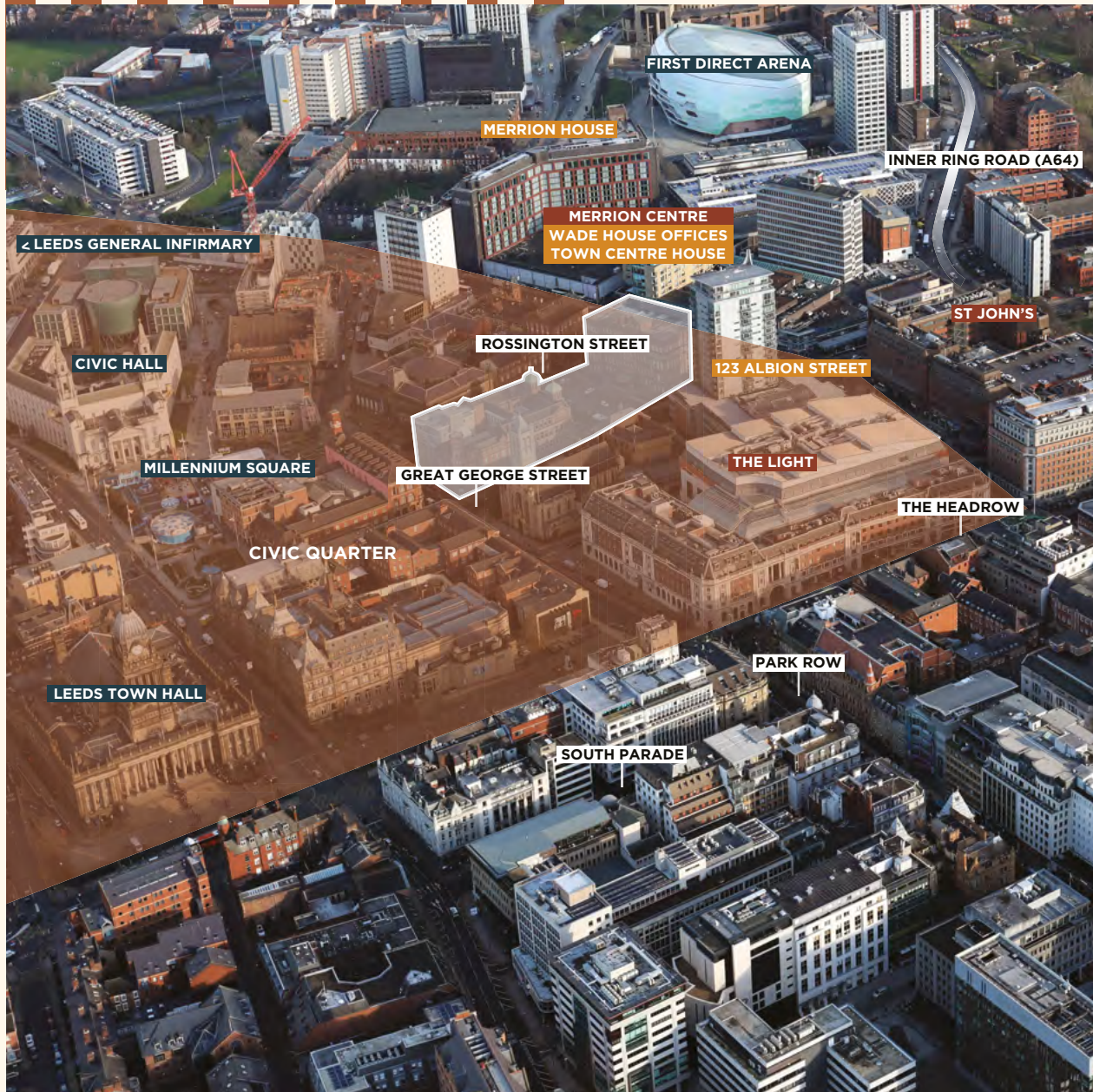




For Sale

GREAT GEORGE STREET DEVELOPMENT OPPORTUNITY
Thoresby House, Leonardo Building & Great George Street Offices

A complex of three landmark buildings in the Northern Civic Quarter of Leeds City Centre with planning.



SUMMARY

The Great George Street Development opportunity comprises three Grade II listed buildings located in the Northern Civic Quarter of Leeds City Centre and within the evolving Leeds Innovation District. The buildings have planning consent for a mixed use office, hotel and leisure scheme.

Located within the vicinity are the impressive St Anne's Cathedral, Leeds City Museum and the Civic Hall with Millennium Square adjacent, Leeds First Direct Arena 3 minute walk away and Leeds Railway Station just a 5 minute walk.

Retail
 Landmarks
 Office Buildings



DEMOGRAPHICS



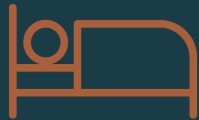
Leeds is the **third largest retail destination** in the UK outside of London



Located within Leeds' evolving '**Innovation District**'



A current **lack of supply** of new Grade A office accommodation



79.4% average hotel occupancy in 2019



C.29m visitors to Leeds in 2019



Over **300,000 international visitors** welcomed to Leeds annually



Over **16 museums and galleries**



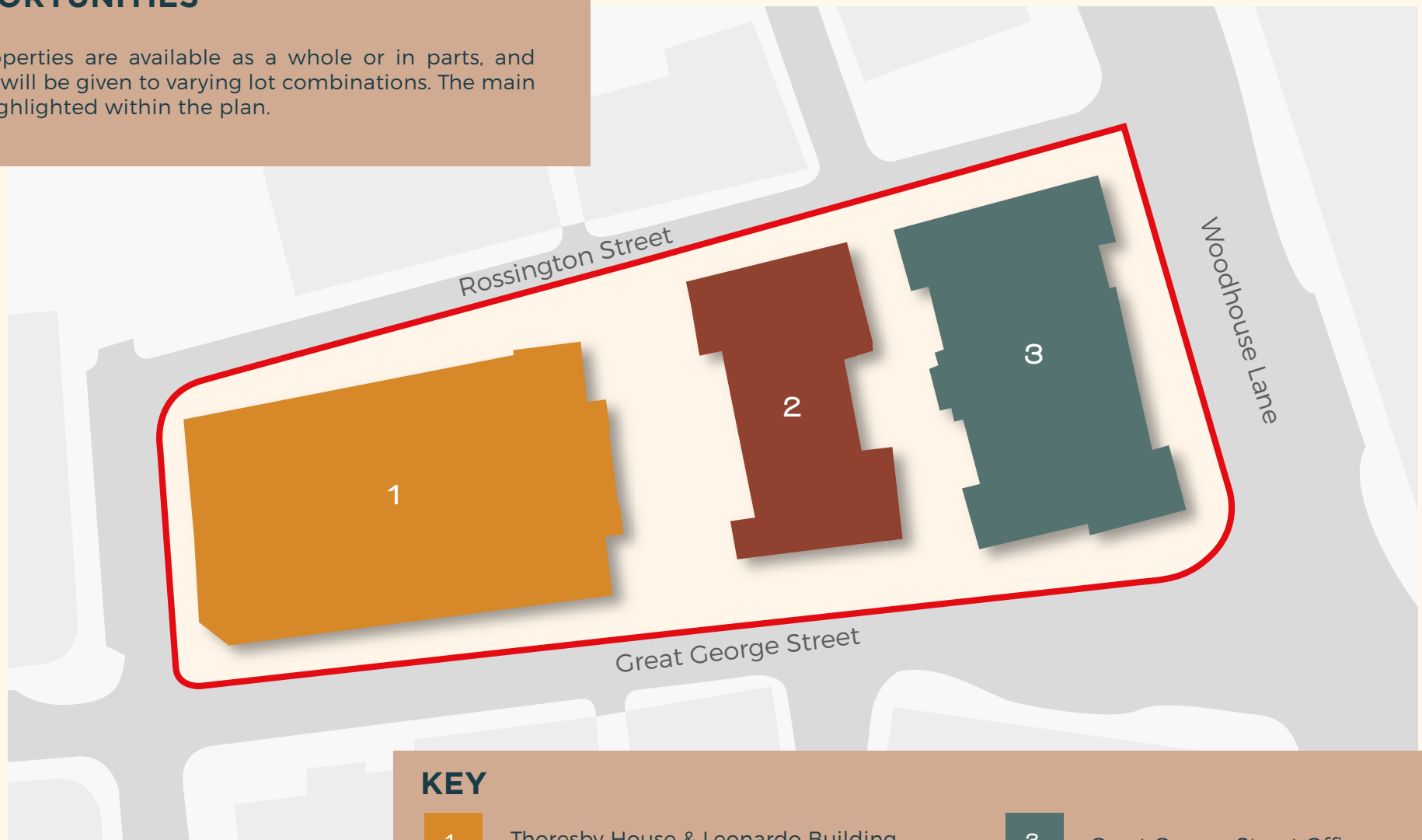
Adjacent to Leeds First Direct Arena with capacity of 13,781 people showing in excess of **150 events annually**



In excess of **200,000 student population** with **1,677 student beds** completed since 2018

THE OPPORTUNITIES

The three properties are available as a whole or in parts, and consideration will be given to varying lot combinations. The main options are highlighted within the plan.



KEY



1

Thoresby House & Leonardo Building



2

Proposed New Build Hotel



3

Great George Street Offices



Full scheme - 1, 2 & 3 combined



THORESBY HOUSE & LEONARDO BUILDING

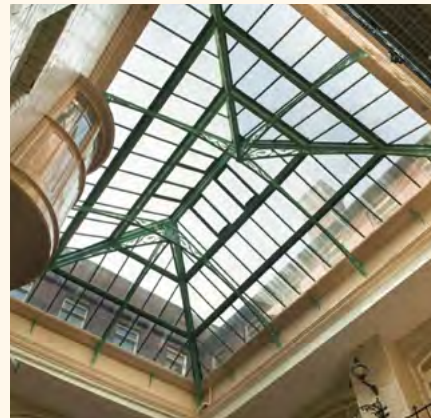
The buildings comprise 92,840 sq ft (8,625 sq m). The Leonardo Building dates from c.1900 originally constructed as a printing works. A substantial extension was added in the late 1990s. Thoresby House was constructed as a Pupil Teachers' College in 1900, then used as a school, and now offices.

The principle entrance to both buildings from Rossington Street, overlooking Millennium Square and the Leeds City Museum. Accommodation within the Leonardo Building is over seven floors, with an eight person passenger lift to all floors, and top floor conference room with long reaching views over the city. This building is attached to and linked to Thoresby House.

The Thoresby House accommodation is spread over four floors arranged around a central glass roofed atrium, which could be a spectacular centre piece for a new use. An eight person double sided passenger lift serves all floors.

The properties comprise approximately following gross and net internal areas:

FLOOR	SQ FT	SQ M
B	8,956	832
G	16,867	1,567
1	17,308	1,608
2	17,545	1,630
3	17,771	1,651
4	5,845	543
5	8,546	794
TOTAL (GIA)	92,840	8,625
TOTAL NIA	58,383	5,424



PROPOSED NEW BUILD HOTEL

The proposed new build hotel sits between Thoresby House and Great George Street Offices. The site currently has outline planning permission for a 166 room, stand-alone hotel totalling 70,342 sq ft (GIA). Access and Egress to this site will be gained via Great George Street. This site can be sold separately with planning permission – further details upon request.

The property has the following gross internal floor areas:

FLOOR	SQ FT	SQ M
B1	7,330	681
G	10,990	1,021
G M	6,329	588
1	8,105	753
2	8,105	753
3	8,105	753
4	8,105	753
5	8,105	753
6	5,167	480
TOTAL	70,342	6,535



*Detailed floor by floor areas can be found within the data room.



GREAT GEORGE STREET OFFICES

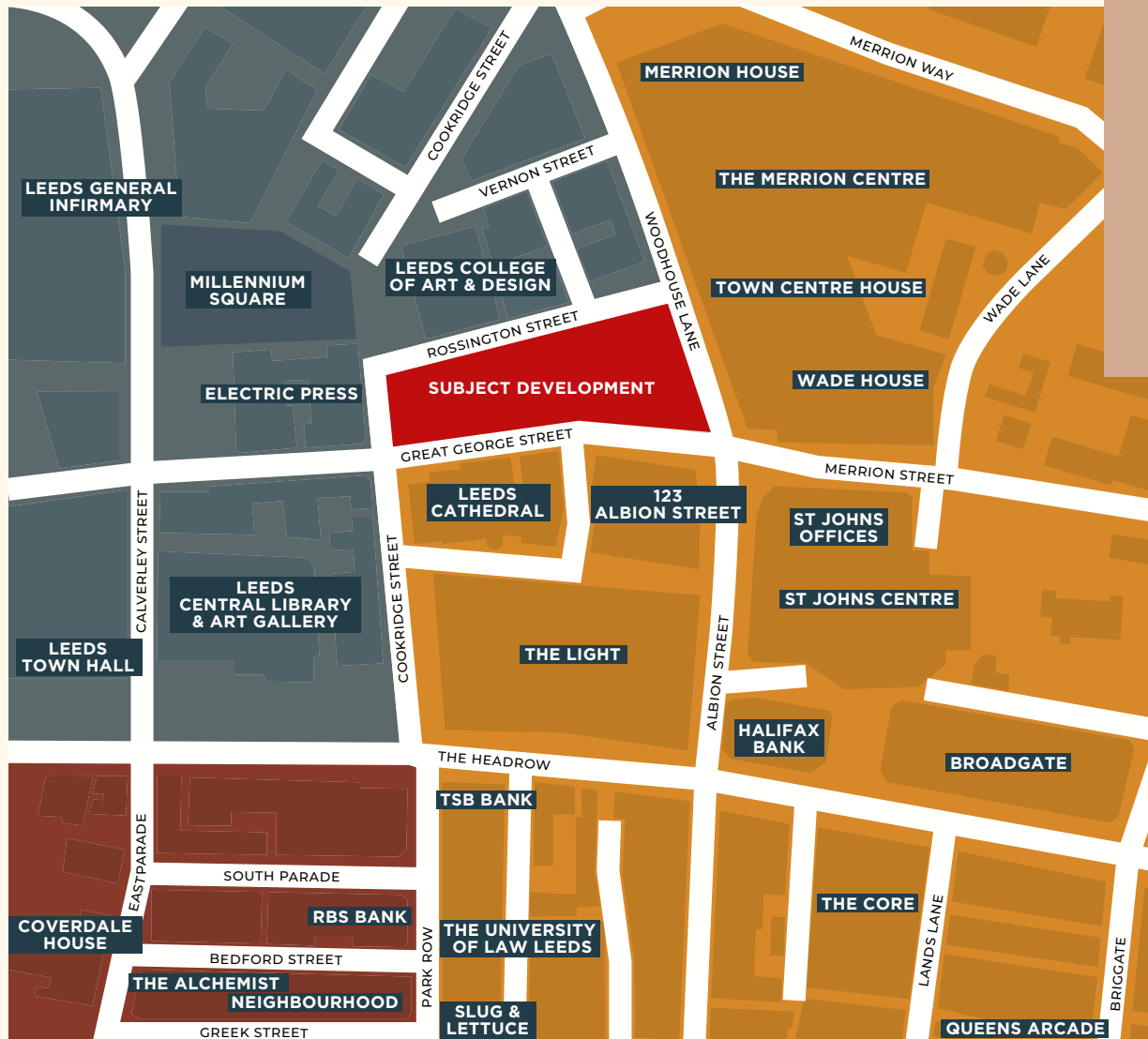
A detached building dating from 1889 constructed as a school with proposed accommodation comprising 83,108 sq ft (7,721 sq m) over five floors. Two 10 person double sided passenger lifts serve all floors. The building has a significant frontage to Woodhouse Lane.

The property is adjacent to 123 Albion Street which is currently undergoing comprehensive refurbishment and will become a new forward thinking Grade A office development at lower level. Leeds City Council offices are located opposite in Merrion House and further offices within the vicinity include St John's, Wade House and Town Centre House.

The properties combined have the following gross internal floor areas:

FLOOR	SQ FT	SQ M
B	2,120	197
G	10,882	1,011
1	10,796	1,003
2	10,850	1,008
3	10,850	1,008
3 M	10,850	1,008
4 Proposed new	10,850	1,008
5 Proposed new	7,599	706
6 Proposed new	8,310	772
TOTAL (Proposed GIA)	83,108	7,721





THE LOCATION

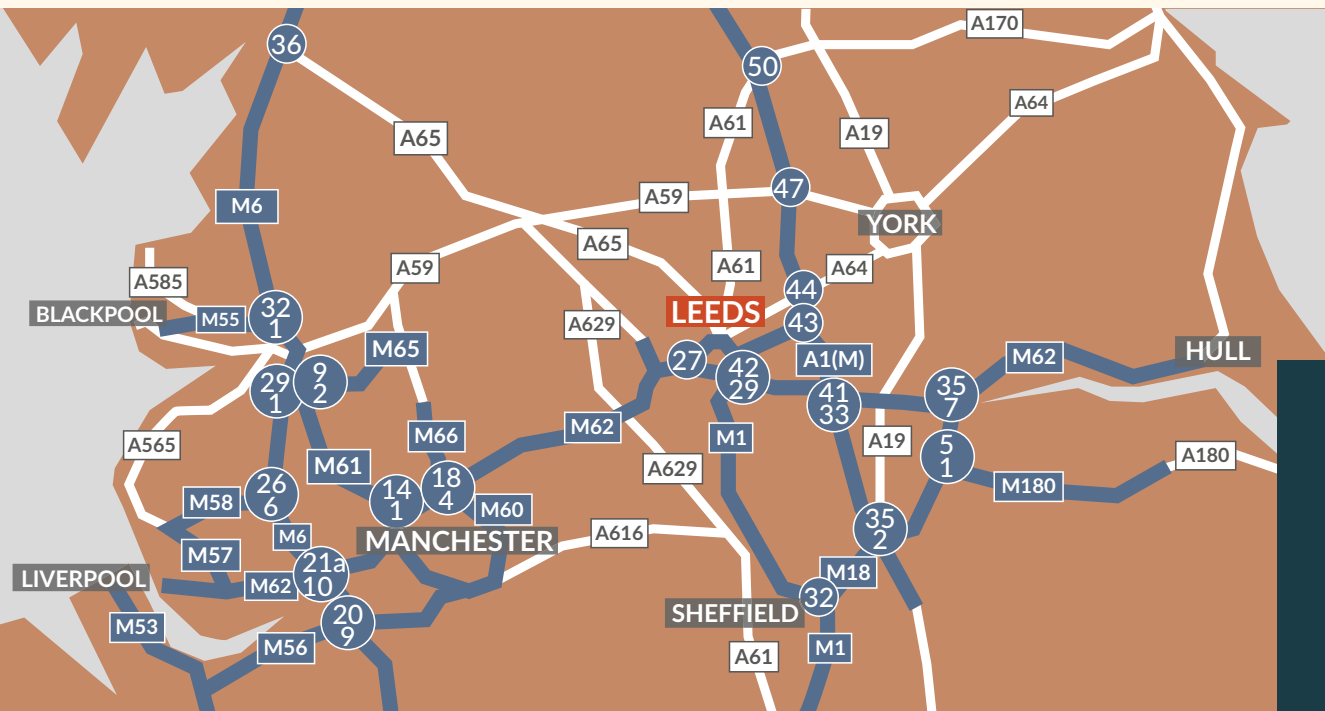
Located within Leeds' Northern Civic Quarter and the ever evolving, "innovation district", Great George Street is ideally placed to benefit from all that this vibrant and evolving location has to offer. The Development sits on Leeds Loop Road which directly links with the Inner Ring Road and hence further afield to the motorway network and Leeds Railway Station is within a 5 minute walk.



A CONNECTED CITY

Leeds is an easily accessible City being 40 miles north east of Manchester, 120 miles north of Birmingham and 195 miles north of London. It is located on the M62/M621 motorways which provide access to Manchester and the north west and via the M1, access to the Midlands and London.

Leeds Railway Station is the busiest in Northern England with passenger numbers due to double over the next 30 years. It is served by the East Coast Main Line which provides access to London King's Cross, whilst also offering direct services to a host of regional cities. Furthermore, Leeds Bradford Airport lies 9 miles north of the City and is serviced by a dedicated coach link, and offers scheduled flights to several destinations throughout the UK as well as to all major European economies.



YORK
37 mins
MANCHESTER
1 hr 9 mins

LIVERPOOL
1 hr 47 mins
BIRMINGHAM
2 hr 6 mins

EDINBURGH
3 hrs 10 mins
LONDON
2 hr 38 mins



YORK
39 mins
MANCHESTER
1 hr 57 mins

LIVERPOOL
1 hr 26 mins
BIRMINGHAM
1 hr 57 mins

EDINBURGH
3 hrs 57 mins
LONDON
3 hrs 43 mins



LONDON
(HEATHROW)
1 hr 10 mins

AMSTERDAM
(SCHIPOL)
1 hr 20 mins



PLANNING & FURTHER INFORMATION

The site benefits from planning and listed building consents (LPA ref 18/06365/FU & 18/06366/LI respectively) for mix of hotel, office, restaurant and cafe uses. Further informal discussions with the Planning Department indicates that residential or student uses may also be acceptable the Leonardo building subject to the necessary planning and listed building consents. Pre-application discussions are encouraged on this matter.

EPC

Copies of the EPC's are available on request.

VAT

The property has not been elected for VAT. Further information is available on request.

TERMS

For further information on terms for consideration, please contact the Agents.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

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