

West One ●



bruntwood



# West One ●

Located on Wellington Street, West One is home to a vibrant business community where you'll rub shoulders with the likes of Stickyeyes, Carat Media and The Space People.





# All under one roof

You'll find everything you need on your doorstep with a great selection of on-site amenities including sandwich shops, a Starbucks and two fitness centres.

The building is in a prime location for Leeds' transport links; just a seven minute walk away from the mainline train station and various bus connections. With easy access to the inner ring road and a large on-site parking provision, your commute to work couldn't be simpler.



550

NUMBER OF CAR PARKING SPACES



135,000

TOTAL AREA IN SQ FT

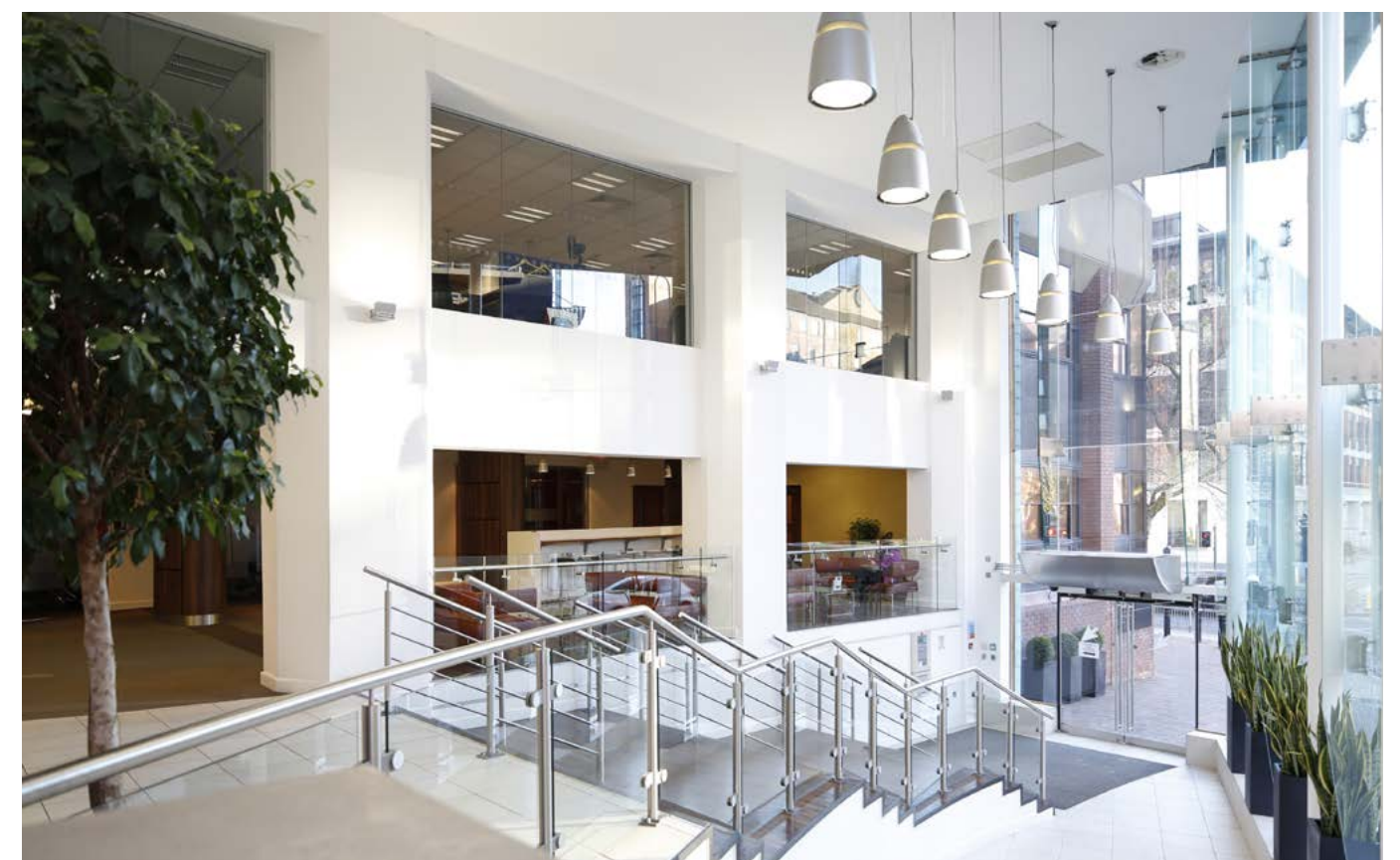
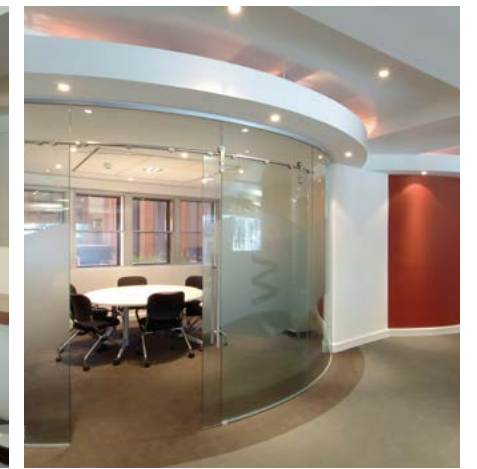


5

NUMBER OF MEETING SPACES FOR HIRE









# Amenities



On-site  
property  
management  
team



On-site  
sandwich  
shops and amenities

On-site secure  
multi-storey  
car park









# A fitting home for your business

Comprising of 2,128 sq ft and recently refurbished to a Grade A standard, the suite on the 8th floor offers high quality, contemporary work space and benefits from an adjoining roof garden.

Specification:
• Open plan suite
• Air conditioning
• Raised-access flooring
• Suspended ceilings
• DDA-compliant access
• Exposed services



 25  
NUMBER OF WORK STATIONS

 2  
MEETING ROOMS

 1  
RECEPTION

 1  
KITCHEN AREA



# Here's some we made earlier

Suite 8B is a blank canvas and provides the flexibility to turn your ideas into a reality. From branded walls to full fit-outs, we can work with you to ensure the space meets your needs. With exposed ceilings and an adjoining roof garden, the space can be tailored to accommodate a range of working environments.



Stickyeyes suite

“Digital marketing has changed dramatically and, with the emphasis very much on creativity and innovation, we needed an office space that matched both our ambition and the ambitions of our clients.”

**Lisa Wisniowski**  
Brand Communications Director  
Stickyeyes



Stickyeyes roof garden



Fuse suite



# Neighbourhood

West One ●  
Wellington Street  
Leeds  
LS1 1BA

Local amenities in your vicinity

- 01

Cash Point
- 02

Starbucks
- 03

Newsagent
- 04

Dry Cleaners
- 05

The Phoenix
- 06

Bagel Nash
- 07

Co-operative Convenience
- 08

Toast (Bar)
- 09

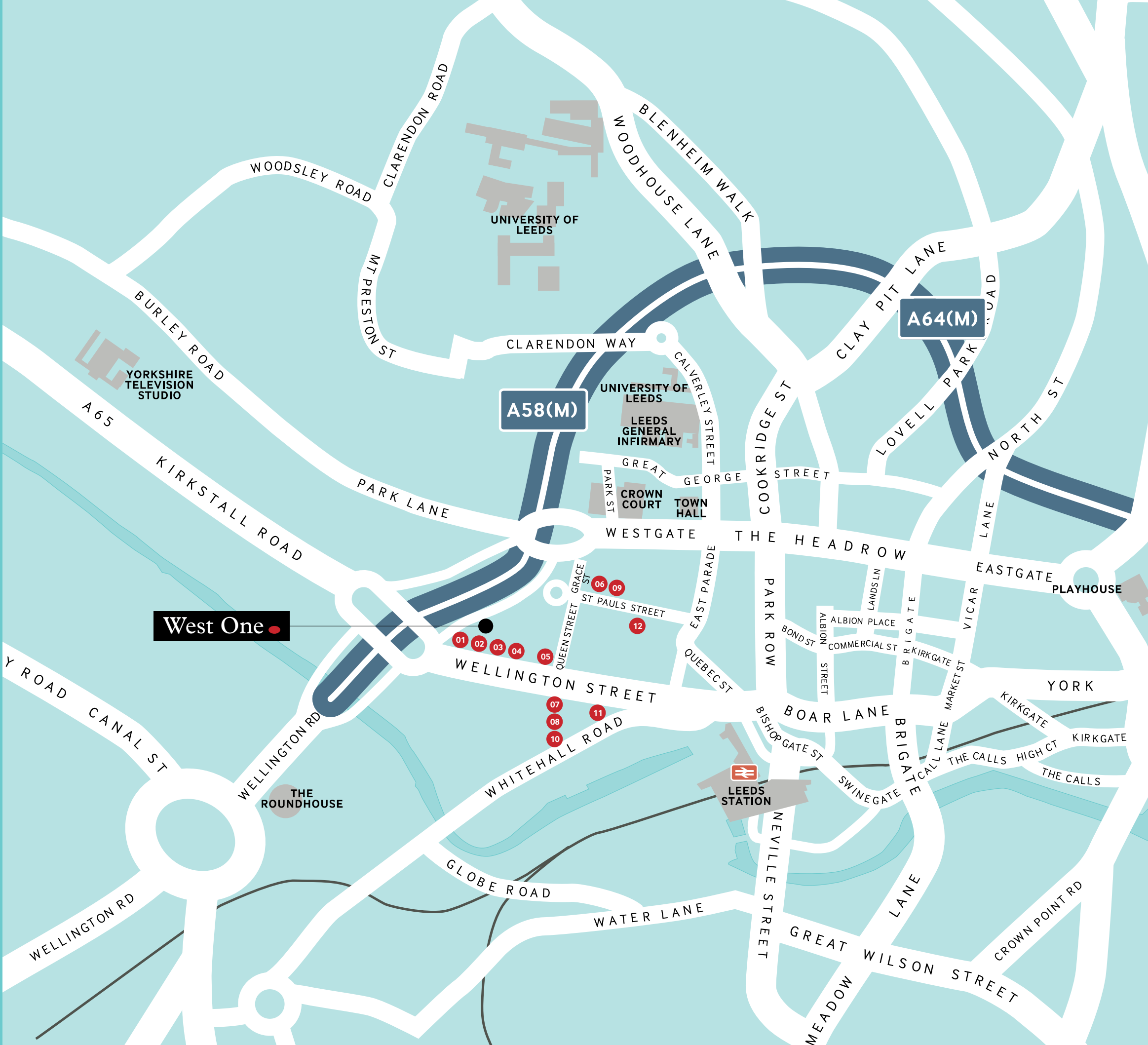
Pizza Express
- 10

Lazy Lounge
- 11

NISA Convenience
- 12

Philpotts

 1 mile  
DRIVE TO M62 MOTORWAY





# A great location

Just a short walk from Leeds' vibrant retail district, West One is perfectly placed for you and your staff to enjoy the shopping, restaurants and cultural attractions that the city has to offer.



7 mins

WALK TO LEEDS TRAIN STATION



10 mins

WALK TO TRINITY LEEDS





**Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.**

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

**bruntwood** 

Bruntwood  
14 King Street  
Leeds  
LS1 2HL

For more information on the properties in our portfolio please give us a call or visit the website

**0113 388 4884**  
**[bruntwood.co.uk](http://bruntwood.co.uk)**

As part of Bruntwood's commitment to a sustainable future this brochure is printed on 100% recycled paper.

This brochure is intended purely as a guide.  
The information contained within it does not form part of any offer or contract.

