



# LEODIS SQUARE

SOUTH BANK | LEEDS | LS11 9BN

COMMERCIAL UNIT TO LET  
SUITABLE FOR RETAIL OR LEISURE USE  
c 1,120 sq ft



Dubbed the “coolest corner in Leeds” by Property Week and the Yorkshire Evening Post, the South Bank is rapidly becoming a favourite destination with the city’s aspirational young professionals.

# WELCOME TO LEODIS SQUARE

- The city’s premier Build-to-Rent community housing 744 residential apartments
- Prime location in the heart of the South Bank / Holbeck Conservation Area
- 2,000 local employees working within 300m
- Flexible ground floor unit of 1,120sqft suitable for a cafe, restaurant, bar or retail unit (classes A1, A3, A4).
- Vibrant developing area of mixed use regeneration and investment to create an extension to the city centre and a place for living, creativity and leisure.



COMMERCIAL UNIT



# THE NEIGHBOURS

Situated between the headquarters of Jet2 and The Environment Agency and with 744 residential apartments at Leodis Square benefits from both high-volume footfall and a captive customer-base right on the doorstep.

Currently there is a distinct lack of food and beverage provision in this immediate locale and thus a prime opportunity for an occupier to capture this potential.



10

Minute walk from Leeds  
Train Station



500

Contract parking spaces  
within 100m



744

High quality residential  
units on-site



2,000

Employees working  
within 300m



17,000

Employees working  
within 1.5 miles

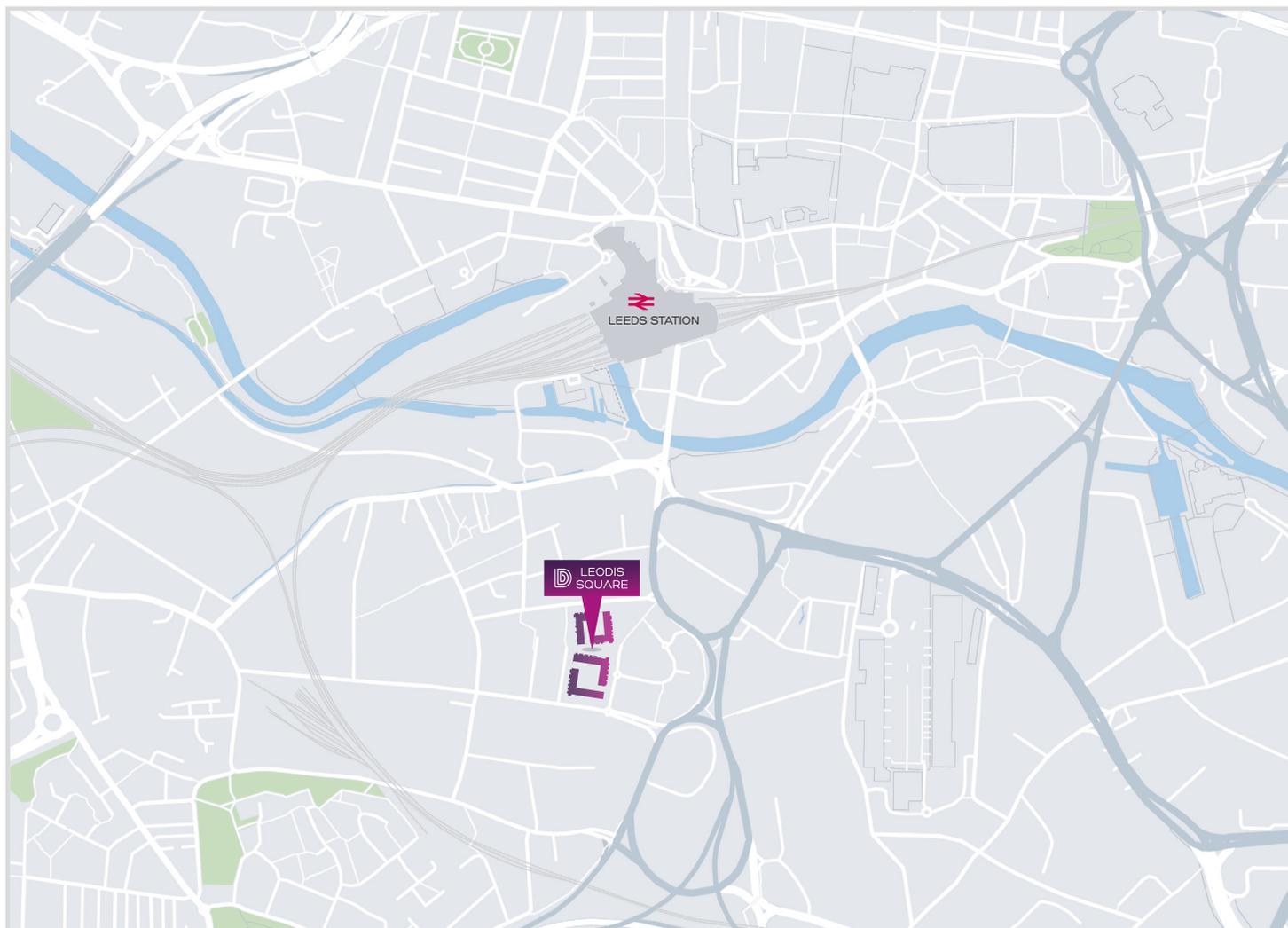
# LOCATION

LS11 9BN

CLICK THE BELOW  
OPTIONS TO VIEW  
MORE DETAILED  
MAP INFORMATION

OVERLAYS

ZOOM







# THE LOCATION

Comprising a high quality flexible, split level, part double height ground floor unit of c 1120 sqft with frontage onto the pedestrianised Ingram Row. This is an excellent opportunity for retailers, restaurant/ cafe operators seeking an opportunity in this highly sought-after location, with scope for outside seating.

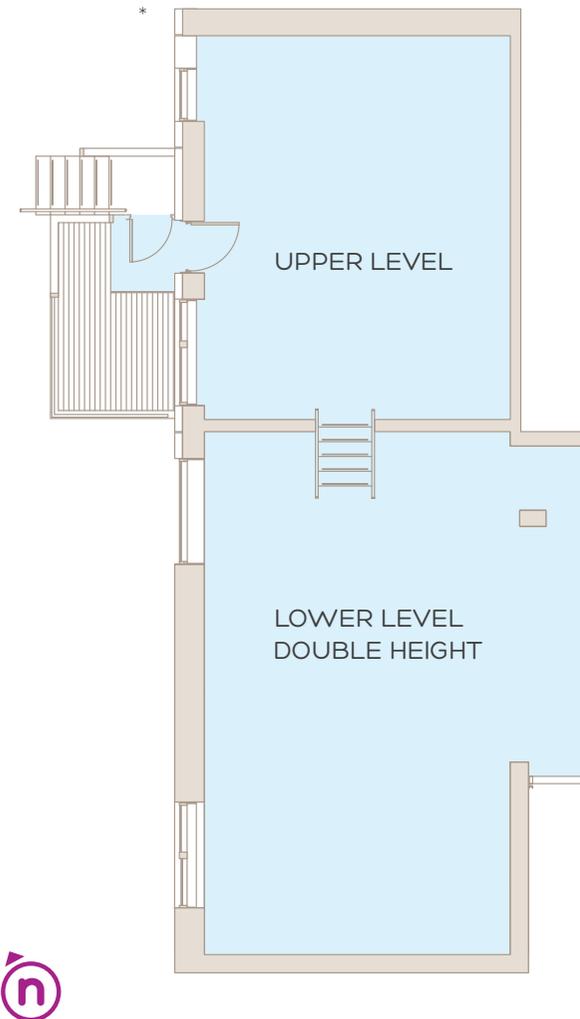
Operators will benefit from an existing on-site customer base of approximately 1,000 residents living at Leodis Square in addition to the approximately 2,000 employees working in the immediate area, which currently offers little in the way of local amenity.

The scheme is well located and accessible to the motorway network leading to and from the city centre as well as being very accessible on foot from within the South Bank regeneration area.

# THE DETAILS

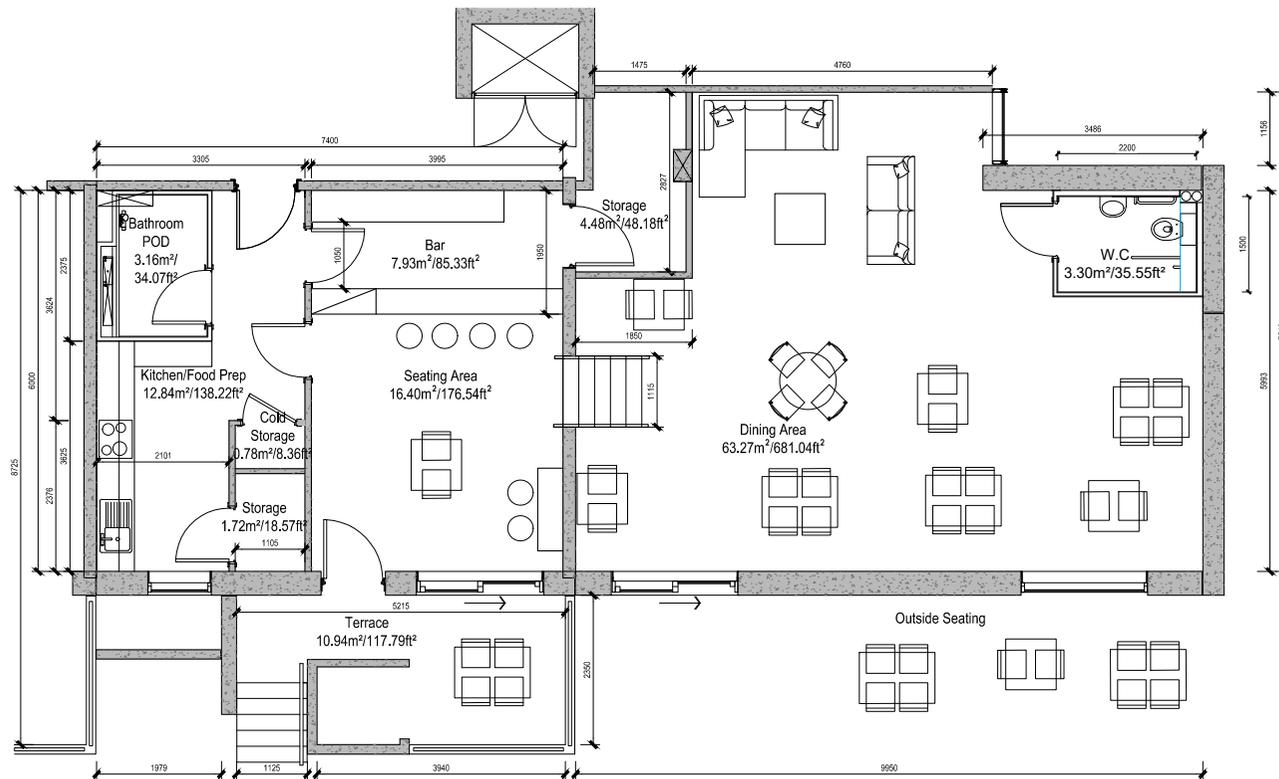
- TERMS:** The unit is available by way of a new full repairing and insuring lease for a term to be agreed
- RENT:** Available upon request
- AVAILABILITY:** Occupation Summer 2019
- PLANNING:** The premises has consent for classes A1/A2/A3
- RATES:** Interested Parties are advised to verify with the Local Rating Authority ([www.voa.gov.uk](http://www.voa.gov.uk))
- VAT:** All prices and rents quoted are exclusive of but may be liable to VAT
- COSTS:** Each party is to be responsible for their own legal costs
- EPC:** Available upon completion
- VIEWING:** Strictly by appointment with the agent

\* door openings and stair position to be agreed to suit Tenant



SUGGESTED

# FLOORPLAN LAYOUT





DANDARA  
LIVING

Paul Borrman  
0161 829 3020  
pborrmann@dandaraliving.com



Louise Larking  
0113 243 1133  
louise.larking@fjltd.co.uk

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