



# TO LET

Penthouse Office Suite, 6th floor, Town Centre House, Merrion Centre, Leeds, LS2 8LY



Sanderson  
Weatherall



## Location

Town Centre House is located in the heart of Leeds City Centre, within the Innovation District which brings together some of the most significant innovation assets in the North of England.

The property is located on Woodhouse Lane, which provides direct access to Claypit Lane (A58) and the national motorway network beyond.

Town Centre House also benefits from excellent public transport links being within close proximity to a number of major bus routes and an approx. 10 minute walk to Leeds Railway Station.

Local occupiers include Town Centre Securities PLC, Gleeds, Pure Gym & Pret A Manger to name but a few.

## Description

Town Centre House provides modern office accommodation with superb environmental and sustainability ratings including a BREEAM 'Excellent' rating.

The 6th floor, Penthouse office suite enjoys fantastic views overlooking the city and benefits from the following specification:

- Top floor, Penthouse office suite
- Floor to ceiling glazing
- Existing Tenant fit-out
- VRF Comfort cooling
- LG7 lighting
- Commissionaire
- Secure lift access
- Ample car parking available
- Basement store

## Accommodation

Description	Approx. Net Internal Floor Area	
	Sq Ft	Sq M
6th Floor	3,957	367.61
<b>Total</b>	<b>3,957</b>	<b>367.61</b>

## Energy Performance Certificate (EPC)

C (63)

## Rateable Value

Address	Description	Rateable Value
6th Floor, Town Centre House, Merrion Centre, Leeds, LS2 8L	Offices and Premises	£60,500

## Tenure & Terms

The property is held on a Lease with the following principal terms:

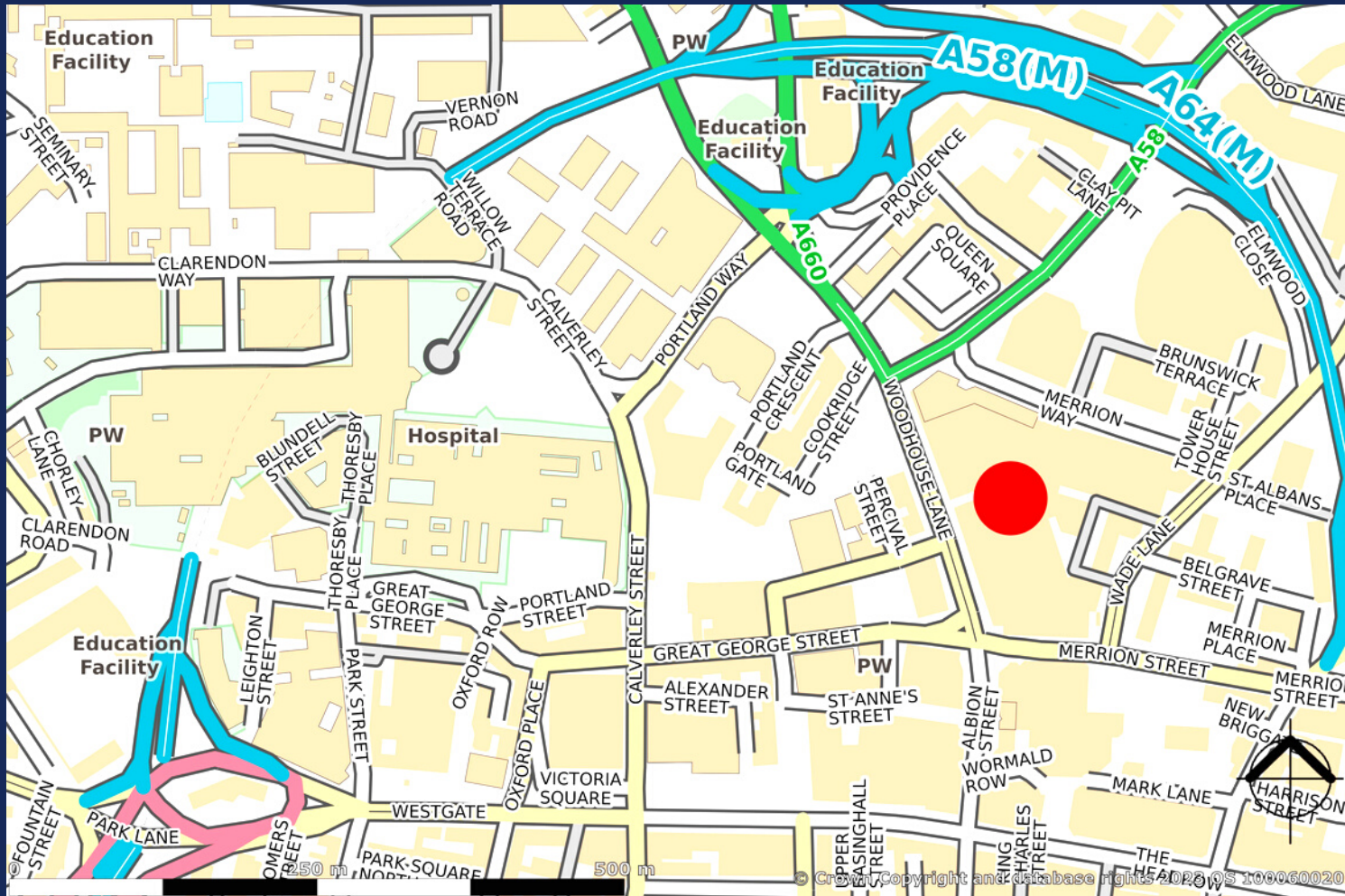
Lease Details	
<b>Term</b>	10 years expiring 30/07/2029
<b>Security of Tenure</b>	N/A. Lease Outside the Landlord & Tenant Act 1954
<b>Lease</b>	Effective Full Repairing & Insuring
<b>Rent</b>	£89,033 pax
<b>Car Parking</b>	There are two car parking spaces held on a licence until 30th July 2029 at £1,800 per space pax.

The property is available by way of an assignment of the existing Lease or sub-letting of the whole for a term until 30/07/2029.

Alternatively, a new Lease directly from the Landlord may be available, subject to contract.

## VAT

All figures quoted are deemed to be exclusive of VAT.



# Viewings

For further information or to arrange a viewing please contact the sole letting agents:

**Richard Dunn**  
 07801 767 859  
 richard.dunn@sw.co.uk

**Jay Dhesi**  
 07518 290 500  
 jay.dhesi@sw.co.uk

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