

9 | WP

M E P C

Discover 9 Wellington Place

Step into the next generation of green innovation with 184,947 sq ft of highly environmentally-accredited Grade A office space.



WP

Wellington
Place Leeds

Contents

About Wellington Place

| | |
|---|----|
| More Than Just A Place To Work | 03 |
| A Place Designed To Live Life To The Full | 04 |
| A Culture Of Collaboration | 06 |

Location

| | |
|---------------------------------|----|
| The Place To Be Connected | 08 |
| The Place To Do Business | 10 |
| Masterplan | 12 |

9 Wellington Place

| | |
|-------------------------------------|-------|
| Overview | 14 |
| Reception/Lobby | 16 |
| Building Features | 19 |
| Upper Floor | 20 |
| Green Building Technology | 22 |
| Sustainability Accreditations | 24 |
| Smart Enabled Workspace | 29 |
| Space Planning | 32 |
| Floor Plans | 34-39 |

ESG

| | |
|---|----|
| Taking Responsibility | 40 |
| Creating A Positive Social Impact | 41 |

About MEPC

| | |
|--|----|
| All Together Better Funding Partners | 42 |
|--|----|

| | |
|-----------------------|----|
| Contacts | 44 |
|-----------------------|----|



Discover Wellington Place -
redefine the way you think about
sustainable workplaces and
transform the way you work.



More than just a place to work

Blending state-of-the-art office space with all the perks of a vibrant city centre location, 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.



*“ It’s warm, it’s welcoming,
it’s inviting, it’s engaging,
there’s a dynamic to
it, it’s lively, it’s just a
fantastic space. ”*

**Slav Sedlan, Managing
Consultant, WTW**



Site-wide secure bike storage



Fitness, running clubs & on-site gym



Free bike hire



On-site cafés, restaurants, shops and bars



6 acres of high quality outdoor spaces & urban gardens



On-site private GP and medical practice

WP A place designed to live life to the full

Among the eye-catching architecture, thriving events calendar and outstanding urban gardens, Wellington Place helps you find that perfect work-life balance. By creating a neighbourhood for the people who work here, we help to improve health and wellness and increase employee satisfaction.



Meeting & conference room hire



Amenities to enhance work-life balance



Dedicated Wellington Place App



Year round calendar of events



Charitable & social impact activities to benefit the local community



Free weekly wellbeing activities & classes



On-site parking



Little Free Library



Beekeeping



Exclusive networking opportunities



5 minute walk to Leeds railway station



Electric car charging

“ There’s lots going on around Wellington Place that you can get involved in. There’s a vibe and an energy around that community feel and the space that’s been designed there. ”

Jo Graham, CDIO, GHD



“ Since we’ve moved to Wellington Place, we’ve absolutely loved it, the events from the running clubs, to Yoga, Zumba, to the markets, the stalls outside, all the seating, a very social environment with loads of amenities. ”

Nick Weavers, Head of Talent & Training, Mackenzie Stuart



“ 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
Netpremacy**



A culture of collaboration

Our award-winning 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 home.

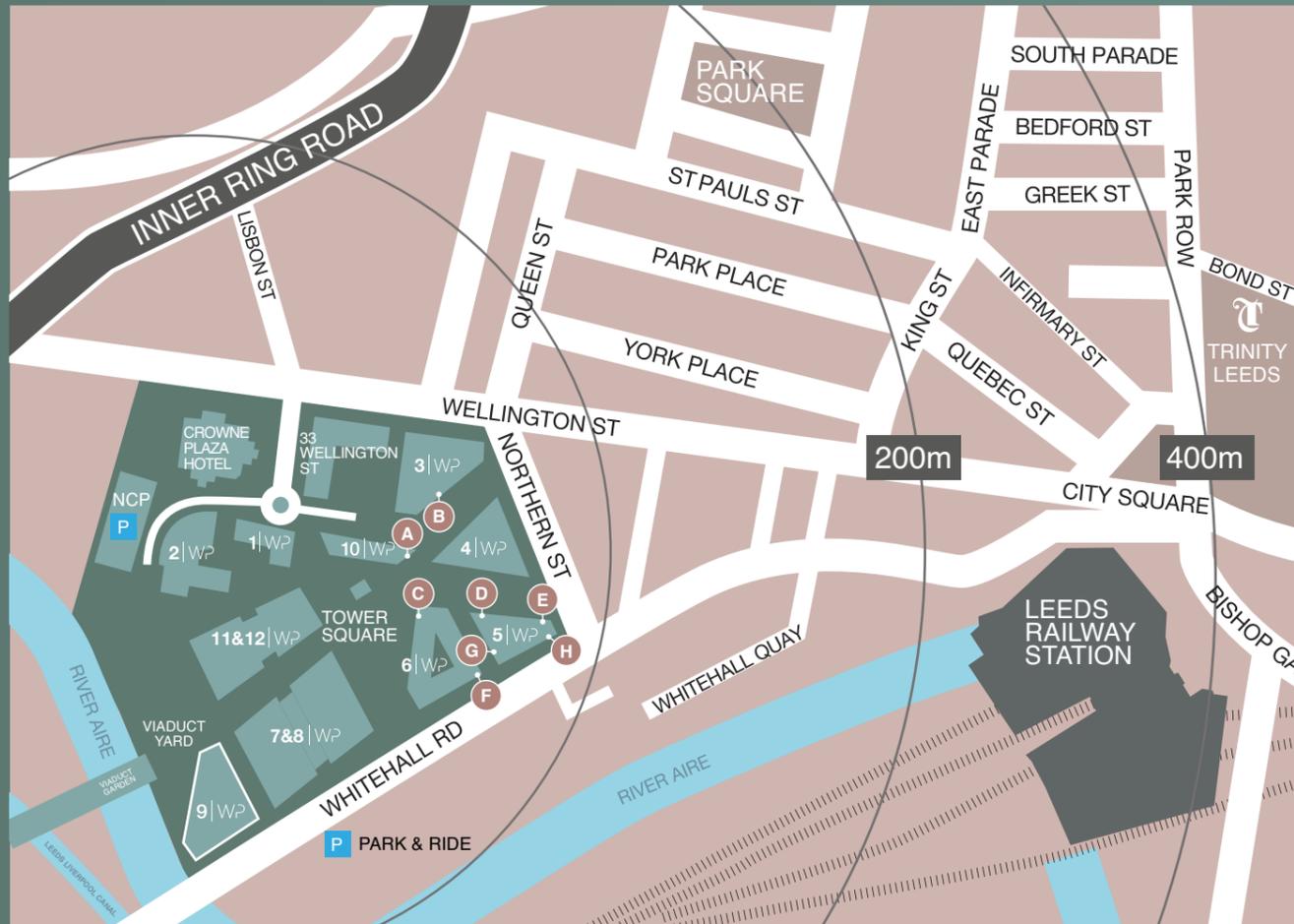


CGI For illustrative purposes only

- Investec Allianz Begbies Traynor Group betfair Integrar
- BREWIN DOLPHIN BROWN SHIPLEY A QUINTET PRIVATE BANK Burendo Together, it's possible BUROHAPPOLD ENGINEERING
- Cubo MORE THAN WORK Eddisons EQUIFAX HM Revenue & Customs JLL
- irwinmitchell LexisNexis LLOYDS BANKING GROUP Mackenzie Stuart GLOBAL EXECUTIVE SEARCH Flutter
- mazars MEPC Ministry of Justice Netpremacy PADDYPOWER.
- NHS Digital NEW STREET CONSULTING GROUP ohd good hair day POKERSTARS Knightsplc
- Redmayne Bentley Regus savills WALKER MORRIS W Department for Transport
- sky betting & gaming SQUIRE PATTON BOGGS STARS GROUP WSP HILL DICKINSON
- wardhadaway law firm Willis Towers Watson THE WHITEHALL CLINIC ARUP WRIGLEYS SOLICITORS

The place to be connected

Wellington Place is located right at the heart of the UK, with quick links to the A1, M1 and M62. Its excellent rail links regionally and nationally to London and other major UK hubs and proximity to Leeds Bradford International Airport, make it an unrivalled location for business. What's more, the best of Yorkshire's world-famous countryside is on your doorstep.



| | |
|---|---|
| <p>A</p>  <p>FOOD DRINK & FUN</p> <p>☕️ 🍴 🍷</p> | <p>B</p>  <p>☕️ 🍴</p> |
| <p>C</p>  <p>☕️ 🍴 🍷</p> | <p>D</p>  <p>☕️ 🍴 🍷</p> |
| <p>E</p>  <p>☕️ 🍷</p> | <p>F</p>  <p>☕️ 🍴 🍷</p> |
| <p>G</p>  <p>☕️ 🛒</p> | <p>H</p>  <p>🏥</p> |



Everything you need right on the doorstep

Wellington Place is home to lots of handy on-site amenities including cosy pubs, independent cafés, bars and restaurants, well known coffee shops, a convenience store, plus a GP and medical practice. It's all part of our belief in creating a genuine sense of community, where people can meet and access services that enhance the working day.

| | | |
|---|---|---|
|  <p>5 min walk to Leeds railway station</p> |  <p>1hr to Manchester by train</p> |  <p>2.1hrs to London's King's Cross</p> |
|  <p>3 hrs to Edinburgh by train</p> |  <p>6 min walk to Trinity Leeds</p> |  <p>10 min drive to the M621 motorway</p> |

“ You've got an easy way for colleagues to come into the business. We've got colleagues who walk in, we've got colleagues who get the park and ride, people who get the train, colleagues that catch the bus in because it's really well connected. ”

Jo Graham, CDIO, GHD



The place to do business

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

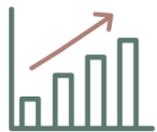
Leeds City Region is the third largest in the UK. It's also one of the most desirable places to live in the UK. Residents are attracted to the bustling city culture, exceptional retail and leisure facilities, as well as job opportunities with some of the country's leading companies.



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



WP | Masterplan



| Plot | Total sq ft (NIA) | Use | Building/planning status |
|---------|-------------------|-----------------------|--------------------------|
| 1WP | 29,407 | Office | Complete |
| 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 | Complete |
| 7&8WP | 378,000 | Office | Complete |
| 9WP | 184,947 | Office/Retail/Leisure | Detailed Planning |
| 10WP | 34,000 | Office/Retail | Complete |
| 11&12WP | 254,879 | Office/Retail/Leisure | Complete |
| 13 | 196,000 | Office/Retail | Proposed |
| 14 | 193,000 | Office/Retail | Proposed |

9 Wellington Place

The stage is set,
and the countdown
to a new way of
working has begun

Available to pre-let now

Discover 9 Wellington Place and step into the next generation of green innovation with 184,947 sq ft of highly environmentally-accredited Grade A office space. Set over eleven floors, there is a further 6,762 sq ft of ground floor retail and leisure space, including a business lounge with a bookable meeting, conference and wellbeing facility.

Seamlessly integrating an eco-conscious design with smart technology, 9 Wellington Place is a workspace that prioritises wellbeing, productivity, security and energy efficiency for its occupants.

Strategically located within walking distance of Leeds railway station and surrounded by other multiple transport options, 9 Wellington Place offers riverside views and is surrounded by relaxing, traffic free green spaces. It also has vibrant cafés, restaurants and bars, and a whole host of handy amenities on its doorstep.

Plus, you'll get to enjoy all the perks of being a part of the Wellington Place community, including access to our app and a specially curated, year round calendar of activities and events. These events create unique opportunities to bring your colleagues together, mingle with neighbouring businesses and offer the chance to get involved with activities that create a positive social impact for the city.



View our fly through
animation here

Reception/Lobby



9 WELLINGTON PLACE

- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- THIRD FLOOR
- FOURTH FLOOR
- FIFTH FLOOR
- SIXTH FLOOR
- SEVENTH FLOOR
- EIGHTH FLOOR
- FLOOR
- FLOOR

Reception and ground floor business lounge



Building features



1:8 occupancy rate



Speed gate access control in reception



Destination control lifts



24-hour access



Day one data connectivity



Maximised natural light



Views over Viaduct Yard



Inset balcony or terrace on floors 4-10



Ground floor business lounge



Set in extensive public realm



Bookable meeting, conference and wellness suite



Ground floor cafés, restaurants & leisure facilities

Upper floor example fit out



CGI For illustrative purposes only

Green Building Technology

Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits. That's why 9 Wellington Place has been designed with sustainability in mind.

The building combines low-carbon design with state-of-the-art technology, creating energy efficient office space which businesses can be proud of. Not only does this help to minimise your carbon footprint, it also saves money by decreasing energy usage.



All-Electric Efficiency:



We've eliminated the use of fossil fuels on-site, ensuring that our operations reduce the carbon footprint.

Fabric-First Approach:



Designed with an energy-efficient fabric which reduces energy consumption, making it one of the most eco-conscious office spaces around.

Demand-Controlled Ventilation:



Breathe easy with demand controlled ventilation system, which automatically adjusts to maintain the optimal indoor air quality while minimising energy consumption.

100% Renewable Energy:



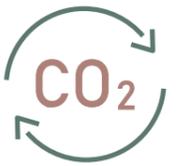
We power our building with 100% low or renewable energy sources, contributing to a cleaner and more sustainable future.

Onsite Solar Energy:



Harnessing the power of the sun, 650m² of solar panels, produce an impressive 4.87kWh/m²/year, reducing the carbon footprint even further.

Low Embodied Carbon:



Constructed with low embodied carbon materials, supporting our commitment to sustainability.

Less Energy Consumption:



Designed to use over 40% less energy compared to the average commercial building, proving that sustainability and operational savings go hand in hand.

Smart Enablement:



A cutting-edge building management system and smart metering, to ensure responsible energy usage and occupation practices.

Efficient Cooling:



Optimised free cooling potential, reducing the workload on fan coil units and minimising our impact on the environment.

Granular Ventilation Zoning:



Zoning system which maximises natural cooling potential, creating a comfortable and sustainable work environment.

Weather-Compensated Systems:



Hydraulic separation on the heating and cooling systems to adjust to weather conditions, further reducing energy waste.

Maximum Recycling:



A recycling strategy designed to minimise waste, promoting a circular economy and reducing landfill contributions.

Greener Spaces:



Enjoy a connection to nature through a biophilic façade, while rainwater harvesting gardens and biodiverse planting create a serene and green oasis.

Ground floor business lounge



CGI For illustrative purposes only

Sustainability accreditations



Target
EPC 'A' rating

BREEAM®

Target BREEAM
Outstanding



Net Zero Carbon
- Operational energy

fitwel

Two Star - Healthy
for occupants

The basement



Changing room, lockers and drying room



Changing facilities with 25 showers



Lockers and drying room



Cycle maintenance hub



150 secure cycle spaces, including folding bike storage



Electric car charging



46 car parking spaces



CGI For illustrative purposes only

Smart enabled workspace

OFFICE SPACE



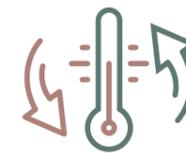
Air quality monitoring



Smart enabled BMS



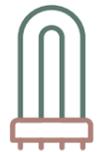
Energy monitoring and management



Climate control



Day one connectivity



PIR controlled, automatic daylight compensation LED lighting

GROUND FLOOR



Visitor management system



Access control

CUSTOMERS



WP rewards App with exclusive community offers & events



Bookable conference, meeting and wellbeing facility



CGI For illustrative purposes only



A flagship building with flexible space that works for you

| 9 Wellington place Total available - 17,810 sq m / 191,709 sq ft | | | | | | | |
|--|----------------|------------|--------------|---------------|----------------|--------------|---------------|
| Floor | Use | GIA sq m | GIA sq ft | NIA sq m | NIA sq ft | Terrace sq m | Terrace sq ft |
| Ground Floor | Leisure/Retail | 628 | 6,762 | - | - | - | - |
| Ground Floor | Office | - | - | 210 | 2,265 | - | - |
| First Floor | Office | - | - | 1,728 | 18,601 | - | - |
| Second Floor | Office | - | - | 1,732 | 18,640 | - | - |
| Third Floor | Office | - | - | 1,724 | 18,560 | - | - |
| Fourth Floor | Office | - | - | 1,684 | 18,125 | 42.1 | 453 |
| Fifth Floor | Office | - | - | 1,684 | 18,125 | 42.1 | 453 |
| Sixth Floor | Office | - | - | 1,684 | 18,125 | 42.1 | 453 |
| Seventh Floor | Office | - | - | 1,684 | 18,125 | 42.1 | 453 |
| Eighth Floor | Office | - | - | 1,684 | 18,125 | 42.1 | 453 |
| Ninth Floor | Office | - | - | 1,684 | 18,125 | 42.1 | 453 |
| Tenth Floor | Office | - | - | 1,684 | 18,131 | 41.6 | 448 |
| Total available | | 628 | 6,762 | 17,182 | 184,947 | 294.2 | 3,167 |

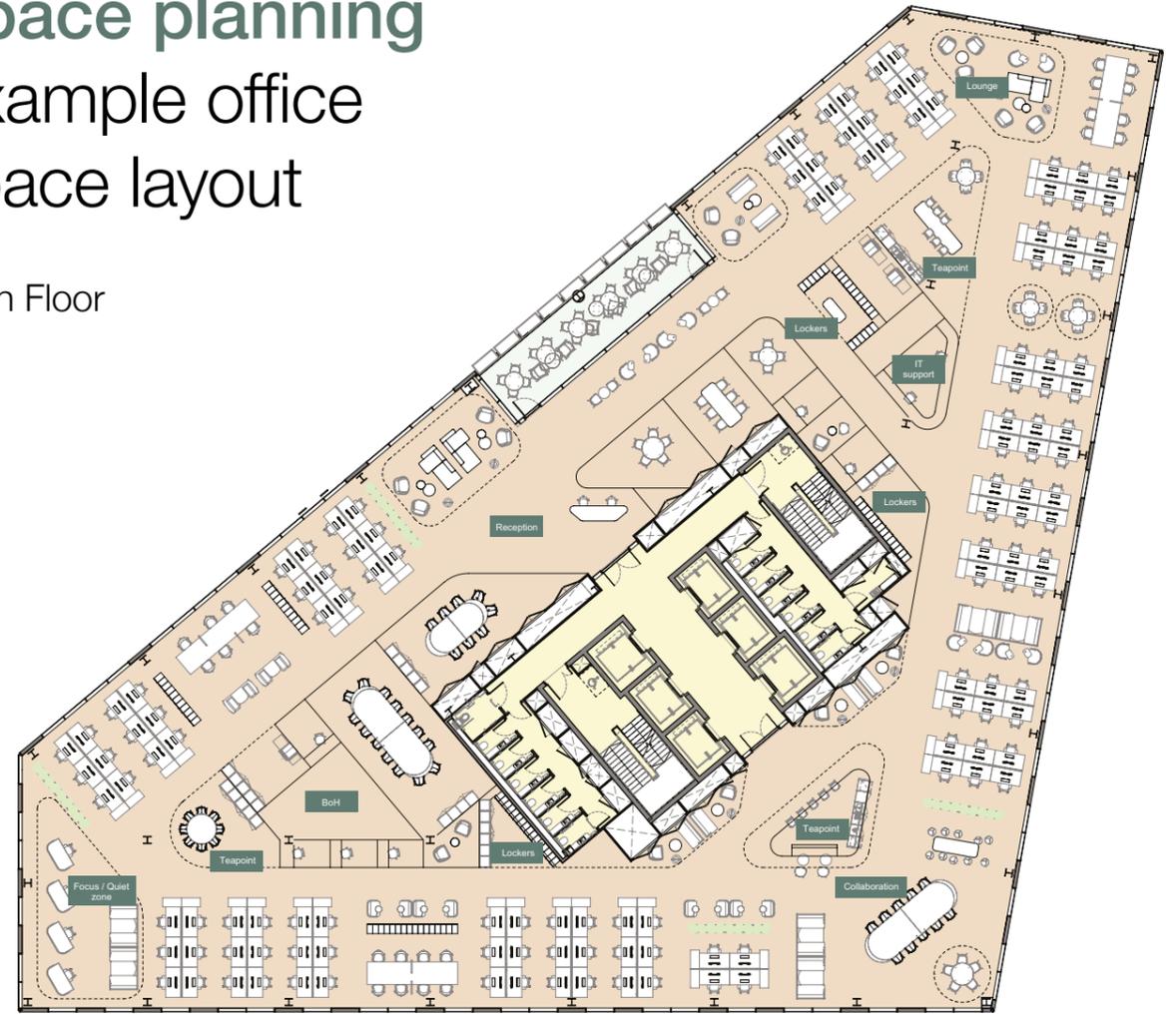
BASEMENT PARKING
46 car parking spaces

BIKE STORAGE
150 bike parking spaces

CHANGING FACILITIES
Changing room with lockers & drying room

Space planning Example office space layout

Sixth Floor



Based on a 1:10 occupancy rate



Single occupier



Collaboration spaces



Focus/ Quiet zone



162 workstations



5 meeting rooms



Lounge area

*The terrace position changes on the 4th -10th floors

Floor plans

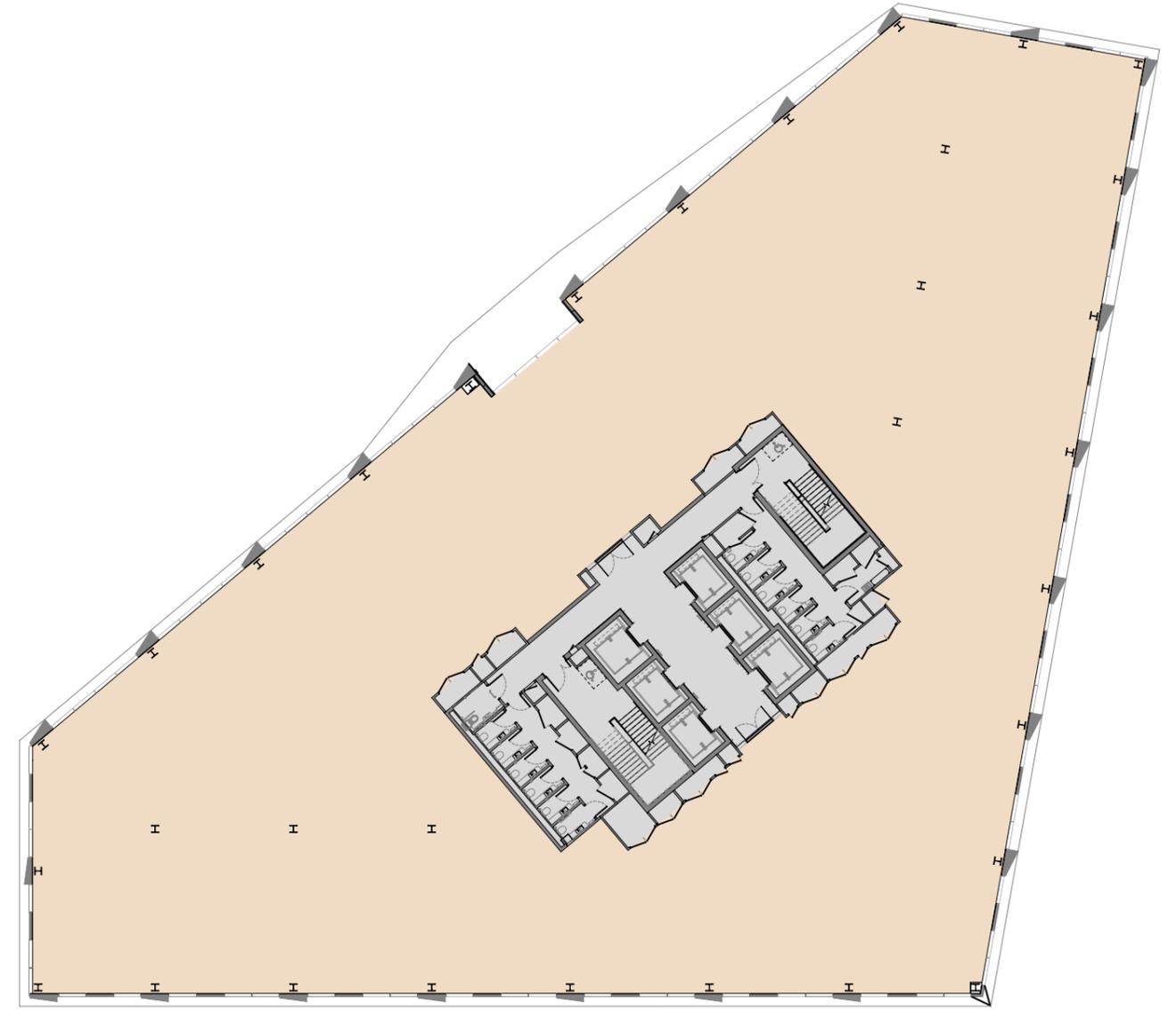
Ground

- Office Unit 1 - 2,265 sq ft (210 sq m)
- Retail Unit 1 - 1,449 sq ft (134 sq m)
- Retail Unit 2 - 1,746 sq ft (162 sq m)
- Retail Unit 3 - 1,876 sq ft (174 sq m)
- Retail Unit 4 - 1,691 sq ft (157 sq m)



First

18,601 sq ft (1728 sq m)



Wellness suite

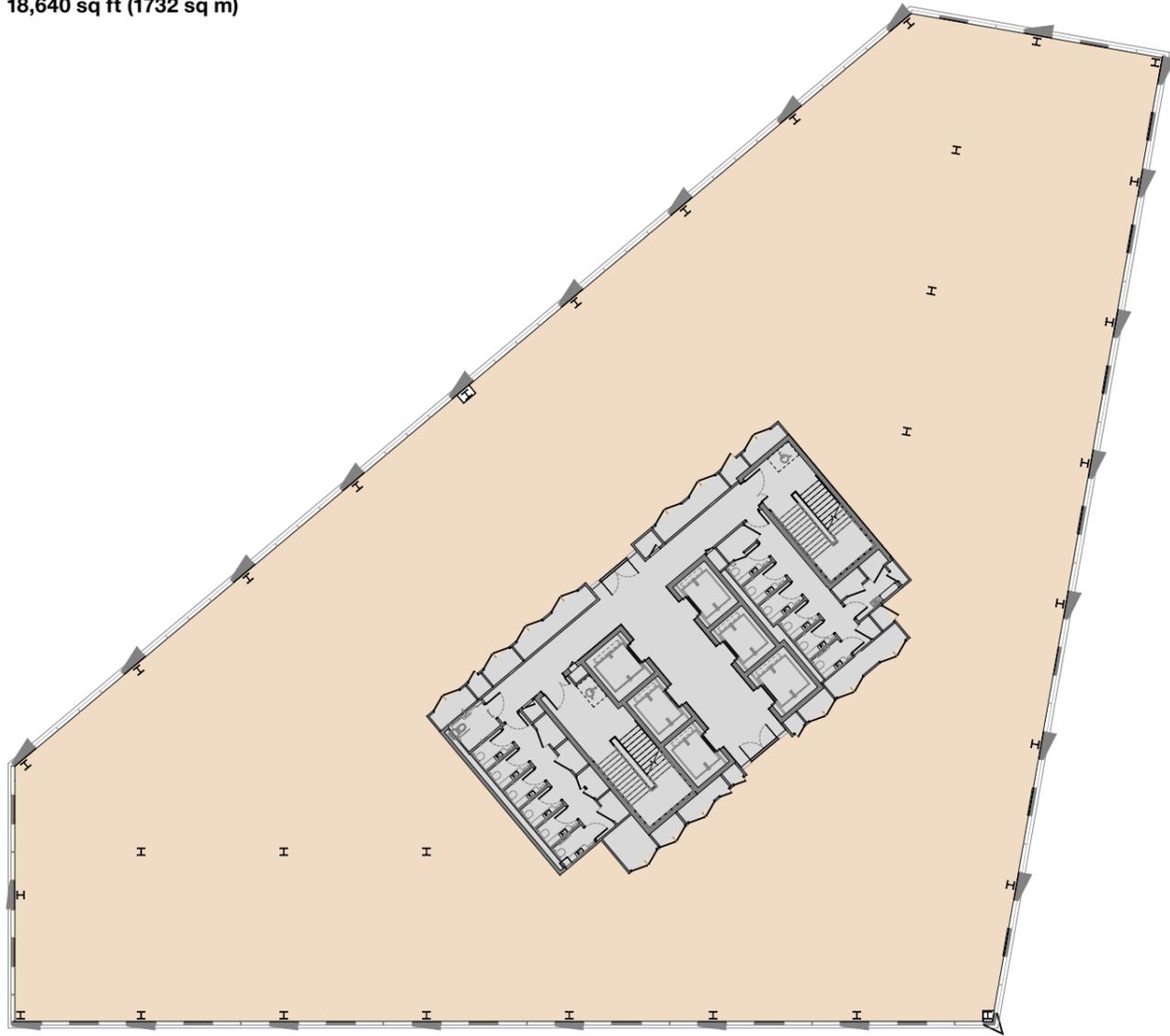


Conference suite

Floor plans

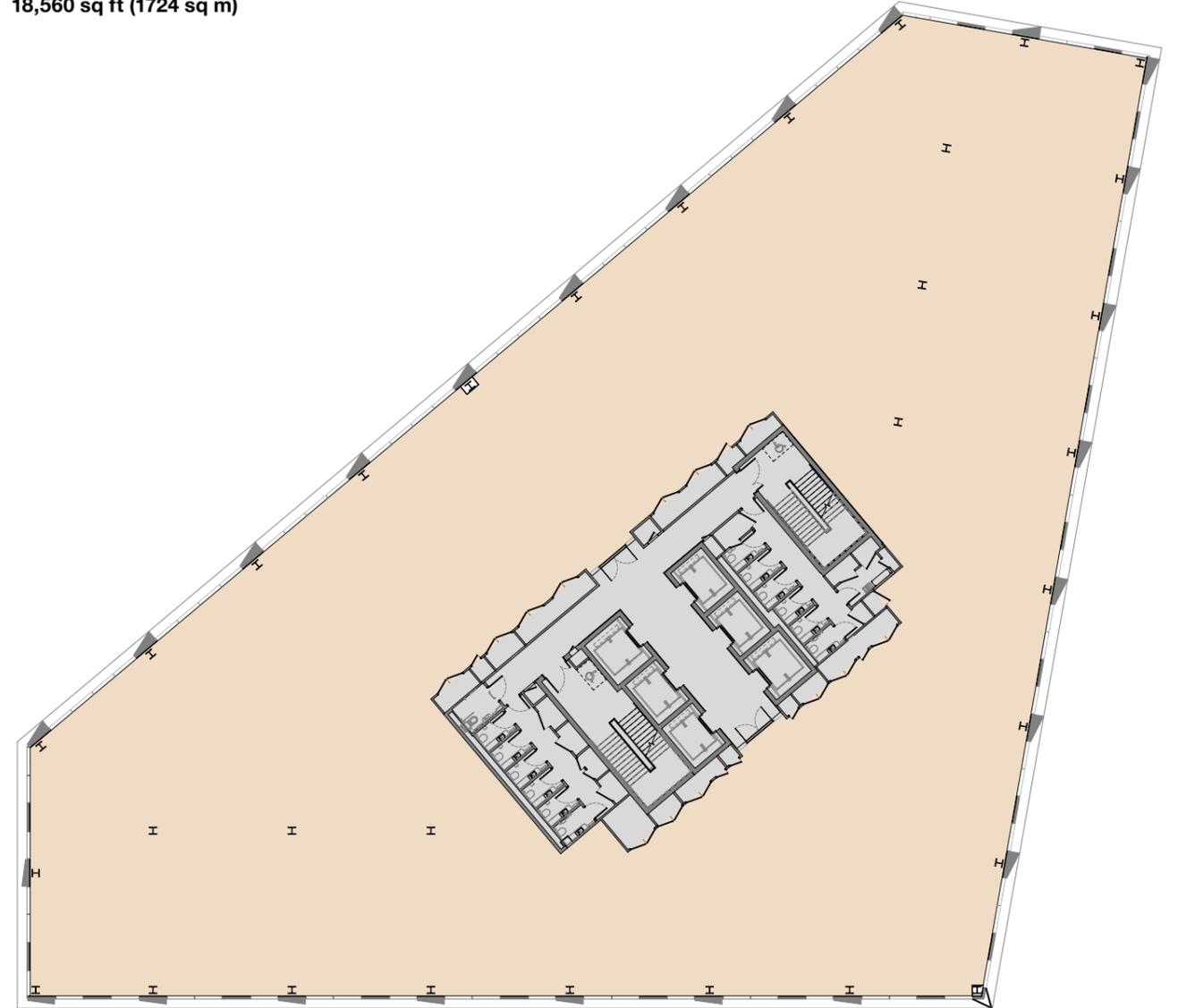
Second

18,640 sq ft (1732 sq m)



Third

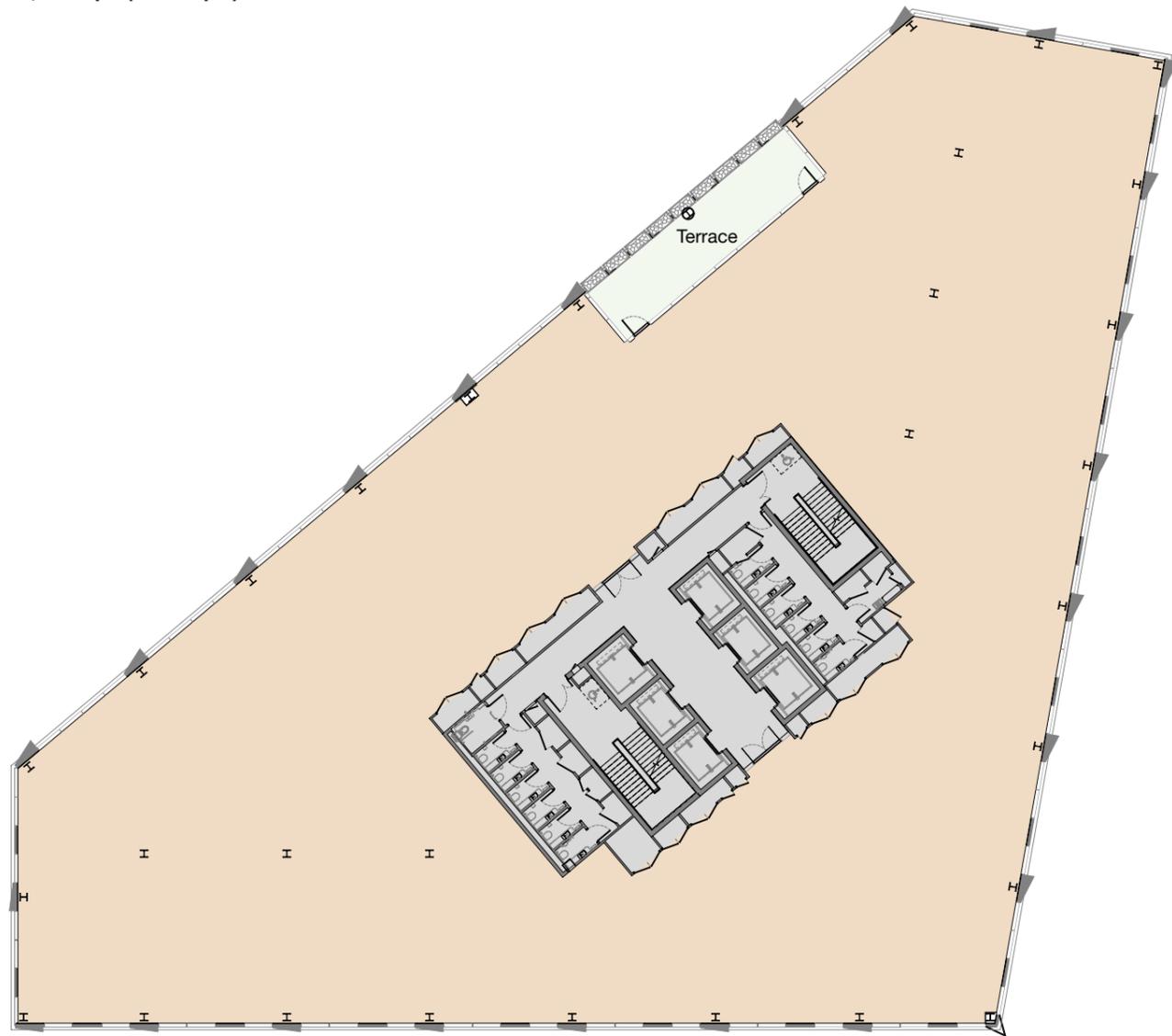
18,560 sq ft (1724 sq m)



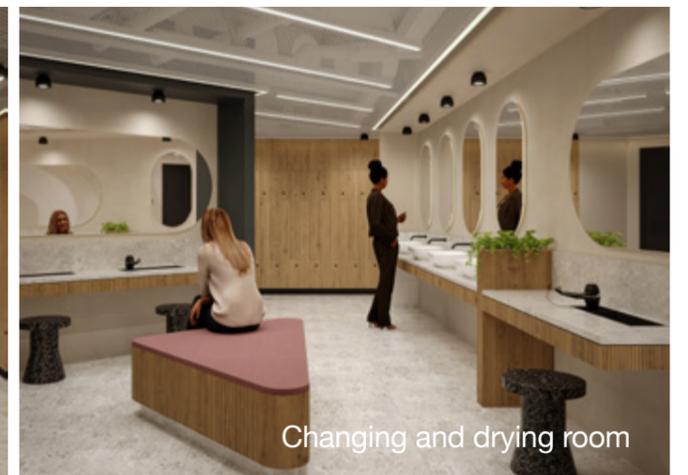
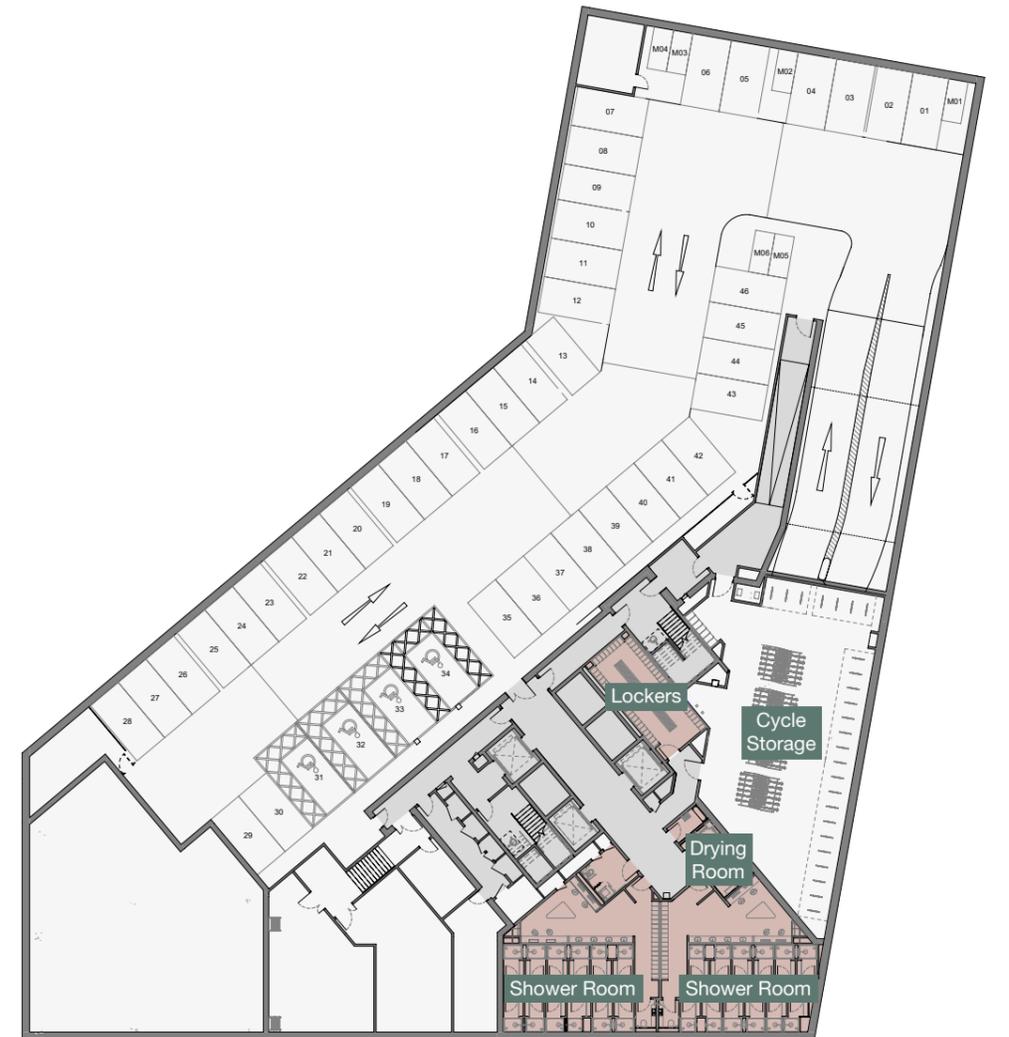
Floor plans

Typical Upper (Fourth - Tenth)

18,125 sq ft (1684 sq m)



Basement



Taking responsibility

Just like you, we believe that businesses have a responsibility to protect the planet alongside their profits. That's why Wellington Place has been designed with sustainability in mind.

Our buildings combine low-carbon design with state-of-the-art technology, creating energy-efficient offices that businesses can be proud of. Not only does this help to minimise your carbon footprint, it also saves you money by decreasing energy usage. Win-win.

And it doesn't end there. From embracing zero carbon technology to providing greener travel incentives, we're always looking for new ways to reduce environmental impact.



Creating a positive social impact

Wellington Place has been thoughtfully designed to reduce environmental impact and enhance social responsibility, this holistic approach will support you in achieving your ESG goals.

The entire neighbourhood has been created 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.



Be heard

Inclusivity & diversity and green workshops to foster collaboration amongst occupiers, enabling them to share best practice and create initiatives to enhance the community.



Do good

Partnerships with local charities and social enterprises to enhance and enrich the local community.



Create social value

Maximise positive social impact through sourcing local labour and materials, efficient supply chain management during construction.



Join in

Regular workshops and activities focused on promoting wellbeing and health to prioritise wellness.



Green travel

Sustainable transport advice for all staff, plus public transport discounts, free bike hire and secure cycling parking.



Bike friendly business gold award



Green space is key

On-site vegetable patches, beehives and fruit trees.



No waste on our watch

99.6% of building waste produced during construction process is recycled. Plus, 0% of office waste gets sent directly to landfill.



Inspire the next generation

Join in with organised community initiatives which inspire, empower, and elevate young people whilst teaching valuable life skills and raising aspirations.



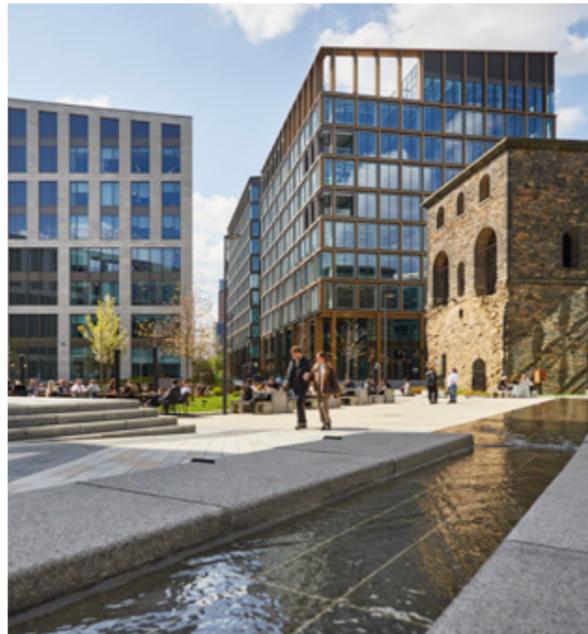
47 new trees

6 acres of extensive public realm including 2 public squares and landscaped gardens with bio diverse landscaping.



All together better

MEPC has been a leading name in UK commercial property for over 75 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.



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.

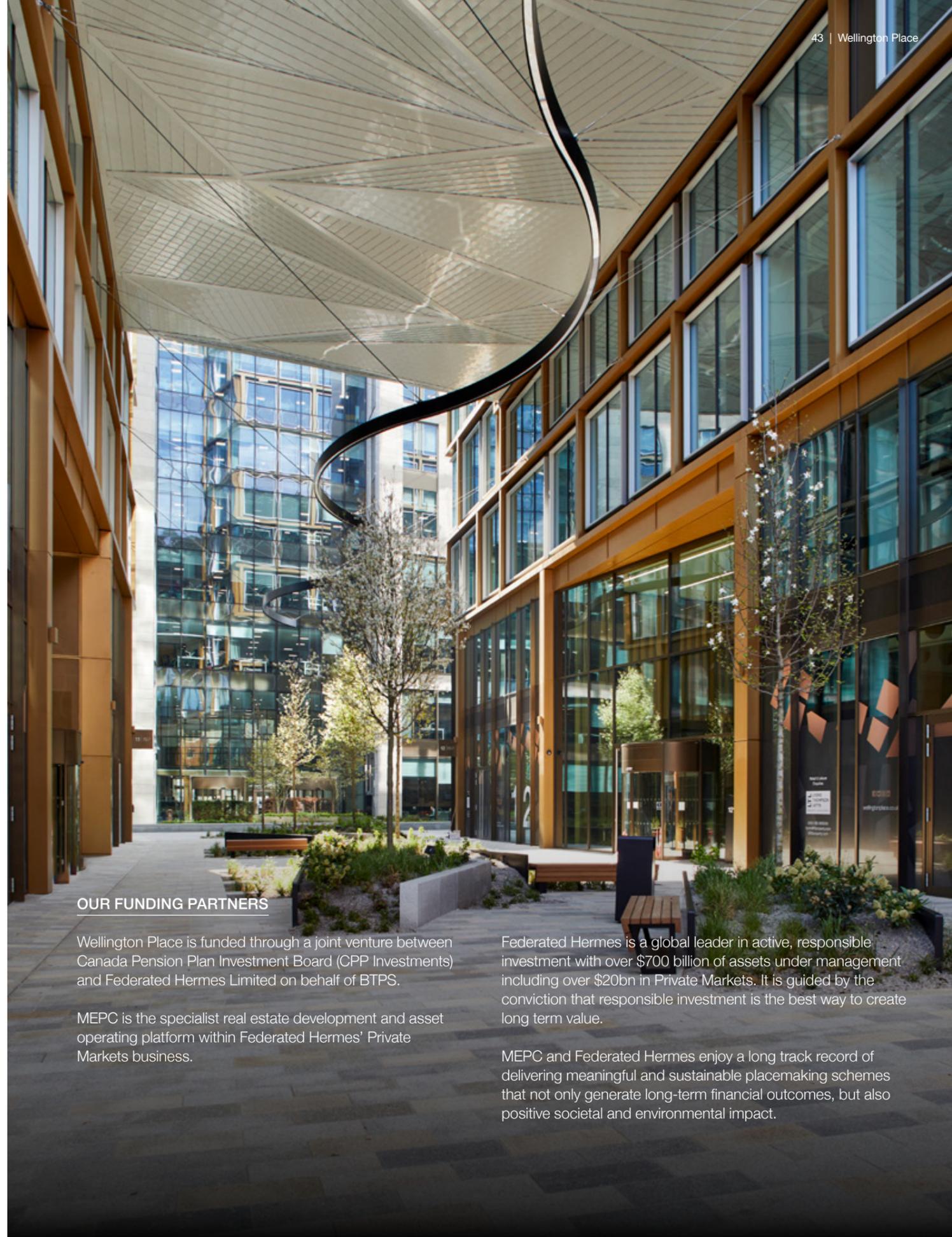
OUR FUNDING PARTNERS

Wellington Place is funded through a joint venture between Canada Pension Plan Investment Board (CPP Investments) and Federated Hermes Limited on behalf of BTPS.

MEPC is the specialist real estate development and asset operating platform within Federated Hermes' Private Markets business.

Federated Hermes is a global leader in active, responsible investment with over \$700 billion of assets under management including over \$20bn in Private Markets. It is guided by the conviction that responsible investment is the best way to create long term value.

MEPC and Federated Hermes enjoy a long track record of delivering meaningful and sustainable placemaking schemes that not only generate long-term financial outcomes, but also positive societal and environmental impact.



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

Talk to our letting agents:

Office Space Enquiries



jeff.pearey@jll.com
07738 501 673
nick.gibby@jll.com
07928 525 992



pfairhurst@savills.com
07870 555 935

Leisure and Retail Enquiries



Richard J Lyons
07881 631 348
rlyons@ltlproperty.com

Talk to our team directly:



Paul Pavia, Head of Development
ppavia@mepc.com

Call 0113 389 9830 or visit
wellingtonplace.co.uk
Wellington Place, Leeds LS1 4AP



Misrepresentation Act 1967

These particulars contain general information only (Particulars) to assist interested purchasers/lessees (Recipients) and may not be accurate, complete or up to date. These Particulars should not be relied upon, and no responsibility or liability is or will be accepted by the vendor/lessor or its agent(s) (or by any subsidiary or respective officer/ employee) for the adequacy, accuracy or completeness of these Particulars (or of any other information, notice or document supplied or made available to Recipients).



9 | WP

MEPC



Office Space Enquiries

Leisure and Retail Enquiries



wellingtonplace.co.uk | 0113 389 9830

jeff.pearey@jll.com
07738 501 673
nick.gibby@jll.com
07928 525 992

pfairhurst@savills.com
07870 555 935

Richard J Lyons
07881 631 348
rlyons@ltlproperty.com