

Be part of the

# ARENA Q<sup>TR</sup>

arenaquarter.com  

## Accommodation

Ground Floor	1,000 sq ft	92.9 sq m
First Floor	835 sq ft	77.6 sq m
<b>Total</b>	<b>1,835 sq ft</b>	<b>170.5 sq m</b>

# Retail/Leisure Space

## To Let

Unit 2,  
Merrion Centre  
Leeds, LS2 8NG

### Accommodation

The available property has been refurbished and extended to feature a double height atrium.

Detailed plans available upon request.  
Situating in a prominent position on Wade Lane and a 3 minute walk from the 13.5k capacity first direct arena, other retailers nearby include Jumbo Records, Blue Sakura, My Thai, Fuji Hiro & the ibis Styles Hotel.



### Rent

£50,000 per annum exclusive.

### Tenure

The unit is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

### Rates

- Rateable Value: £15,750  
- Rates Payable (2019/20): £7,733.25  
(Interested parties are advised to make enquiries with the local authority).

### Service Charge

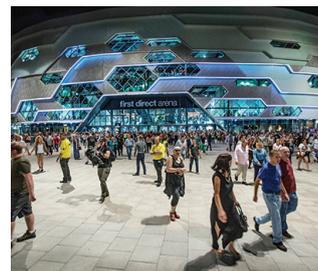
The on account service charge budget for the current year (2019/20) is £8,371

### Legal Costs

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

### EPC Rating

D



For viewing and further information, contact:



**0113 222 1234**

helen.green@tcs-plc.co.uk  
hattie.ramsden@tcs-plc.co.uk



**0113 200 1800**

tom.glynn@colliers.com  
callum.robinson@colliers.com



**0113 244 0100**

S.Henderson@savills.com  
J.Howe@savills.com

**IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS**  
These Particulars have been prepared and are intended only as a general outline for the guidance of intending purchasers and lessees. These Particulars are not intended to be and do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permission for use and/or occupation and all other details and information are provided for guidance only and as a recipient of these Particulars, you must not rely on them, whether as statements, conditions, representations, warranties or otherwise. You must satisfy yourself as to the property and its suitability for your purposes by inspection, searches or otherwise. You agree that TCS, Savills and Colliers will provide no remedy in respect of the contents of these Particulars (except in the case of fraud). No person employed or engaged by TCS, Savills or Colliers has any authority to make or give any statement, condition, representation or warranty in relation to this property or otherwise. Unless otherwise stated, all prices and rents quoted are exclusive of VAT. The date of these Particulars is July 2019.

## Location

The Arena Qtr is located in the heart of Leeds (adjacent to the 13.5k capacity first direct arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

With an abundance of student accommodation and offices within the immediate vicinity (including Merrion House which is directly above this property and home to over 2200 Leeds City Council employees and a customer facing One Stop facility), it is fast becoming one of the busiest retail and leisure destinations across the city.

In addition, it's location envelops a busy shopping centre (the Merrion Centre, which welcomes over 11.2 million internal customers per year\*) and a state of the art 1,000 space CitiPark car park, which further enhances visitor numbers to the Arena Qtr's day time offering.

Current occupiers within the Arena Qtr include a 134 bedrooomed ibis Styles Hotel, along with several other high end bars, restaurants and nightclubs (including Pizza Express, Tenpin, Bengal Brasserie, Starbucks, Union Square, My Thai, Blue Sakura, Bulgogi Grill & Pryzm).

\* Source: pfm data



Be part of the  
**ARENA Q<sup>TR</sup>**

arenaquarter.com  