

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

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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.**



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OFFICE SPACE TO LET:

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- 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

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LEGAL COSTS

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

EPC RATING

C

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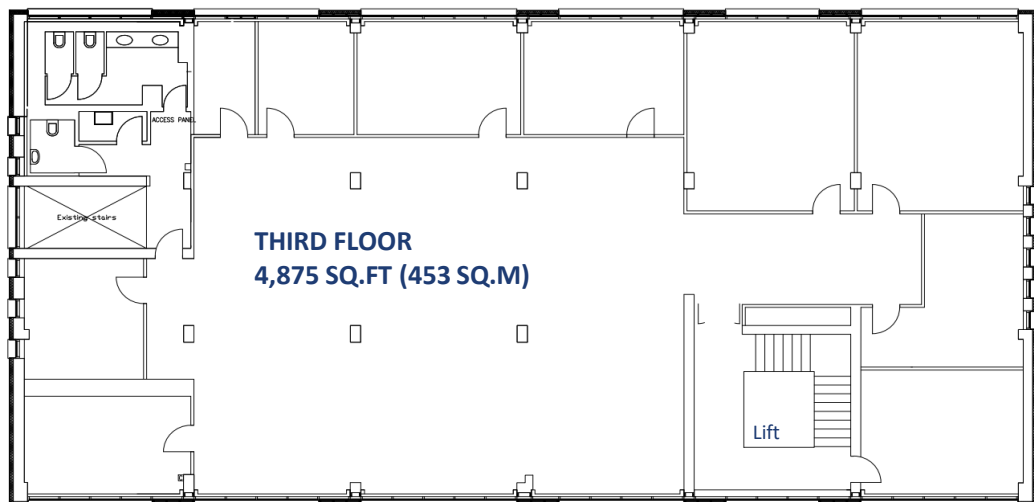
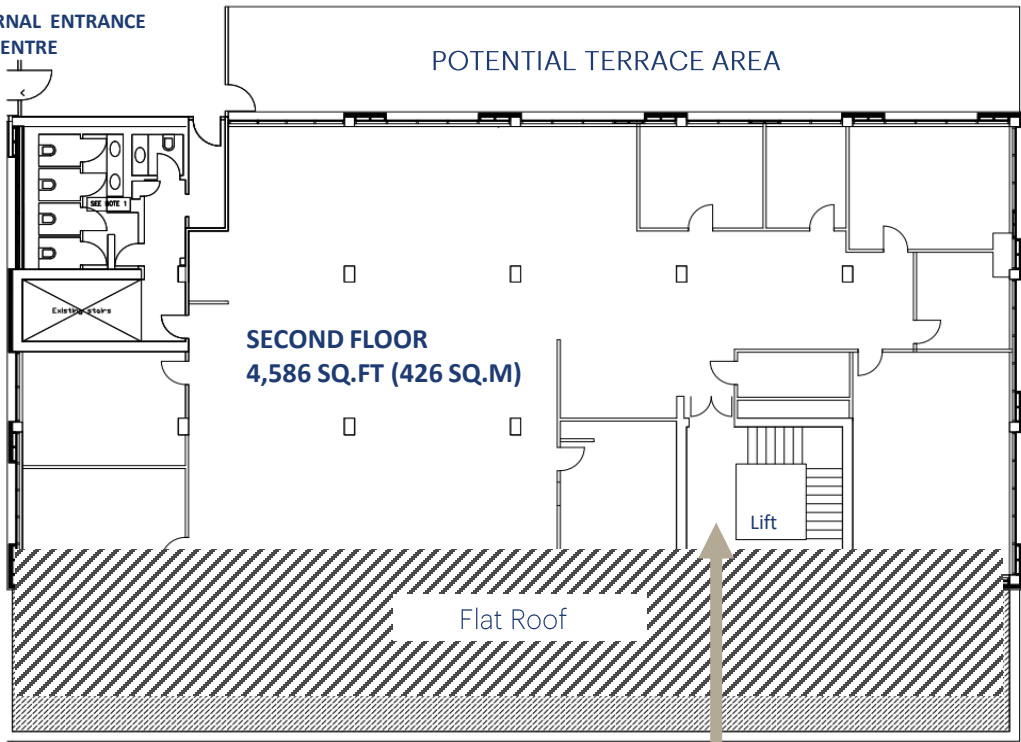
THE OPPORTUNITY:

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



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