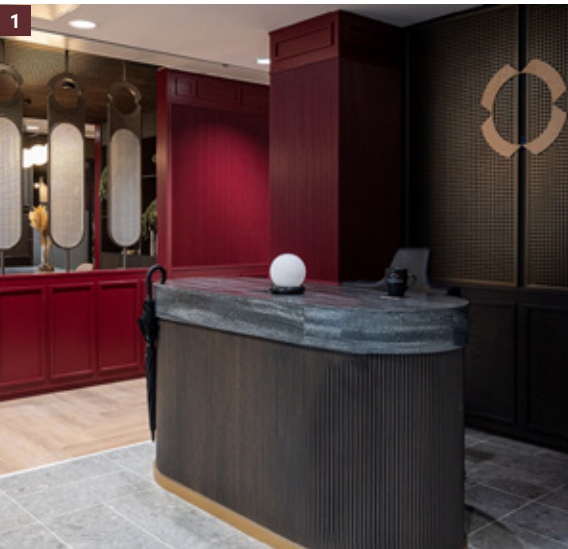
Opulent interiors and polished furnishings, coupled with the latest in interior design and workplace technologies, make Wellington Street a workspace like no other

7
FLOORS

13
EXCLUSIVE
WORKSPACES

SUITES FROM
1,500 Sq Ft





Wellington Street caters to your every need, providing refined facilities alongside valuable initiatives, to help you settle into this vibrant, professional community



01 CONCIERGE

Our concierge service is integral to the inner workings of Wellington Street. From the greeting of clients and visitors on arrival, to business lounge management and individual concerns, our concierge responds efficiently to every situation.

02 THE CLUB

The in-house business lounge is a sophisticated communal space, complete with a members club ambience, at every occupier's disposal. It is designed around the concepts of elegance and functionality, and to encourage social interaction, casual and professional collaboration, and co-working within our community. This stunning space offers:

- 6, 8 & 12 person board rooms
- Zoom Booth
- Podcast Studio
- Arrival lounge
- Touchdown zone
- Booth seating meeting spaces
- Breakout spaces
- Refreshments bar



03 THE PARK

The basement at Wellington Street accommodates all your wellbeing and fitness needs, comprising sleek workout spaces and amenities for cycling and changing, such as:

- Gym / Fitness Studio
- Bike store
- Showers
- Changing facilities
- Accessible shower & change
- Locker storage

04 THE DECK

Wellington Street's roof garden is a beautiful multi-functional terrace, providing space to entertain colleagues or clients, host informal meetings and relax and unwind, all while taking in Leeds' spectacular skyline. The garden offers:

- Outdoor seating areas, including bench seating and shaded zones
- Outdoor meeting spaces
- Pergola area
- Plants and greenery
- Space to relax
- Adaptable space for well-being activities and gatherings



WORK LIFE BALANCED

The average person spends over 90,000 hours of their life at work. We want to help make those hours enjoyable

Unhealthy and uncondusive working environments can lead to a plethora of problems, including rising stress levels, weight gain, and reduced mobility in the office, all of which can contribute to higher rates of absenteeism. To avoid such conduct, Wellington Street has been designed with built-in leisure facilities, and workplace wellbeing at its core.

The basement floor offers access to a sleek, high-spec gym and fitness studio, coupled with showering and changing facilities, and cycle storage, to ensure residents can stay content, active and motivated during the working day.

THERE IS BEAUTY IN EVERYTHING

OFFICE SPECIFICATION

Every detail matters and we have considered them all

With a concierge style front-desk, arrival lounge, fitness hub and in-house meeting areas, and interiors inspired by the roaring twenties, Wellington Street provides a full range of high-quality amenities. These sit alongside initiatives that will help you become a part of this exciting community.



Plug & Play Connectivity



Luxury Arrival & Business Lounge



Podcast Studio



Zoom Booths



LED Strip Lighting



Meeting Room Facilities



24/7 Access



Shower Facilities & Lockers



New VRF Air Conditioning System



Cycle Storage



Full Raised Access Floor & Exposed Soffit



Manned Reception



2 x Passenger Lifts



Gym & fitness studio



Fully Serviced Kitchenette On Each Floor



LEASING OPTIONS

At Northspring, customisation meets convenience for your premium office.

That's why our flexible office solutions are designed to adapt to your unique business needs. From traditional leases to made & measured or all-inclusive packages, you have the freedom to shape a space that suits your vision.

Traditional Lease Occupier Fit-Out



Enjoy the flexibility of your own front door with 24/7 access, transparent terms, and the option to add fibre-ready connectivity.

This option gives you the responsibility to design, fit out, and personalise your office to meet your business needs.

Traditional Lease Made & Measure



Enjoy all the benefits of a traditional lease at Northspring, with the added option to create a bespoke package.

Select from our range of services to tailor your office experience.

All-Inclusive Made & Measured



Choose all-inclusive, where your office suite comes fully fitted and furnished for your convenience.

Plus, all services are covered in a single, straightforward monthly payment.

WITH THESE LEASING OPTIONS, UPGRADING TO A LUXURY OFFICE IS EASIER THAN EVER.

	Traditional Lease Occupier Fit-Out	Traditional Lease Made & Measured	All-Inclusive Made & Measured
24/7 access and your own front door	✓	✓	✓
Access to luxury amenities	✓	✓	✓
Transparent terms	✓	✓	✓
Fibre connectivity cable ready	✓	✓	✓
Fitted & furnished to your specification		✓	✓
All-inclusive monthly payment			✓
Internal suite cleaning & maintenance			✓
Service charge, business rates, building insurance			✓
Utilities			✓
Internet Line			✓

WORK AT NORTHSPRING NATIONALLY

When you become part of the Northspring family, you get access to luxury amenities across all Northspring properties.



WELLINGTON ST



SPRING GARDENS



TEMPLE ST



MANCHESTER
SPRING GARDENS
KING ST
PETER ST
CHAPEL WALKS

LEEDS
WELLINGTON ST
PARK ROW

TEMPLE ST
BIRMINGHAM

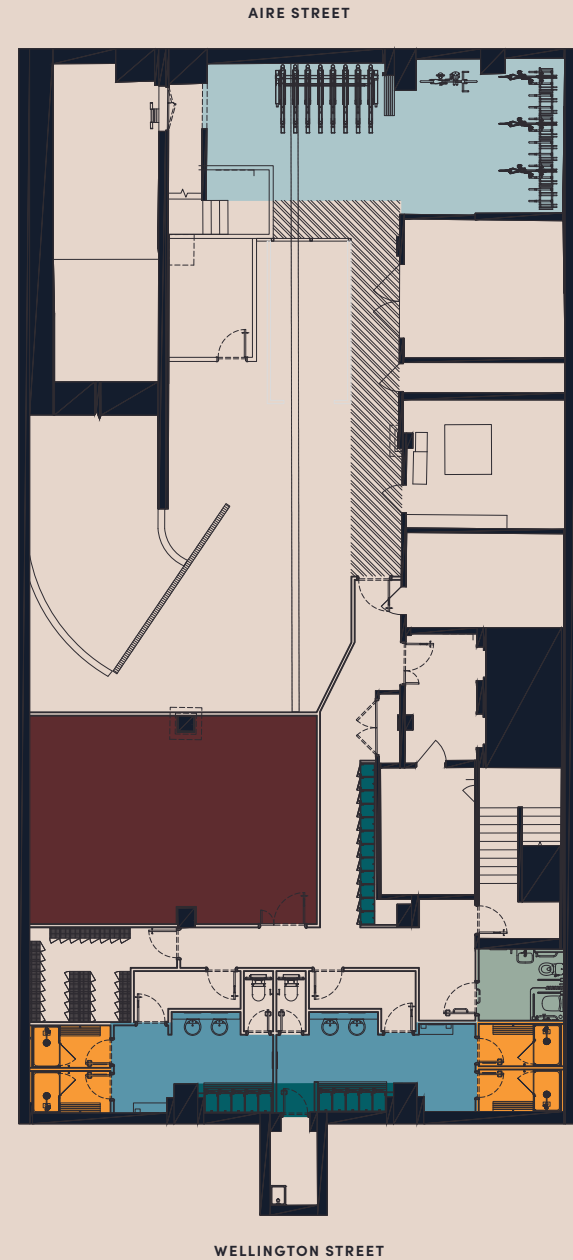
THE CLUB

SPACE	KEY
Bookable Meeting Rooms	●
Podcast Studio	●
Zoom Booth	●
Concierge / Arrival Lounge	●
Touchdown zone	●
Refreshments bar	●



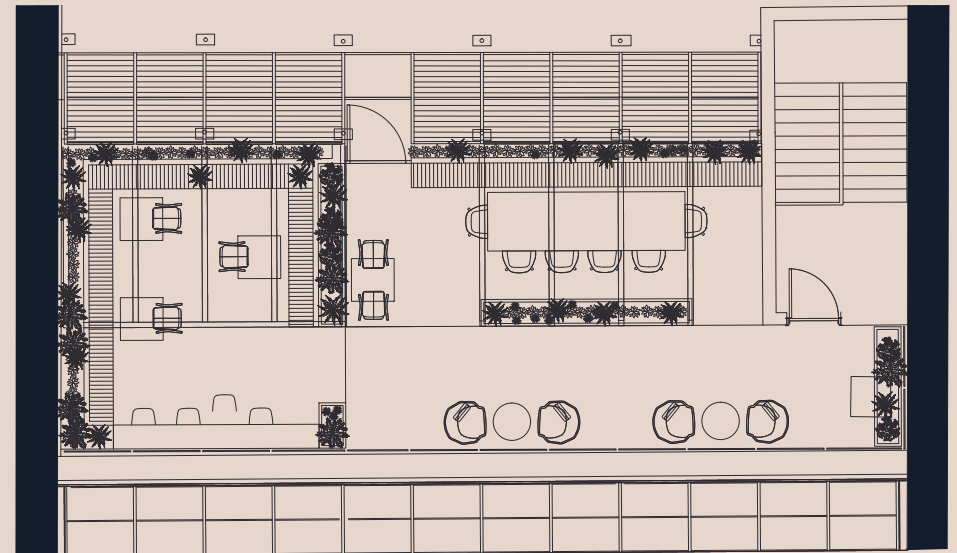
THE PARK

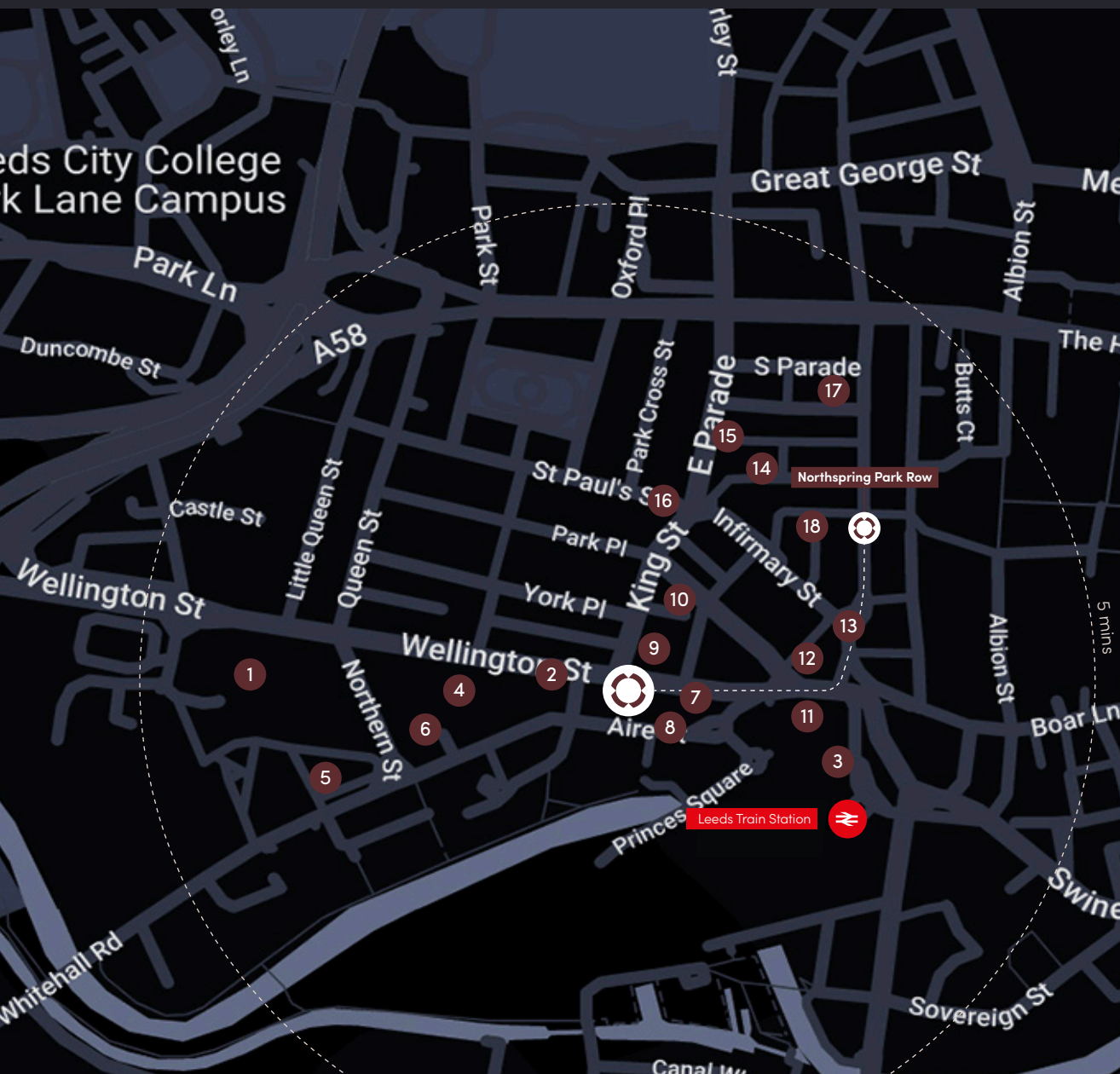
SPACE	KEY
Gym / Fitness studio	●
Bike store	●
Showers	●
Changing Facilities	●
Accessible Shower & Change	●
Locker storage	●





THE DECK





PERFECTLY POSITIONED

Northspring, Wellington Street, Leeds, LS1 4DL

Wellington Street is located within the heart of Leeds City Centre and prominent within the city's traditional business district. On its doorstep, the vibrant retail core offers the best restaurants, bars and leisure outlets in Leeds.

Leeds Railway Station is a 2-minute walk from our front door, meaning you can travel to a host of destinations across the country, as well as nearby green spaces such as Park Square.

1. Sociable Folk
2. Wolfox
3. Pret A Manger
4. Toast Bar
5. Mad Frans
6. Lazy Lounge
7. Caffè Nero
8. Appetite Deli
9. Trib3
10. The Met Hotel
11. The Queens
12. The Restaurant Bar & Grill
13. Banyan
14. The Alchemist
15. Tattu
16. Dirty Martini
17. Sukothai
18. La Bottega Milanese

ON FOOT

Granary Wharf	15 min
Victoria Quarter	15 min
Briggate	15 min
Trinity Leeds	10 min
Park Square	5 min
Leeds Station	2 min

RAIL

London	2.5 hours
Edinburgh	3 hours
Birmingham	2 hours
Liverpool	2 hours
Newcastle	1.5 hours
Sheffield	1 hour
Manchester	1 hour



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