

TO LET: SELF CONTAINED OFFICE SPACE

72 MERRION STREET

LEEDS

LS2 8LW



A development by:



Town
Centre
Securities
tcs-plc.co.uk

THE LOCATION:

72 MERRION STREET
LEEDS
LS2 8LW

The property is situated at the overlap of the **retail, office, leisure & newly defined 'Innovation District' in Leeds City Centre.**

Merrion Street is **adjacent to several major bus routes** and the **main arterial road** of Woodhouse Lane (to North Leeds), Great George St & Albion Street.

It is **just a 10 minute walk to Leeds Railway Station.**

In addition to motorcycle **parking and bicycle storage**, there are **c.1000 public car parking spaces** in the CitiPark Merrion Centre car park which also offers plenty of spaces for the **charging of electronic vehicles through CitiCharge.**

The building is located **close to the Inner Ring Road** for **fast access to the rest of the city, M621 & the national motorway network** beyond.

The location has benefited from **significant investment** in recent years with the **£60 million development of the 13,500 capacity first direct Arena.** This has acted as the catalyst for **subsequent development projects with many new developments nearby** including **residential, university facilities, hotels, offices & the Arena Quarter.**



A development by



Town
Centre
Securities

tcs-plc.co.uk

OFFICE SPACE TO LET:

72 MERRION STREET
LEEDS
LS2 8LW



- Available as a whole or floor by floor
- Arena Quarter/Innovation District
- DDA Compliant
- Contract parking available at on-site c.1,000 space CitiPark car park
- Self contained
- Street level access with secondary internal entrance
- Staff discounts across the Merrion Centre estate
- Ready to occupy with existing high quality fit out

RENT
£POA

TENURE

The unit is available by way of a new effectively full reporting & insuring lease on terms to be agreed

RATES

Interested parties must make their own enquiries through the local charging authority

SERVICE CHARGE

The service charge budget for the current year (2020/21) equates to approximately £2.30p per sq.ft

ACCOMMODATION:

2 nd FLOOR	4,586 SQ.FT	426 SQ.M
3 rd FLOOR	4,875 SQ.FT	453 SQ.M
TOTAL	9,461 SQ.FT	879 SQ.M

FOR VIEWING & FURTHER INFORMATION:

CBRE

Alex Hailey: 07917 168 676

alex.hailey@cbre.com

Clair McGowan: 07920 532 468

clair.mcgowan@cbre.com

**FOX
LLOYD
JONES**

Harry Finney: 07565 622 133

harry.finney@fljltd.co.uk

Nick Salkeld: 07732 690 585

nick.salkeld@fljltd.co.uk

**Knight
Frank**

Eamon Fox: 07702 759 036

eamon.fox@knightfrank.com

Victoria Harris: 07971 745 763

victoria.harris@knightfrank.com

LEGAL COSTS

Each party responsible for their own legal and professional costs incurred in this transaction

EPC RATING

C

A development by:



**Town
Centre
Securities**
tcs-plc.co.uk

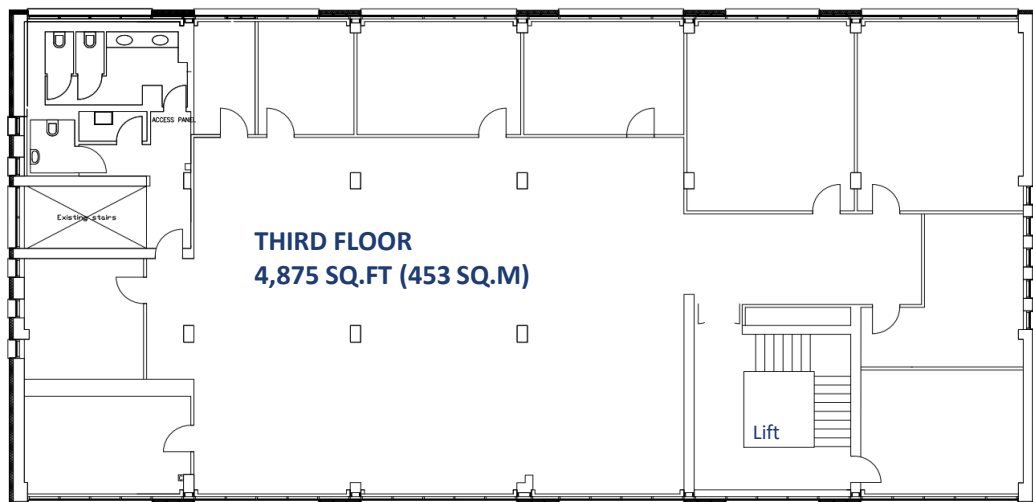
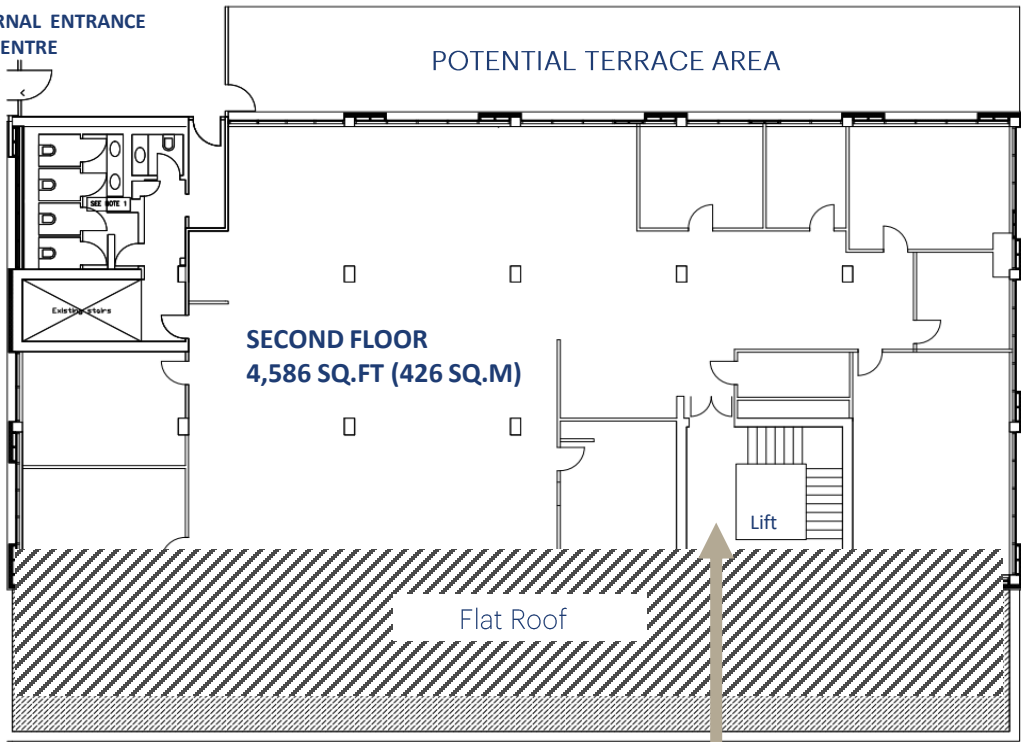
THE OPPORTUNITY:

72 MERRION STREET
LEEDS
LS2 8LW

4,586 – 9,461 SQ.FT
OF FLEXIBLE
OFFICE SPACE

SECONDARY INTERNAL ENTRANCE
FROM MERRION CENTRE

POTENTIAL TERRACE AREA



A redevelopment by



**Town
Centre
Securities**
tcs-plc.co.uk

DISCLAIMER: Town Centre Securities PLC (TCS), their subsidiaries and their real estate advisors (REA) as vendors or lessors of this property, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst TCS, and their REA use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. TCS, and their REA as such cannot be held responsible for any loss or damage without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of TCS, and their REA have any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices, costs, and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service charge, rates, ground rent (where applicable) and other residual costs are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.