

the core™

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CORE VALUES

The Core is targeted towards high spending mosaic groups and is perfectly positioned to appeal to the affluent Leeds catchment areas and surrounding region. With a commitment to attracting high quality brands that will support retailers currently in place including: Waitrose, HMV, JD, USC, Bank, Cotswold, New Look, Game, Clinton Cards, SportsDirect.com and Sunglass Hut, The Core is one of the best opportunities for retail in Leeds. The range of unit sizes enables an attractive mix of big brands and quality independents and in addition to this retail space the scheme also accommodates The Gym, a modern and affordable fitness centre located on Level 3 and open to the public 24/7.

CORE FACTS

At the centre of the retail in Leeds
Catchment 3.2 million people
Approaching 20m annual footfall
Retail expenditure £985 million
200,000 sq.ft
15,000 sq.ft single units

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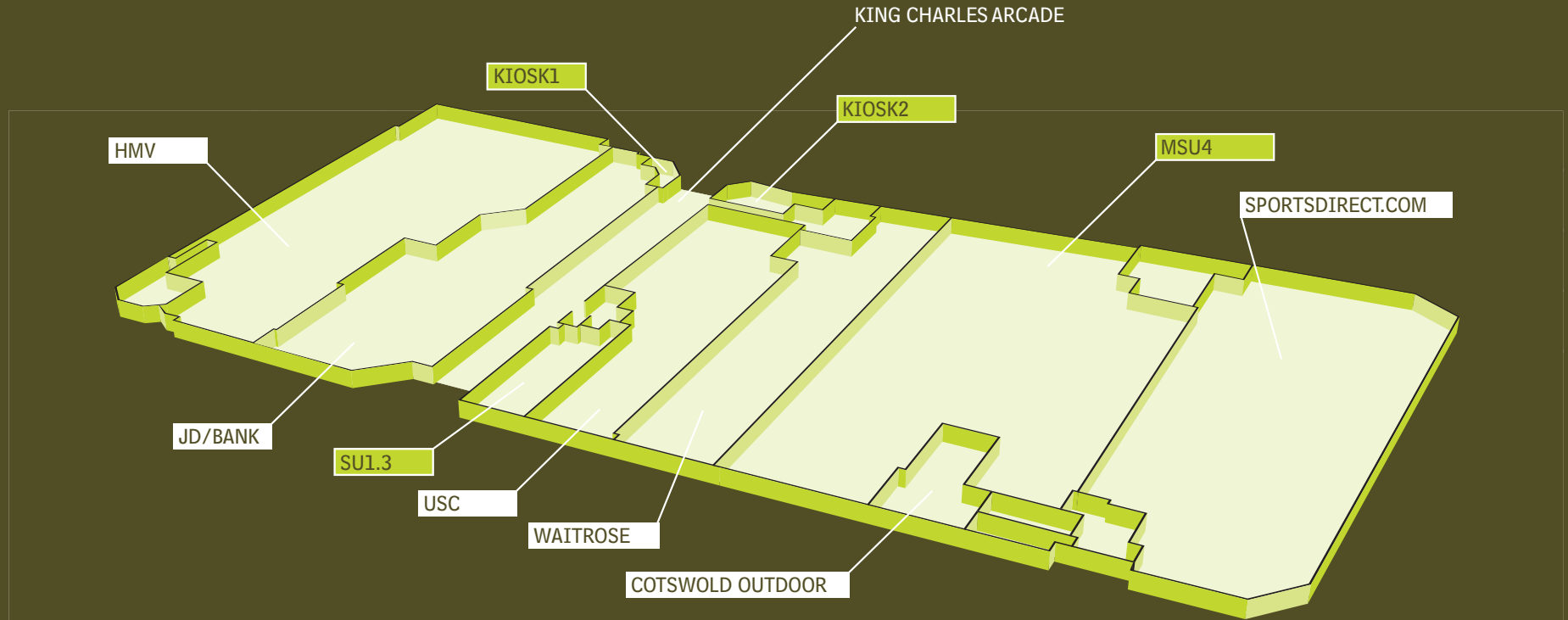
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LOCATION



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OUTERCORE_LANDS LANE



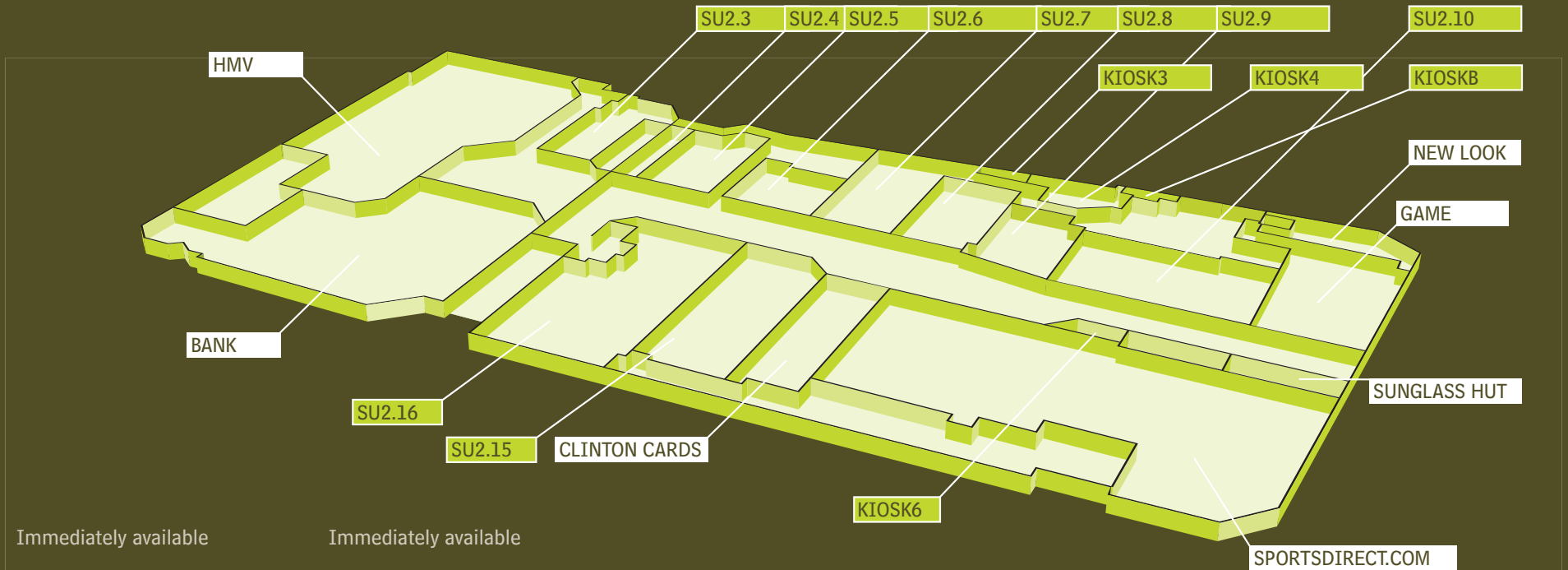
Immediately available

| Unit | Width | Depth | Lands Lane Area | Basement Area |
|--------|-------|-------|-----------------|---------------|
| MSU4 | 44ft | 178ft | 14,165 sq ft | 4,850 sq ft |
| SU1.3 | 19ft | 55ft | 1,075 sq ft | 1,080 sq ft |
| KIOSK1 | | | 467 sq ft | |
| KIOSK2 | | | 187 sq ft | |

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INNERCORE_LEVEL_ONE



Immediately available

| Unit | Width | Depth | Area |
|--------|-------|-------|-------------|
| SU2.3 | 20ft | 57ft | 1,175 sq ft |
| SU2.4 | 21ft | 44ft | 890 sq ft |
| SU2.5 | 28ft | 50ft | 1,280 sq ft |
| SU2.6 | 30ft | 34ft | 1,020 sq ft |
| SU2.7 | 27ft | 63ft | 1,925 sq ft |
| SU2.8 | 28ft | 49ft | 1,340 sq ft |
| SU2.9 | 30ft | 44ft | 1,040 sq ft |
| SU2.10 | | | 3,376 sq ft |

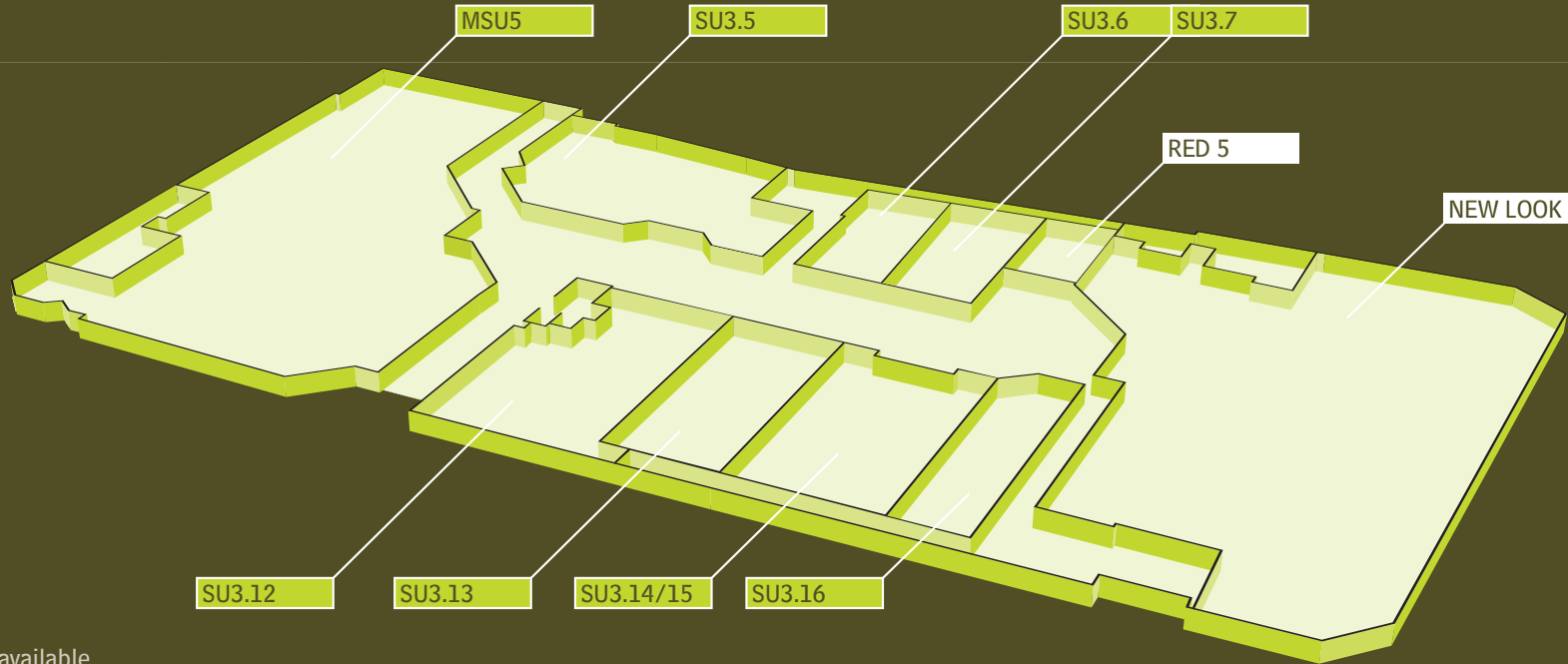
Immediately available

| Unit | Width | Depth | Area |
|--------|-------|-------|-------------|
| SU2.15 | 32ft | 79ft | 2,450 sq ft |
| SU2.16 | 35ft | 86ft | 3,500 sq ft |
| KIOSK3 | 18ft | 9ft | 160 sq ft |
| KIOSK4 | 19ft | 8ft | 135 sq ft |
| KIOSK6 | 30ft | 10ft | 290 sq ft |
| KIOSKB | | | 135 sq ft |

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INNERCORE_LEVEL_TWO



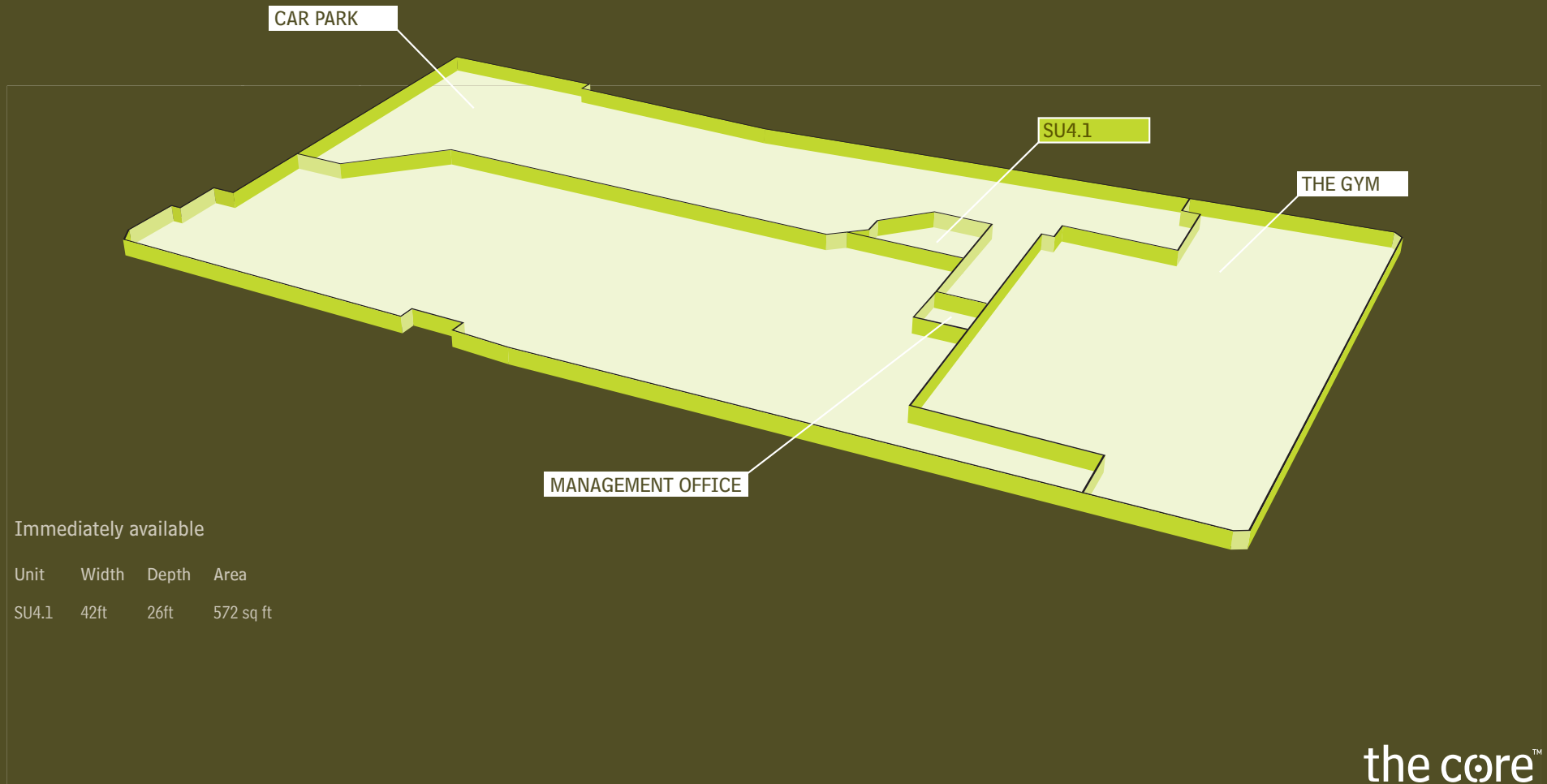
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| Unit | Width | Depth | Area |
|-----------|-------|-------|--------------|
| MSU5 | N/A | N/A | 15,300 sq ft |
| SU3.5 | N/A | N/A | 5,969 sq ft |
| SU3.6 | 32ft | 57ft | 1,760 sq ft |
| SU3.7 | 19ft | 59ft | 1,090 sq ft |
| SU3.12 | 37ft | 81ft | 3,480 sq ft |
| SU3.13 | 31ft | 72ft | 2,220 sq ft |
| SU3.14/15 | | | 2,748 sq ft |
| SU3.16 | | | 1,615 sq ft |

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INNERCORE_THE_GYM



Immediately available

| Unit | Width | Depth | Area |
|-------|-------|-------|-----------|
| SU4.1 | 42ft | 26ft | 572 sq ft |

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CONTACT

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Misrepresentation Act 1967.

These particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Areas and dimensions taken from floor plan.

Designed & production: www.ledgardjepson.com

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