

Be part of the ARENA Q^{TR}

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Accommodation

Ground Floor	1,410 sq. ft	131 sq. m
First Floor	1,108 sq. ft	103 sq. m
Total	2,518 sq. ft	234 sq. m

Retail/Leisure Space

To Let

19, Merrion Way
Merrion Centre,
Leeds, LS2 8BT

Accommodation

The property holds a prominent corner position on Merrion Way, directly opposite the 1,000 bed Unite Student Development and the 13.5k capacity first direct Arena.

It is currently fitted out and includes a balcony. Nearby tenants include PizzaExpress, Starbucks and Costa Coffee.



Rent
£50,000 p.a

Tenure
The unit is available by way of a new effectively full reporting & insuring lease on terms to be agreed

Rates
- Rateable Value: £37,250
- Rates Payable: (2020/21): £18,290
(interested parties are advised to make enquiries with the local authority)

Service Charge
The on account service charge budget for the current year (2020/21) is £3,275

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

EPC Rating
E



For viewing and further information, contact



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A Prime Location in the heart of Leeds

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 bedroomed 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).



ARENA Q^{TR}

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