

Your partners in property



City Square House 11 Wellington Street, Leeds, LS1 4DL

TO LET – **Last remaining suite**

Ground Floor Office Suites from 2,444 - 5,631 sq ft



Seeing is believing

City Square House is the stunning new office building that Leeds has been waiting for.

This flagship development proudly overlooks the remodelled City Square, the beating heart of the city, and delivers the Grade A quality office space that Leeds needs and occupiers deserve.

City Square House, next to Leeds Station, comprises 140,000 sq ft of prime office space over 12 floors. The building has been developed by MRP and built by McAleer & Rushe with lettings to DLA Piper UK LLP, Markel, and Barnett Waddingham.

Sustainability and wellbeing are at the heart of the design of City Square House, which has been designed with the evolution of the workplace in mind, where technology, customer experience and location intersect to offer unrivalled office space. There's no doubt that this iconic building is a magnificent addition to the built environment in Leeds city centre and a symbol of the city's thriving economy.

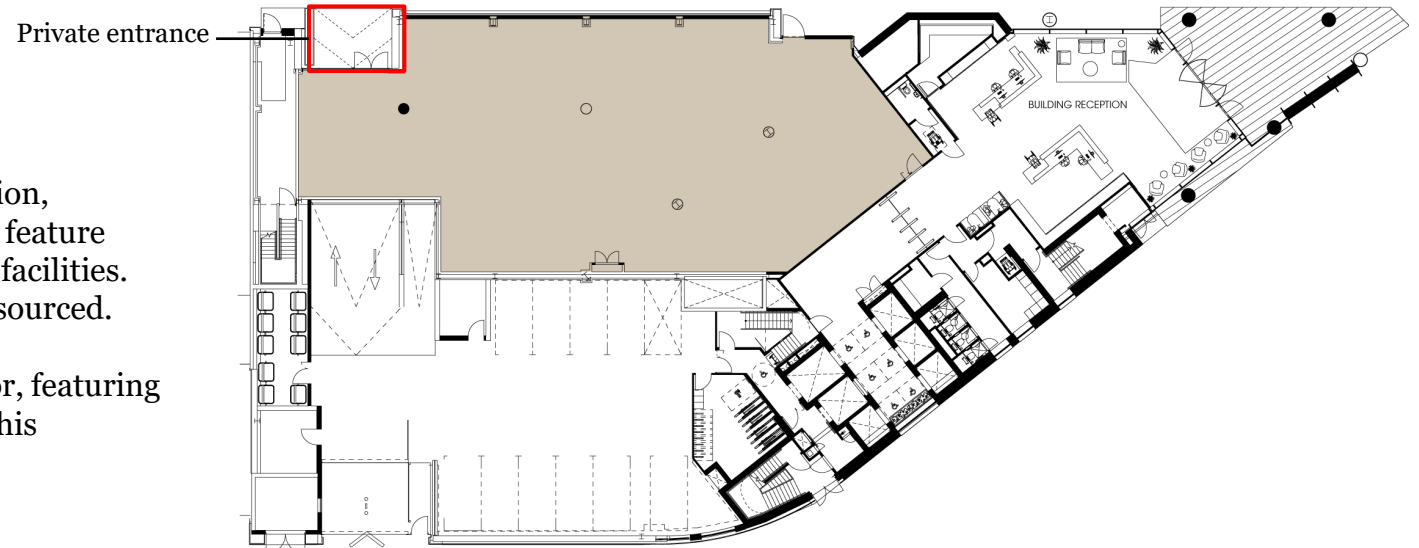
The final workspace within City Square House comprises a ground floor suite of approximately 5,631 sq ft.

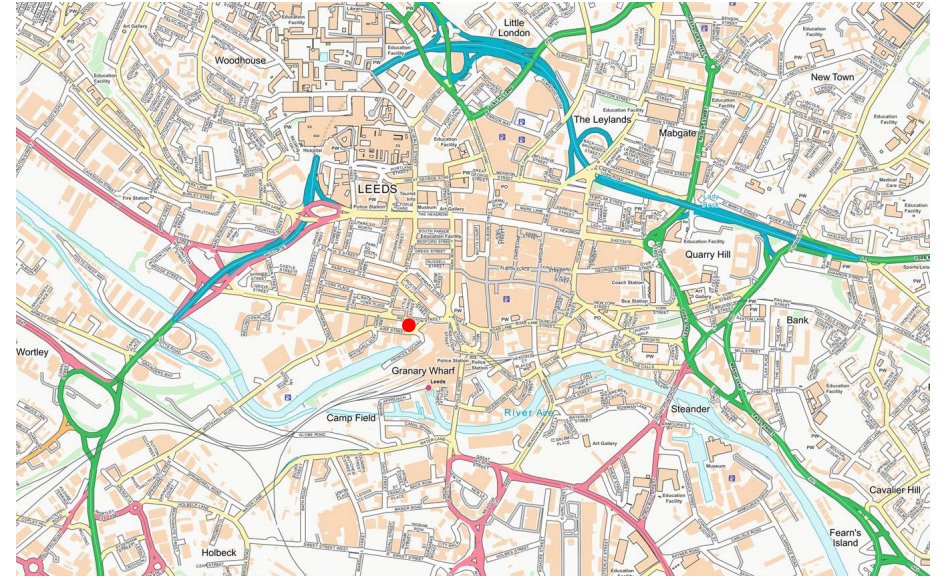


Space to inspire

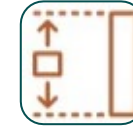
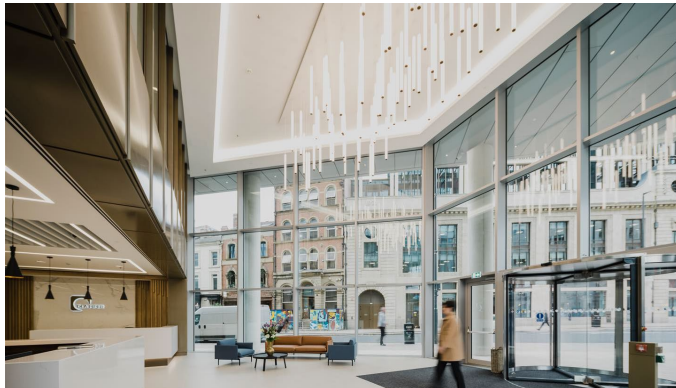
The inspirational workspace comprises prime office accommodation, including low carbon credentials such as intelligent LED lighting, feature glazing and electric vehicle and e-bike charging point and cycling facilities. The steel, a pivotal part of the stunning exterior, has been locally sourced.

A self-contained suite of 5,631 sq ft is available on the ground floor, featuring its own private entrance that ensures a strong sense of arrival in this prominent city centre location.





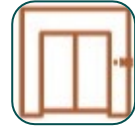
Designed for work & wellbeing



Ground floor office
floor to ceiling: 3.4m



144 secure cycle
spaces



Private entrance to the
ground floor office



Base build air flow capacity
to allow CatB fit out of
meeting rooms to be air
purged after every meeting



144 lockers



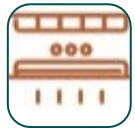
Contactless destination
control lifts 4 x 13
person lifts, 1 x 15
person lift, 1 x 21 person
lift



LED lighting



Club Class Showers

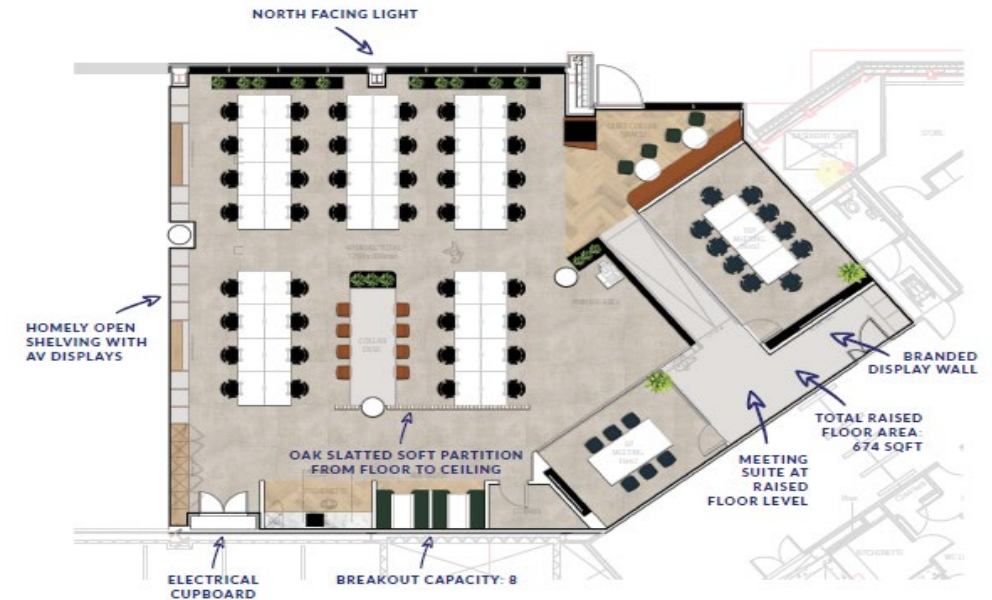
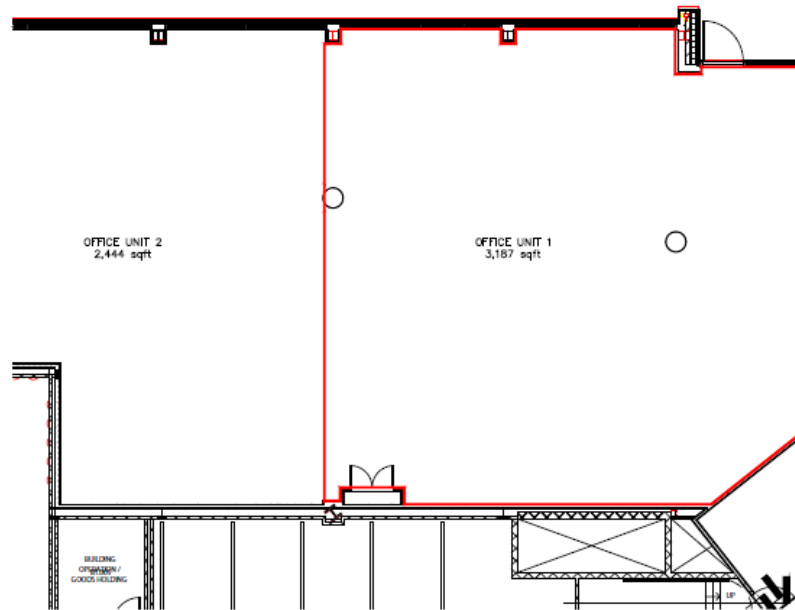


VRF air conditioning

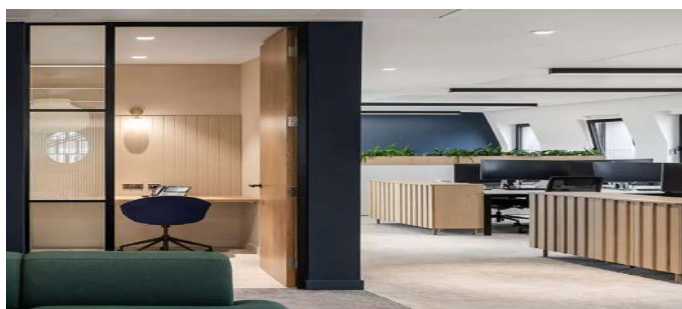
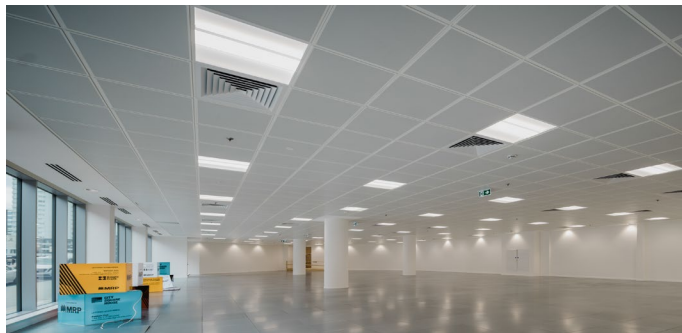
Ground Floor

The ground floor office can be split to provide the following suites:

Suites	Area (sqft)	Area (sq m)
Unit 1	3,187	296.08
Unit 2	2,444	227.055
Total	5,631	523.14



Ground Floor Suites



The ground floor suites are offered fully fitted to include the following:



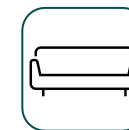
40 Desks



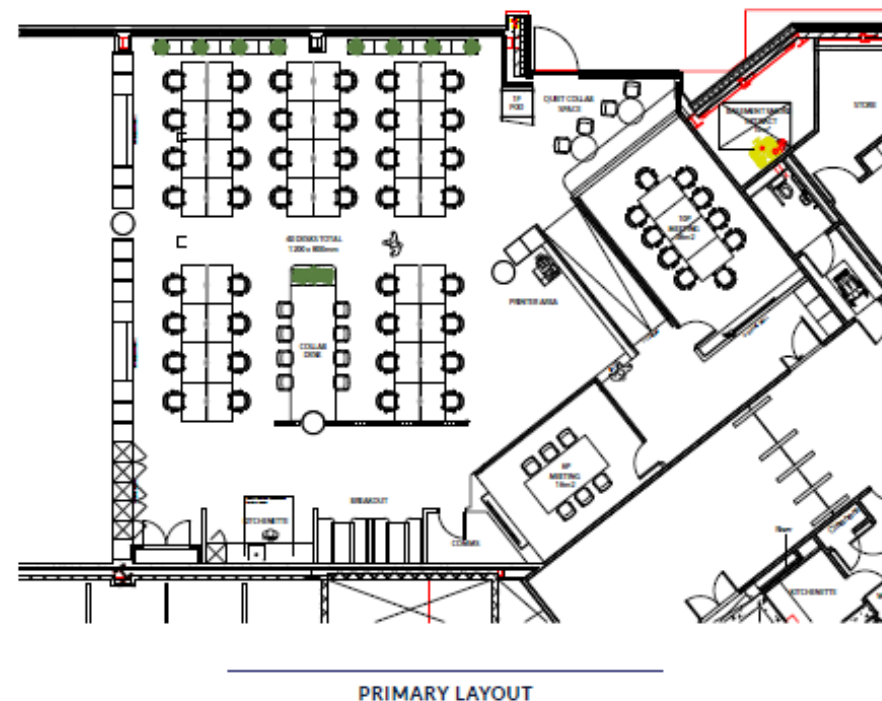
10 Person
Board Room



6 Person
Meeting Room



Breakout & Collaboration
Areas

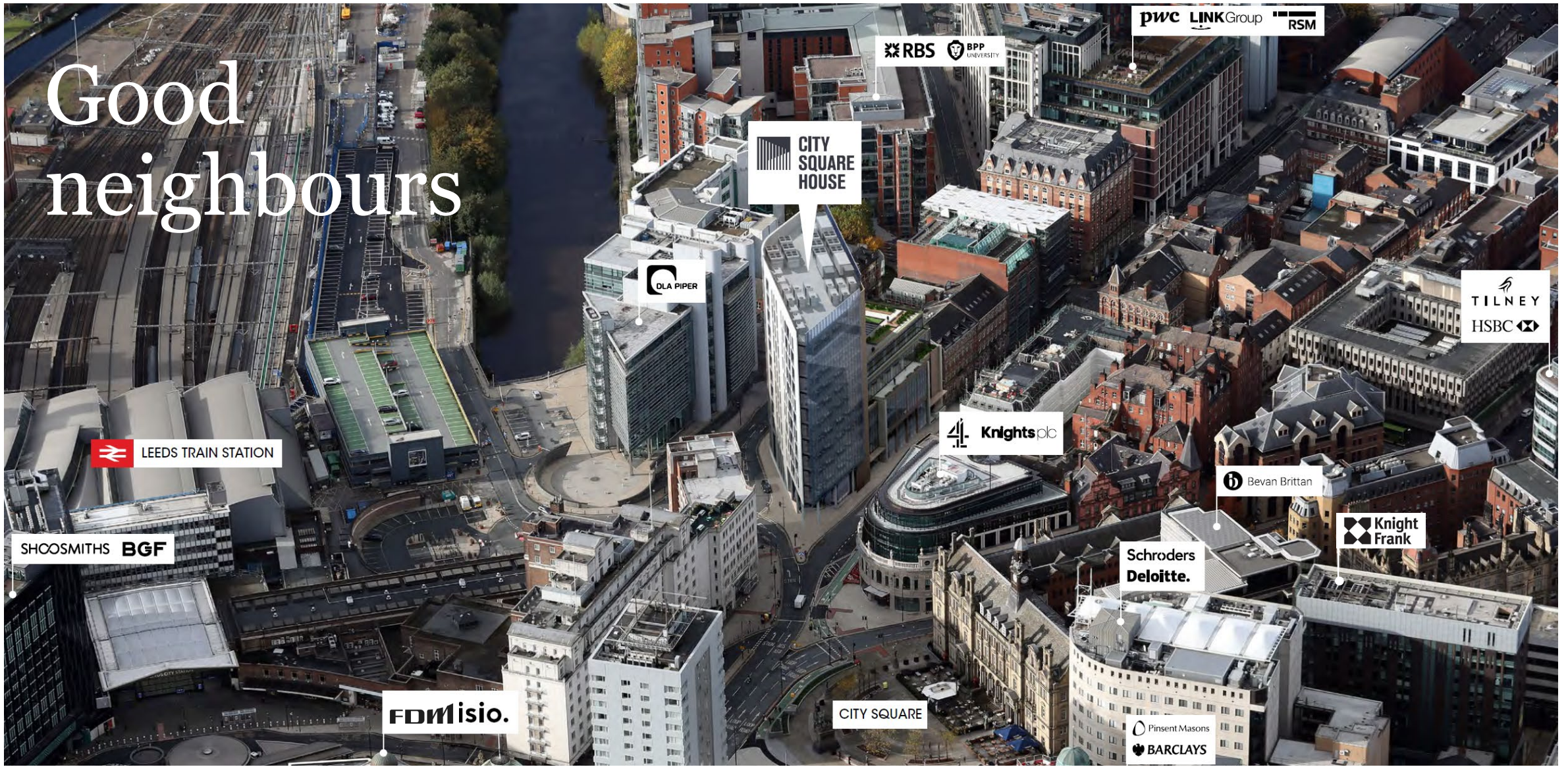


In fine company



Floor	Area (sqft)	Area (sq m)	Availability
11	9,978	927	LET
10	9,979	927	LET
9	9,978	927	LET
8	9,981	927	LET
7	9,976	927	LET
6	9,983	927	LET
5	13,527	1,257	LET
4	14,322	1,331	LET
3	15,931	1,480	LET
2	15,851	1,472.6	UNDER OFFER
1	13,551	1,259	LET
Ground	2,444 5,631	522	Available
Total NIA	138,677	12,883	





Further information

EPC Rating

The property has been assessed to have an EPC A (18).

Terms

Terms The accommodation is available to let by way of a new effective FRI lease for a term to be agreed. Rent Upon application.

Anti Money Laundering

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

Further Information

Further Information & Viewing – For further information or to arrange a viewing, please contact the sole retained agents.

Sole Agents



www.knightfrank.com

Eamon Fox

+0113 2972433

Eamon.fox@knightfrank.com

Elizabeth Ridler

+113 297 2427

Elizabeth.ridler@knightfrank.com



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4.VAT: The VAT position relating to the property may change without notice.

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Particulars dated April 2026. Photographs dated July 2024.

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