



**merrion™
centre**

merrioncentre.co.uk
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To Let

Unit 5,
Merrion Centre,
Leeds, LS2 8PJ

Retail Opportunity

Accommodation (subject to vacant possession)

Discover this **prime opportunity** inside the **Wade Lane entrance** to the Merrion Centre. This exceptional space offers **great visibility**, featuring **glazed frontage** and **easy access** ensuring a prestigious presence on the mall for your business.

Other brands on your doorstep include **The Works**, **Jumbo Records** and **Max Spielman** making it an ideal location for any business looking to thrive.

Rent

£35,000 per annum

Tenure

Flexible availability to let on a full repairing and insuring lease, on terms to be agreed

Rates

- **Rateable Value (2026/27): £11,250**

- **Rates Payable (2026/27): £4,298**

You may be eligible for a retail discount under the governments business rates relief. Please check with the local charging authority

Service Charge

The on-account service charge budget for the year (2026/27) is **£14,719.65**

Legal Costs

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

EPC Rating

C



Specification:

Ground Floor	1,254 sq. ft	117 sq. m
Total	1,254 sq. ft	117 sq. m

Updated: 08/01/2026

**There's never been a better time to
shop, eat, drink & be Merrion!**

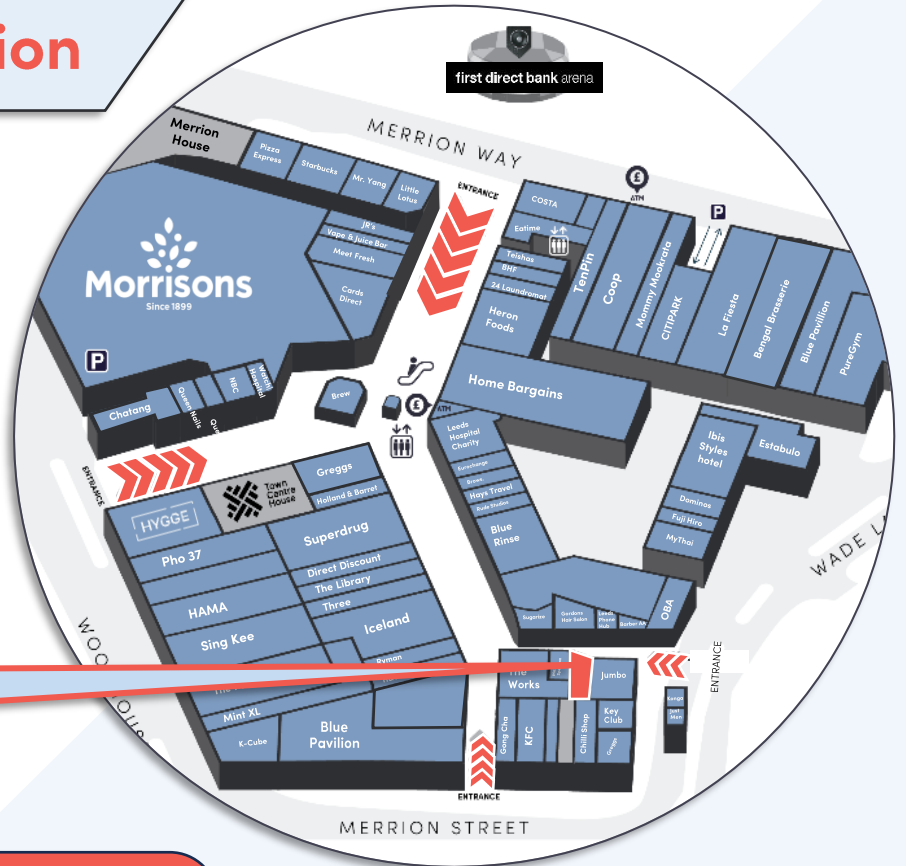
An asset of
 **Town
Centre
Securities**

A Prime Location



**merrion
centre**

**5
Merrion
Centre**



4 Universities on main route (by foot) into the city with **+80,000 students** living within a **15 min walk** (with **more** anticipated!)



8,372 Existing apartments within the immediate vicinity

With a further **5,000** on-site or in the pipeline

+2900



car parking spaces nearby including **on-site CitiPark**



Capacity for **2200+** LCC employees in Merrion House



Just **265m** from **LGI** which plans an **additional 94,000 m2** of facilities including **£9.5m** adult hospital & site for **new Leeds Children's Hospital**



c.9m

internal visitors at the Merrion Centre in 2025



13.5k Capacity fd Arena directly adjacent

**A landmark location,
A Prime Opportunity**

Join us at the Merrion Centre



Enquiries:



Town
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IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is June 2026