

FOR SALE

LIVINGSTONE

HOUSE



The Glass Box





71,572 SQ FT AVAILABLE IMMEDIATELY BY THE WATERSIDE ON LEEDS DOCK



THE CANARY

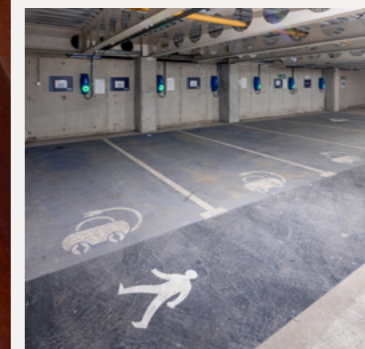
PROPOSAL

THE PROPERTY IS SOLD WITH VACANT POSSESSION. OFFERS INVITED IN EXCESS OF £6,950,000 PLUS VAT FOR THE LONG-LEASEHOLD INTEREST, REFLECTING A HIGHLY ATTRACTIVE CAPITAL VALUE OF £97 PSF.



LIVINGSTONE HOUSE COMBINES LOTS OF FLEXIBLE SPACE WITH AN EXCITING WATERFRONT LOCATION

No other property on the Leeds commercial property market currently boasts this unique combination of size and location. This vibrant dock area is home to restaurants, bars, cafés, creative agencies and interesting historic features. And it's only a short walk or water taxi from the newly redeveloped Leeds Station entrance. Plenty of pillar-free floor space makes it an exciting opportunity for multiple uses including office, education or residential subject to planning and superior Landlord consents.





A GREAT PLACE TO BE






SURROUNDED BY GREAT PEOPLE AND INSPIRING BUSINESSES

1. Ruth Gorse Academy
2. Leeds College of Building
3. Leeds City College
4. Crown Point Retail Park
5. Indigo Blu
6. Bridgewater Place
7. Asda
8. Leeds Trinity Centre
9. Brewery Wharf
10. Royal Armouries
11. Dutch Water Taxi

 Leeds Railway Station

 Future walking route
- 15 mins

 Current walking route
- 18 mins





THE DOCKSIDE IS A VIBRANT URBAN COMMUNITY

Leeds Dock is a brilliant location and a great way to experience life and work in the city. It's a central hub for creative agencies and HQs with al fresco pizzerias, hotels, water taxis from Leeds Station and packed yoga classes to unwind and wiggle. Here are some of the heroes making Leeds Dock a great place to be.

NORTH STAR COFFEE ROASTERS

Home of roasting, training, coffee bean operations and delicious chocolate.

CONDITION GYM

Fitness, nutrition, mindfulness and specialist treatments so you can maintain a positive lifestyle.

ILK

An award-winning creative agency that offers brand, design, digital, PR and social.

DEPARTMENT

Coworking on The Dock. Flexible, collaborative and bringing new and inspiring people daily.

LIVINGSTONE HOUSE

THE ROYAL ARMOURIES

The national museum dedicated to arms and armour brings tourists, exhibitions and international acclaim.

DUTCH WATER TAXIS

Two cheeky yellow boats have sailed all the way from Amsterdam to deliver you direct to The Dock.

YOGA HERO

“ Being based at Leeds Dock is enjoyable and fulfilling. The space is contemporary and there's loads going on. We're connected to everything in the city but it feels like a soulful community all of its own here too. There's a warm sense of life and collective spirit from the businesses and residents and we love being here.”

Holly McFee
Founder, Yoga Hero

FEARNS

Enjoy a unique cafe and restaurant space, creating a sense of community with food, drinks and event space.

WHAT'S YOUR ORDER?

NOVA BAKEHOUSE

Naturally leavened country loaves, pastries, cookies and house-made pantry provisions.



**PLENTY OF
PILLAR-
FREE FLOOR
SPACE**





LEEDS IS THE NORTHERN POWERHOUSE

It's a massive and growing economy that lures the biggest cats and fattest contracts.

Attracting key investments at international and UK policy level, Leeds continues to excel as a city and region. Ongoing infrastructure, business and leisure investments make Leeds a mouthwatering prospect for innovation, expansion and wealth.

NO.1

UK Legal & Financial centre outside London.

>7M

> 7 million People live within a 60-minute drive of Leeds City Centre

£70BN GVA

Leeds City is the largest economic contributor in the Northern Powerhouse.

THE BIGGEST

Regional economy in the North of England.

X8

8 Universities giving Leeds > 39,000 graduates per year.

NEW CITY GATEWAY

The central station area has had a massive green revamp.

2 NEW RAIL STATIONS

Under construction at White Rose and Thorpe Park.

£1.5 BILLION

Set to be added to the Leeds economy by 2026.

MORE UNDER 20'S

Than any other area of the North.

£500 MILLION

Record breaking sums are being invested into Leeds South Bank.





JOIN THE IN-CROWD

SOME OF THE PUNCHERS, HEAVY HITTERS AND GLOBAL GIANTS WHO CALL LEEDS HOME



	<p>CHANNEL 4 UK Headquarters in Leeds City Centre.</p>		<p>ARLA FOODS The fourth largest dairy company in the world in Leeds.</p>
	<p>FLUTTER UK technology and innovation hub.</p>		<p>YORKSHIRE BANK HQ Virgin Money owned Clydesdale Bank PLC choose Leeds.</p>
	<p>JET2 Global HQ on Leeds South Bank.</p>		<p>LLOYDS BANK Major HQ in Leeds City Centre.</p>
	<p>AVIVA Insurance, savings and investments are solid by the River Aire.</p>		<p>DLA PIPER Global law firm recommitted to Leeds in 2023.</p>
	<p>THE FINANCIAL CONDUCT AUTHORITY Leeds is the clear winner outside of London.</p>		<p>THE CONSERVATIVE PARTY HQ Leeds is base for consolidating support in the North.</p>
	<p>ASDA UK Head Office since 1988.</p>	<p>Bank of England</p>	<p>THE BANK OF ENGLAND Because Leeds is no.1 outside London.</p>

RECENTLY REFURBISHED WITH HIGH-QUALITY, CONTEMPORARY INTERIORS AND FEATURES FOR FLEXIBLE USE

	<p>A GRADE</p>	<p>6 STOREY</p>	<p>3 X PASSENGER LIFTS</p>	<p>33 BASEMENT PARKING</p>
<p>BREEAM CONSTRUCTED IN 2008 TO A "VERY GOOD" BREEAM RATING</p>	<p>HIGH QUALITY INTERIORS</p>	<p>C.72,000 SQ.FT</p>	<p>EV CHARGING</p>	<p>CYCLE STORAGE</p>
<p>DOUBLE HEIGHT GLAZED ENTRANCE</p>	<p>MULTI STOREY PARKING NEARBY</p>	<p>HQ PERFECT</p>	<p>2.7M FLOOR-TO-CEILING</p>	<p>COMFORT COOLING</p>
<p>FULL ACCESS RAISED FLOORS</p>	<p>REVOLVING DOCKSIDE ENTRANCE</p>	<p>FULLY VACANT OFFICE</p>	<p>FLEXIBLE LAYOUTS</p>	<p>SENSOR OPERATED LIGHTING</p>

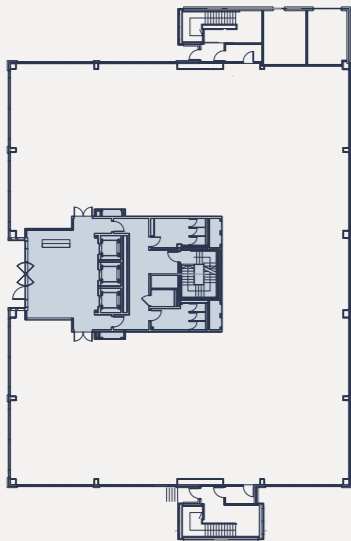


OPEN AND FLEXIBLE FLOORS WITH PLENTY OF NATURAL LIGHT

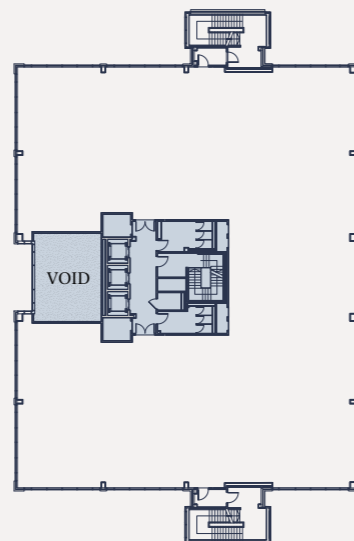
Fully vacant building provides plenty of pillar-free floor space makes it suitable for multiple uses including office, education or residential subject to obtaining the necessary planning and Superior Landlord consents.

FLOOR	SQ M	SQ FT
Ground	958.26	10,315
First	982.32	10,574
Second	1,175.00	12,648
Third	1,176.76	12,667
Fourth	1,177.97	12,680
Fifth	1,178.72	12,688
TOTAL	6,649.03	71,572

GROUND FLOOR



FIRST FLOOR



SECOND TO FIFTH (TYPICAL FLOOR)

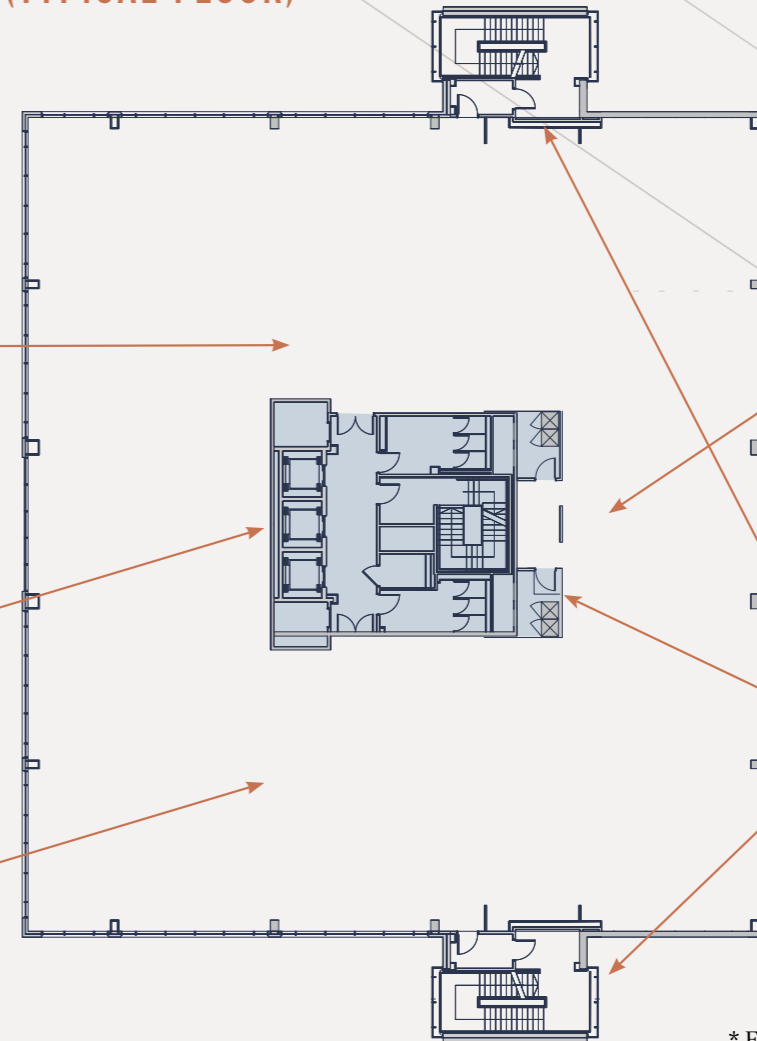
Donut floorplate facilitates easy sub division

Ample natural light and attractive outlook over The Dock

Largely column free aids flexible layouts / configuration

Generous slab to slab height

3 large stairwells serve the office space and also meet residential developer and educational use needs



* For illustrative purposes only





LEEDS OFFICE MARKET

HERE'S WHAT YOU NEED TO KNOW ABOUT THE LEEDS OFFICE MARKET FOR 2024

The Leeds office market is predominantly driven by the banking, financial and professional services sectors.

The city centre market has a rolling five yearly take up of circa 600,000 sq ft and as at the end of Q1 2024 the rolling 12 months take up totalled circa 635,000 sq ft.

In the city centre, the first three months of the year saw 30 transactions complete, totalling

249,984 sq ft. This reflected an average deal size of 8,333 sq ft, with seven transactions in excess of 10,000 sq ft and a 123% increase in space taken compared to the last quarter of 2023.

Prime rents are established at £38.00 per sq ft and quoting rents are now as high as £40.00 per sq ft on new-build Grade A space being delivered this year. With supply constraints and healthy levels of demand prime rents are expected to rise during the course of 2024.

Recent key transactions within the city centre include:-

DATE	ADDRESS	AREA SQ FT	OCCUPIER	RENT £PSF	COMMENTS
March 24	3rd, 4th & 5th floors, West Village	37,865	QBE	£34.00	10year lease / 5 year break
October 23	Level 1 City Square House	13,466	Barnett Waddingham	£37.00	15 year lease / 10 year break
Sept 23	12 King Street	11,618	Azets	£37.00	15 year lease / 10 year break
Jan 23	9th & 10th floors, City Square House	19,956	Markel	£36.00	10 year lease
Nov 22	Part 3rd & 4th floors, 11 & 12 Wellington Place	35,828	Ove Arup & Partners	£34.00	15 year lease/10 year break





TENURE

Long-leasehold as highlighted below:

FREEHOLD

Canal & River Trust
WYK436164

SUPERIOR LEASEHOLD

Allied London One Limited
150 years (less 3 days) from
26 March 2002
Lease expires: 23 March 2152
WYK932939

INTERMEDIATE LEASEHOLD

Allied London One Limited
150 years (less 4 days) from
26 March 2002
Lease expires: 22 March 2152
WYK837305

LONG LEASEHOLD

Yorkshire Water Services Limited
150 years (less 10 days) from
26 March 2002
Lease expires: 16 March 2152
Ground Rent: £89,994 pa plus VAT.
WYK854303

ESTATE CHARGE

The estimated, on-account Estate Charge for the property in the year ended 31 Mar 2024 was £37,567.40 + VAT.

This represents a 7.07% contribution to the wider Estate Charge Expenditure.

Details of the estimated charge in 2024/5 to be provided once available.

DATA ROOM / SALE INFORMATION PACK

The following information is available within our Sales Information Pack (on a non-reliance basis):

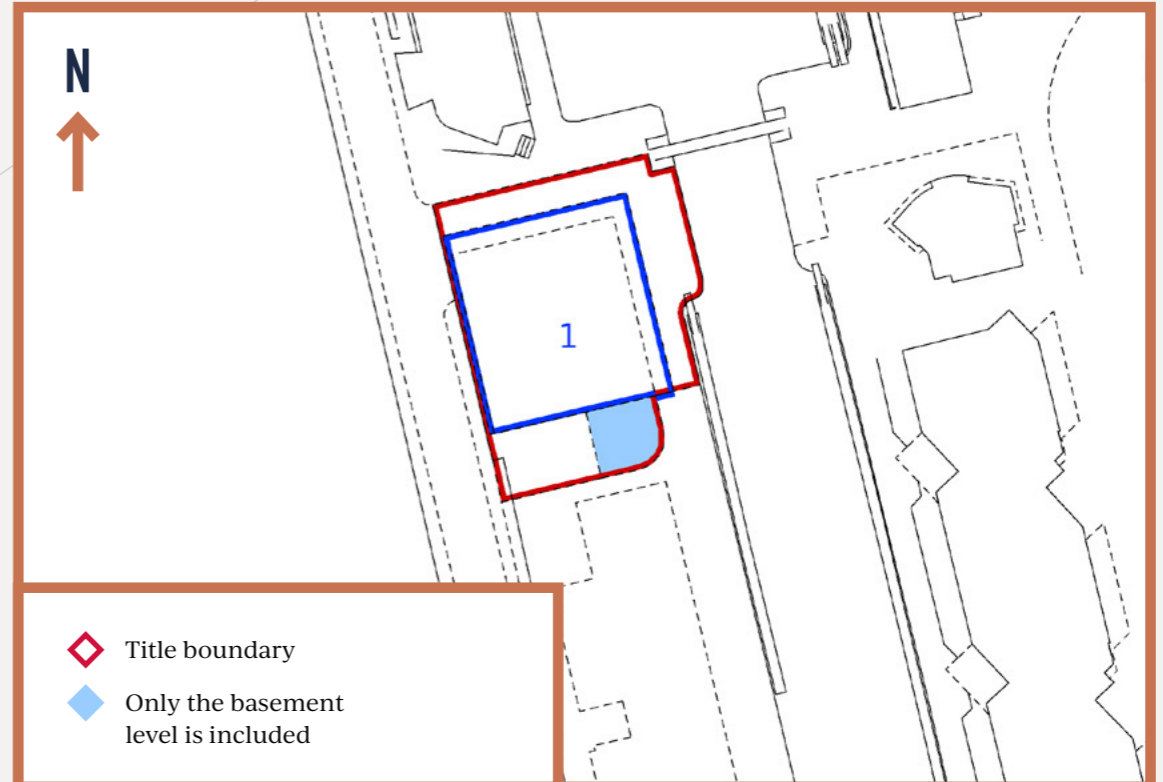
- Title Review and Land Registry Documentation
- Existing Floor Plans in DWG and PDF Format
- Estate Service Charge Budget
- Cladding Inspection Report
- PPM Schedule
- M&E Asset List
- EPC

EPC

EPC C (74)

VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price.



CONTACT

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Sanderson
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