



CENTRAL SQUARE
LEEDS

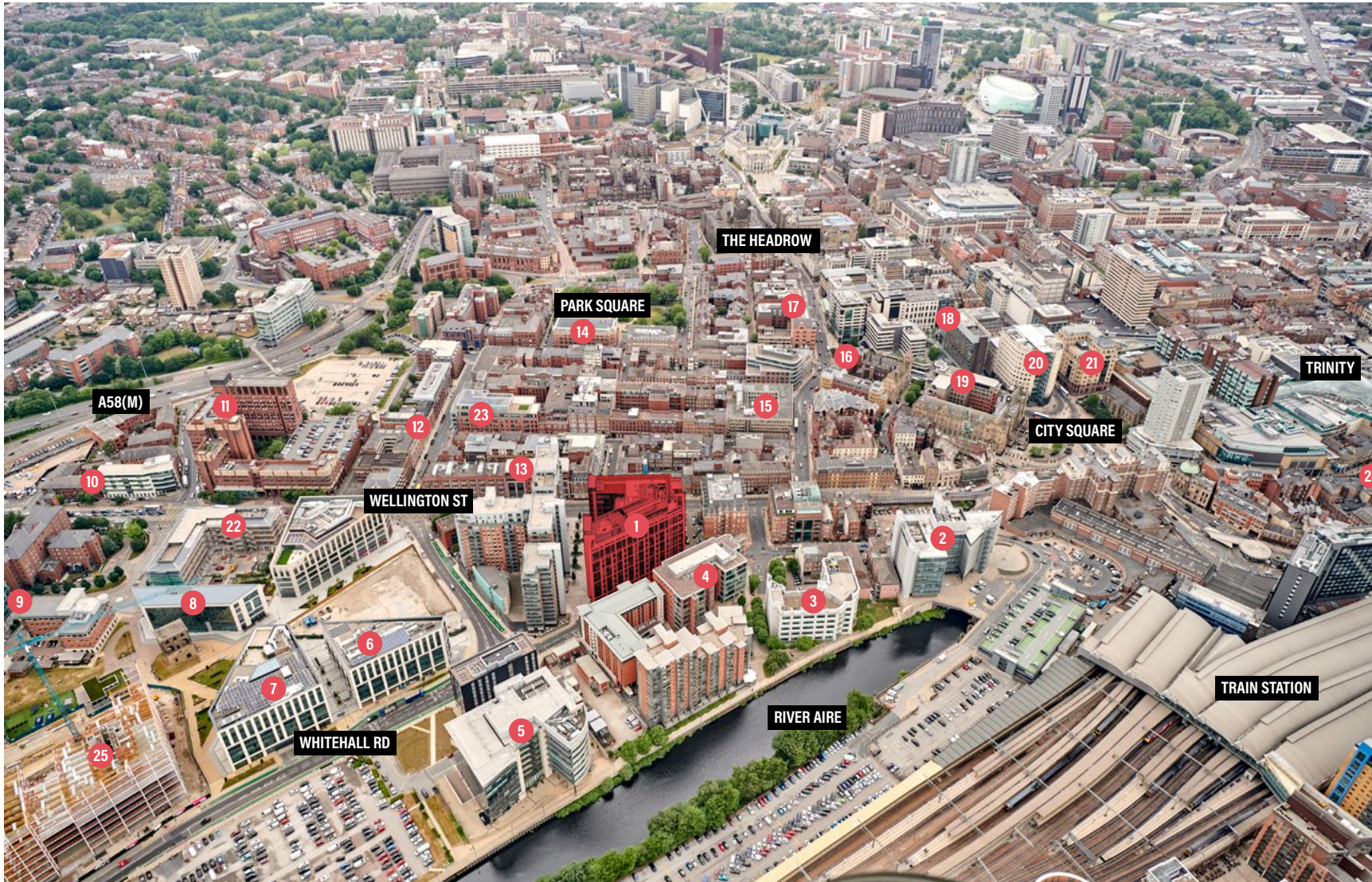
**RESTAURANT/BAR OPPORTUNITY
IN THE BEST OFFICE BUILDING IN LEEDS**

LAST REMAINING GROUND FLOOR UNIT

M&G
REAL ESTATE

TAKE CENTRE STAGE

- | | | | |
|---|------------------------------|-------------------------------|--------------------|
| 1. Central Square. | 8. Shulmans. Brewin Dolphin. | 15. Bank of England. | 22. Walker Morris |
| 2. DLA Piper. | 9. Irwin Mitchell. Sky Bet. | 16. Walker Morris. | 23. Burberry |
| 3. Mercer | 10. Lloyds Banking Group. | 17. Zurich. | 24. Marriott Hotel |
| 4. RBS Group. BPP Law. NHS. | 11. HMRC. | 18. HSBC. | 25. NHS/HMRC |
| 5. Bond Dickinson. Handelsbanken. | 12. Clarion Solicitors. | 19. Bowman Riley. | |
| 6. Ward Hadaway. | 13. Schofield Sweeney. | 20. Deloitte. Mills & Reeve. | |
| 7. Squire Patton Boggs. Equifax. Sky Bet. | 14. DAC Beachcroft. | 21. Pinsent Masons. Barclays. | |



Central Sq is an office building totalling approx. 128,000sq.ft of grade A space with tenants already represented such as PWC, BDO, SKY, RSM, Sandersons and Crisp Thinking.

Ground floor occupiers represented include M&S foodhall, Café Nero and Chop'd.

2000 People
when fully let.

2 minutes walk to
Leeds City Station.

4 minutes walk
to Trinity Leeds.

2 million sq.ft of
offices and 17,500
office population
within 2 minute
walk of Central Sq.

UNRIVALLED RESTAURANT/BAR OPPORTUNITY

Ground Floor Unit - 388 SQ M (4170 SQ FT)

Subject unit benefits from prominent frontage from both Whitehall Road, the Winter Gardens and the outside piazza which links both Wellington Street and Whitehall Rd. The premises have the added advantage of external seating onto the piazza as well as internal seating within the Winter Gardens.

SPECIFICATION

Developer shell with capped off services. All shopfronts have been installed.

PLANNING

Class A3 of the Town & Country Planning Order 1989, as amended.

SERVICE CHARGE

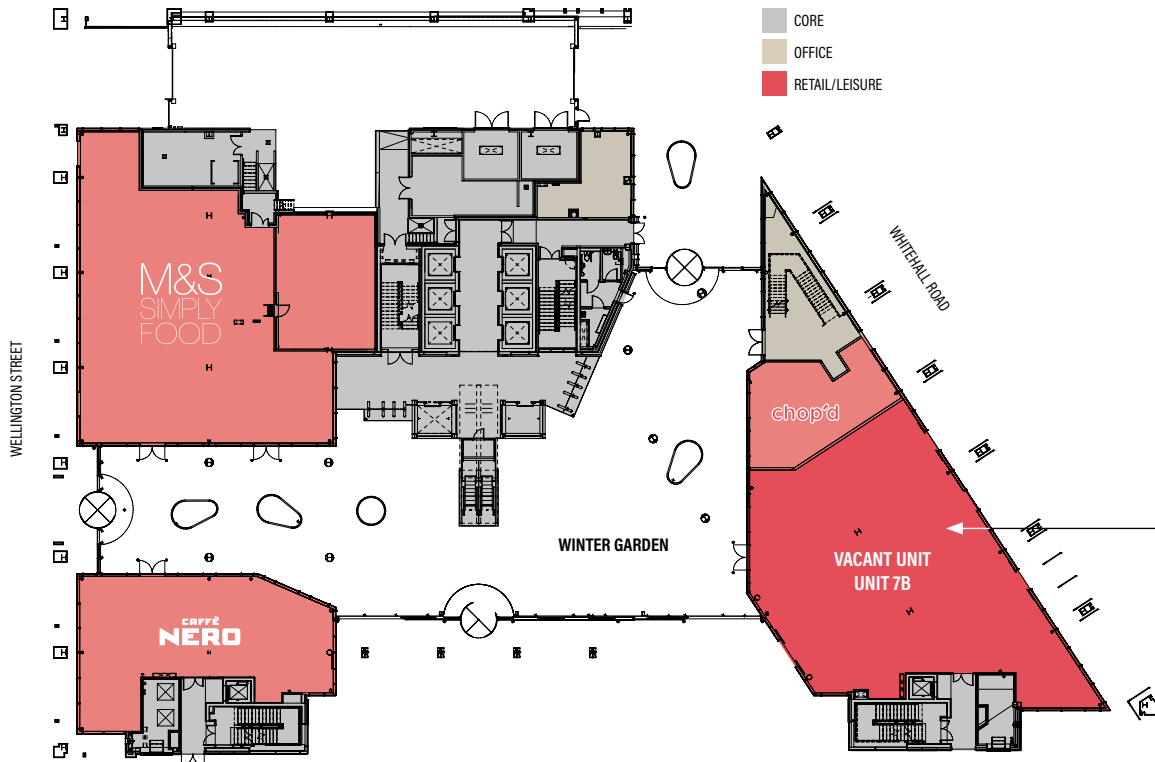
Approx. £2.50sq.ft

TERMS

On application

TIMESCALES

Immediately available



SPECTACULAR SPACES



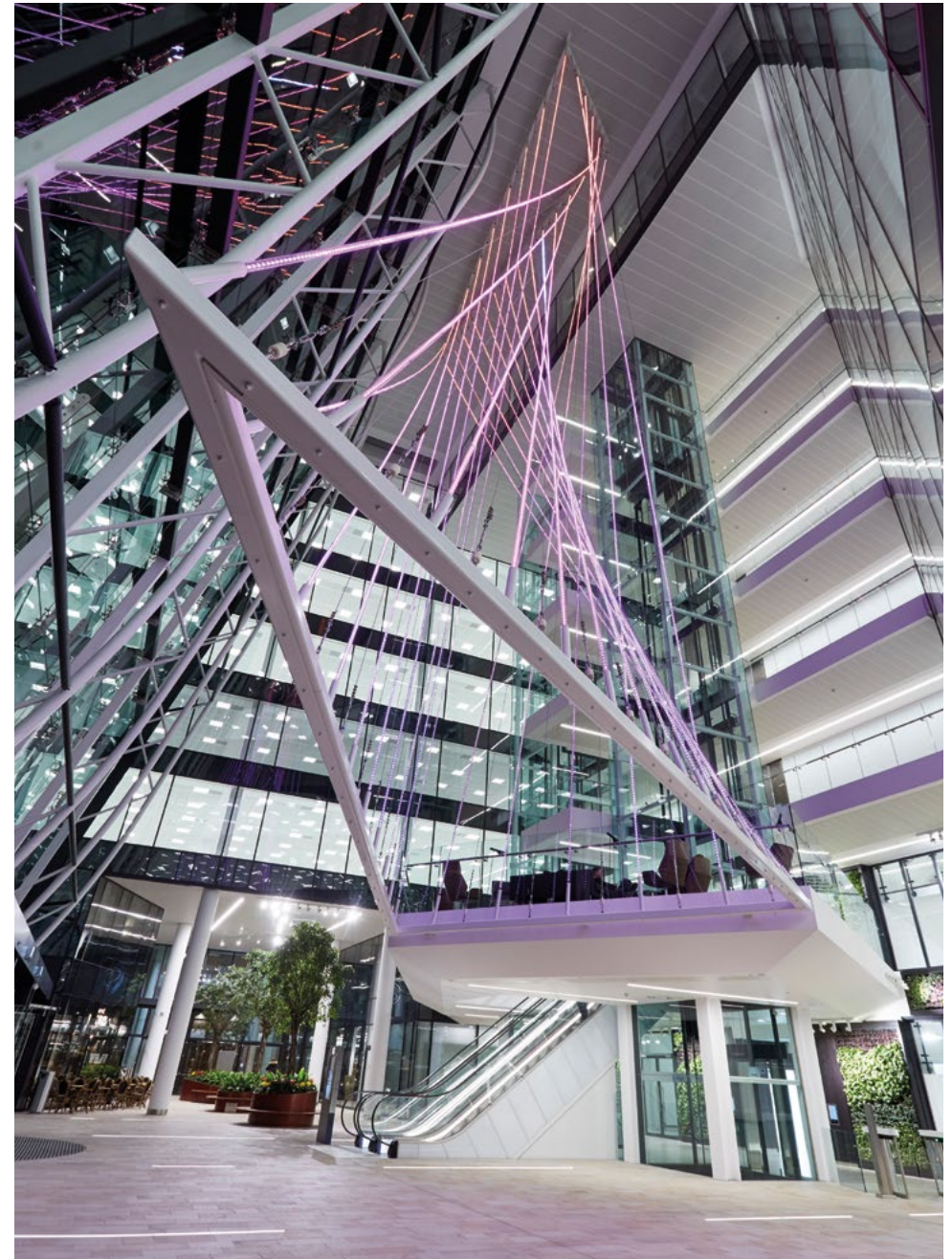
FOR FURTHER INFORMATION CONTACT THE JOINT AGENTS:



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