



# TURA

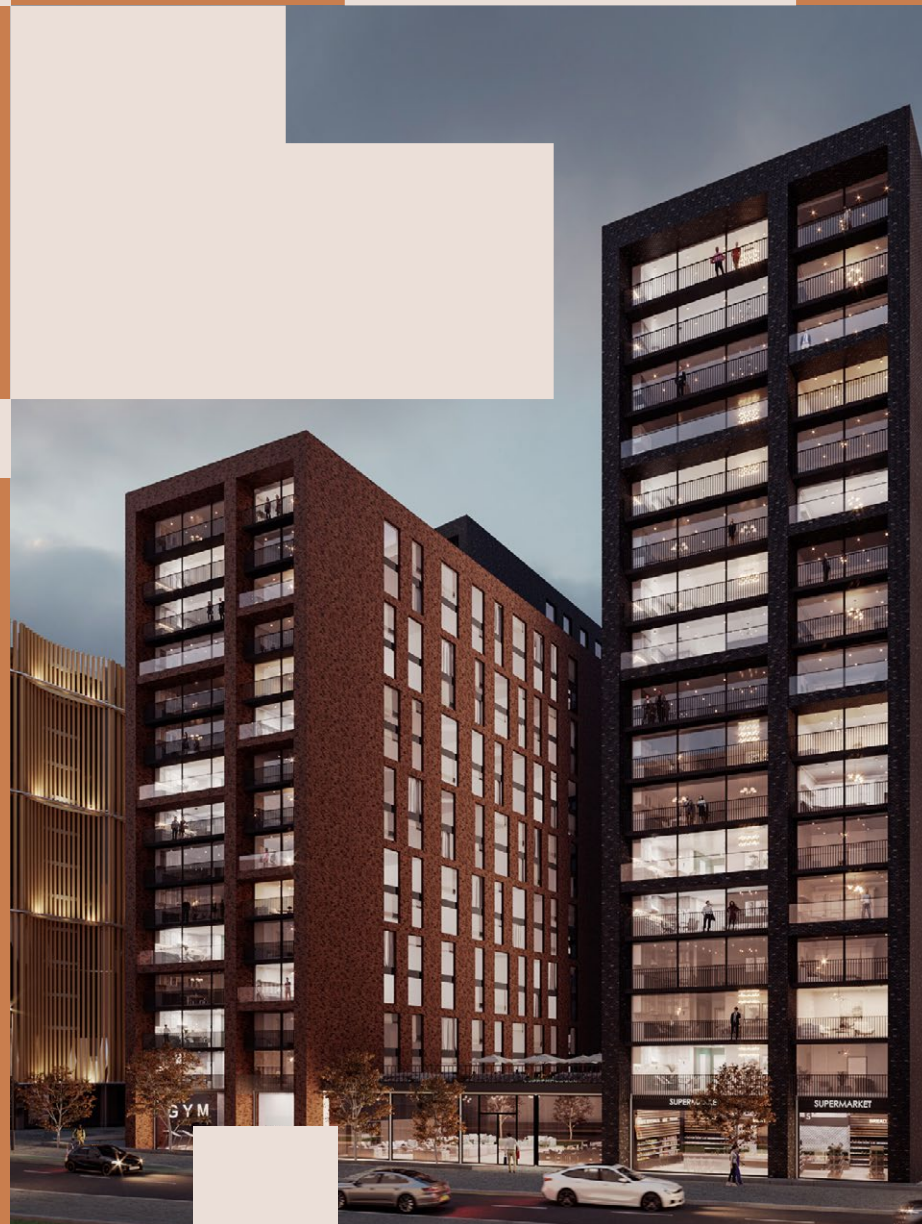
WHITEHALL RIVERSIDE LEEDS

WHITEHALL ROAD, LEEDS LS1 4BN

## 3 PRIME COMMERCIAL UNITS TO LET

Three flexible ground floor  
commercial opportunities to let  
from c.850 sq.ft. to 2,650 sq.ft.





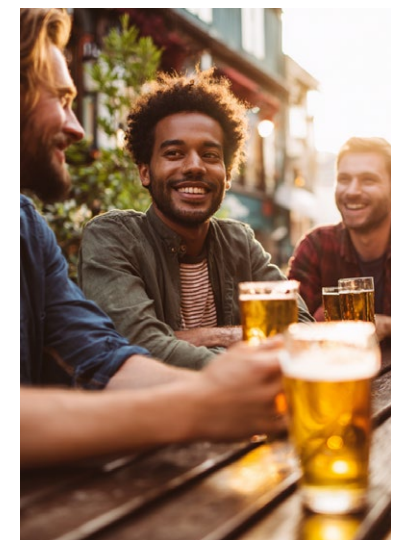
## Tura will deliver a benchmark for high quality, commercial opportunities in the heart of Leeds City Centre

### 650,000 SQ. FT. MIXED USE DEVELOPMENT

Introducing Tura: a new BTR scheme within Leeds city centre delivering 500 one, two and three bedroom homes, including 25 Discounted Market Rent homes. Tura will provide over 14,000 sq ft of internal resident amenity space, a south facing roof terrace overlooking the River Aire and three retail units at street level.

Tura forms part of the Whitehall Riverside neighbourhood, a vibrant mixed-use estate set to deliver 295,000 sq ft of Grade A office space, 108 hotel bedrooms, and 516 car parking spaces. Whitehall Riverside neighbours Wellington Place, Leeds' premier office location featuring over 1 million sq.ft. of Grade A office space and home to 30 major employers including HMRC, Sky Betting and Gaming, Willis Towers Watson and Squire Patton Boggs.

A thriving new residential and business district, Whitehall Riverside will be the place to live and work in Leeds City Centre.







Tura is at the centre of one of the most exciting development clusters in the UK



# Leeds is one of the UK's fastest-growing cities and a leading business location within Europe.

## THRIVING BUSINESS HUB

Leeds is home to over 32,000 businesses and contributes £65bn GVA to the UK economy, making it the largest financial and legal centre outside London. More than 470,000 people work in the city, with employment expected to grow by 5% over the next five years as global brands continue to invest.

## BUILD TO RENT BOOM

Leeds is one of the UK's fastest-growing rental markets, with 73% of city centre households renting compared to the UK average of 36%. Over 1,500 new Build to Rent homes have completed with thousands more in the pipeline, yet demand continues to outstrip supply, especially from young professionals and graduates.

## SKILLED WORKFORCE

The Leeds City Region has a 1.37 million-strong workforce and produces 38,000 graduates annually from eight universities. With over 100,000 students currently studying, Leeds benefits from one of the youngest populations in the UK, creating a constant pipeline of talent across tech, digital, legal, and financial services.

## RISING DEMAND FOR SPACE

Office take-up hit over 600,000 sq.ft. in 2023 and Grade A vacancy is just 5%, drawing more daily footfall into the city. Combined with major new neighbourhoods such as Wellington Place and Whitehall Riverside, this creates concentrated catchments of office workers and residents seeking high-quality F&B and leisure experiences.





## BTR

1. THE JUNCTION
2. MUSTARD WHARF
3. UNCLE
4. PIN YARD
5. THE HEADLINE

## HEALTH

1. MOTIVE NORTH
2. ANY TIME FITNESS
3. FORM
4. PURE GYM CITY CENTRE
5. WILLOW METHOD

## PUBS AND BARS

1. THE MIDNIGHT BELL
2. THE CROSS KEYS
3. NORTHERN MONK BREWERY
4. EDITORS DRAUGHT
5. GREEN ROOM
6. HOIST HOUSE
7. VEENO
8. MADS FRANS

## FOOD MARKETS

1. LEEDS KIRKGATE MARKET
2. TESCO EXPRESS
3. SAINSBURY'S LOCAL
4. THE CO-OPERATIVE FOOD

## RESTAURANTS & CAFÉS

1. MADRE (COMING SOON)
2. WAKI MAKI
3. WATER LANE BOAT HOUSE
4. CANDLE BAR
5. SOCIABLE FOLK
6. GRANARY WHARF
7. 92 DEGREES
8. EMBA
9. BAKE
10. GOOD LUCK CLUB
11. NONO WINE BAR
12. HOIANA RESTAURANT
13. PRET
14. CAFÉ NERO

## RETAIL

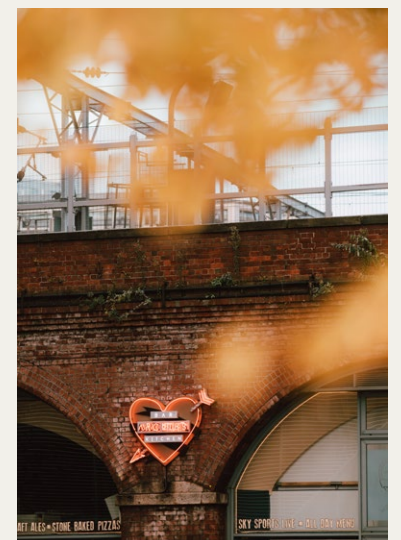
1. LEEDS TRINITY
2. VICTORIA QUARTER
3. MERRION CENTRE
4. LEEDS MARKET

## CULTURE

1. UNDERGROUND BALLROOM
2. THE TETLEY
3. ROUND FOUNDRY
4. TOWER WORKS
5. CANDLE HOUSE
6. WATERMANS PLACE
7. STATION SOUTH ENTRANCE
8. MARSHALL'S MILL
9. TEMPLE WORKS
10. THE ROYAL ARMOURIES
11. LEEDS DISCOVERY CENTRE

Tura sits at the heart of a lively retail and leisure destination, with some of Leeds' best-known food, drink, and shopping spots just moments away.

Trinity Leeds, one of the city's busiest retail centres, is a short walk from Tura, alongside the independent cafés, bars, and restaurants of Wellington Street and the riverside. Neighbouring Wellington Place already supports a thriving day-to-night scene with popular eateries and coffee shops serving the area's office and residential community, ensuring strong footfall and demand for new F&B and retail at Tura.

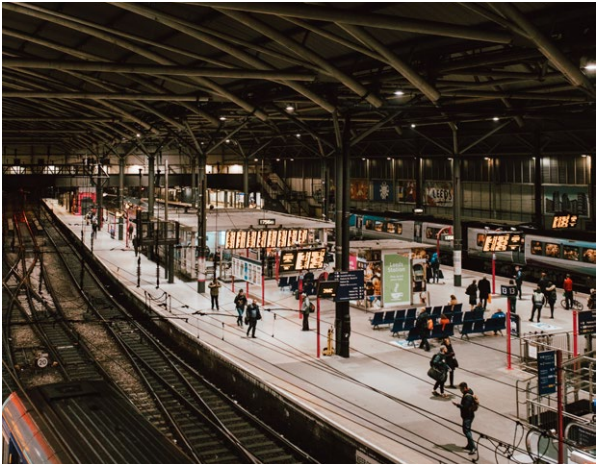






# Connectivity

Tura is just a 5-minute walk from Leeds Train Station with direct trains from London in 2 hours and Manchester in 50 minutes. The location benefits from excellent local transport links, including frequent buses, safe pedestrian routes and dedicated cycling infrastructure, while nearby car parking and EV charging points make it easy for both drivers and eco-conscious visitors to reach the site.



## By foot



WELLINGTON PLACE	1 MINS
LEEDS TRAIN STATION	5 MINS
TRINITY SHOPPING CENTRE	8 MINS

## By bicycle



NORTHERN MONK REFECTORY	4 MINS
KIRKSTALL ABBEY	20 MINS
ROUNDHAY PARK	24 MINS
IIKLEY MOOR	1 HR 18 MINS

## By train



YORK	25 MINS
MANCHESTER	48 MINS
LONDON KING'S CROSS	2 HR 15 MINS

## By car



LEEDS BRADFORD AIRPORT	27 MINS
HARROGATE	40 MINS
SHEFFIELD	52 MINS
MANCHESTER CITY CENTRE	1 HR





**TURA**  
WHITEHALL RIVERSIDE LEEDS

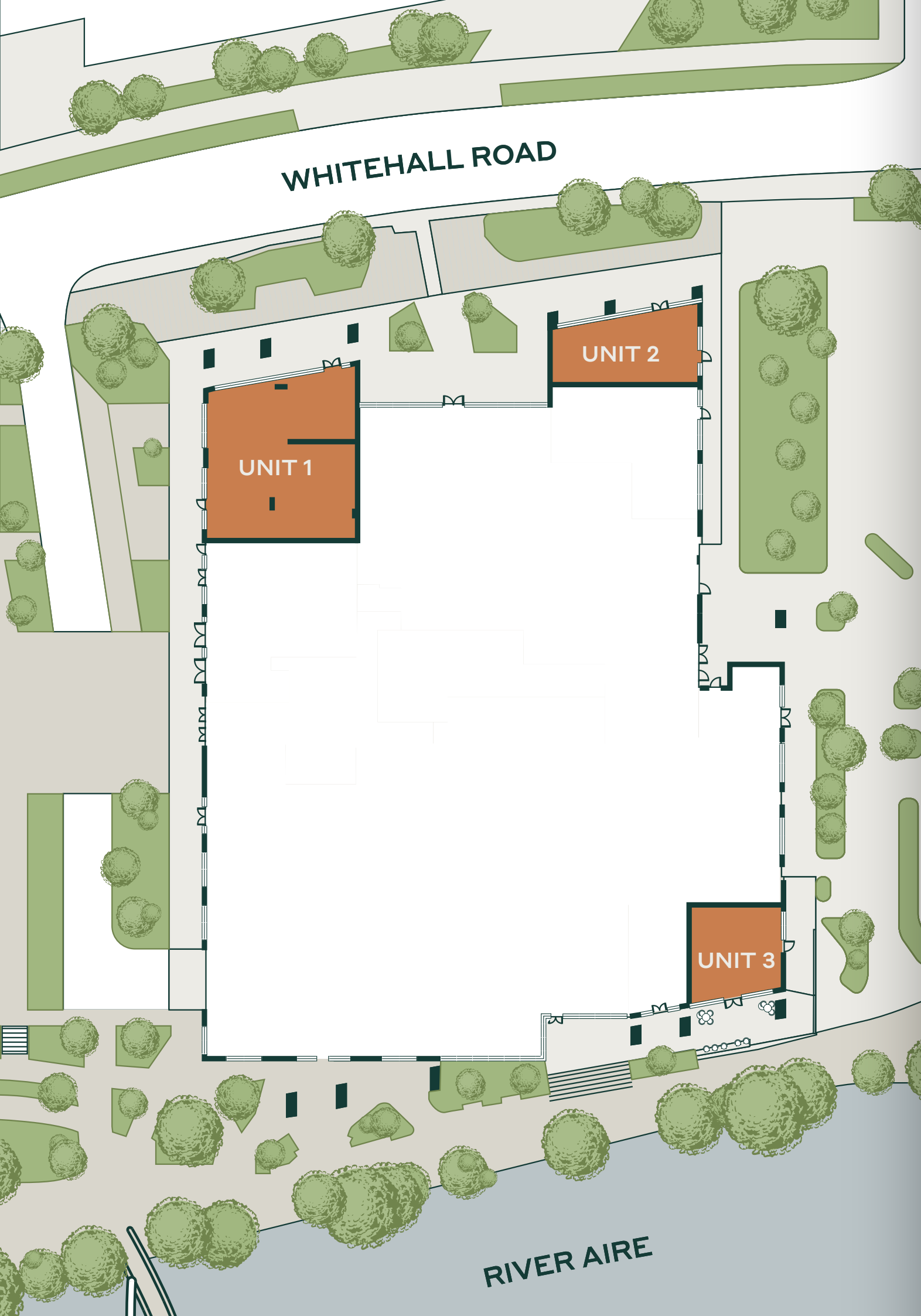
# Whitehall Riverside Masterplan

The three commercial units at Whitehall Riverside offer a unique opportunity to become part of Leeds' newest and most vibrant mixed-use district. Positioned on the active ground floor of a development

that will deliver 500 residential units, 253,000 sq ft of Grade A office space, a 108-bed hotel, and 478 parking spaces, these units will benefit from a built-in customer base of residents, office workers, and visitors.

- 1 NO.1 Whitehall Riverside
- 2 Whitehall Waterfront
- 3 Office - construction TBC
- 4 Office - construction TBC
- 5 Multi Storey Car Park
- 6 Aparthotel / Office





With prominent frontage to Whitehall Road, the scheme and units are well located and benefit from very high footfall. Tura is nestled between Whitehall Road, opposite Wellington Place and the River Aire and is at the heart of a thriving public realm and with Unit 3 benefiting from a picturesque riverside setting.

All three units will be finished to a shell specification with a fully glazed shop fronts installed and capped off services. The units benefit from good height and exposed industrial features. All units have scope for outside seating set underneath a covered overhang to maximise the use of this space.

The units offer a variety of sizes and each offers scope for flexible occupation by a variety of end users providing an amenity to both the residents at Tura and also the residents and worker population from the immediate locale. Units 1 and 2 are located immediately adjacent to the main residential entrance and also both front the very busy and prominent Whitehall Road. Unit 3 has aspect to the River Aire and scope for outside seating to enjoy this quieter position within the scheme and the passing pedestrian foot traffic along the riverside path.

#### Each unit extends as follows:

##### Unit 1

2,631 SQ.FT.

245 SQ.M.

SUITABLE FOR  
FLEXIBLE RETAIL  
& LEISURE USE

##### Unit 2

1,073 SQ.FT.

100 SQ.M.

SUITABLE FOR  
FLEXIBLE FOOD  
& BEVERAGE

##### Unit 3

869 SQ.FT.

80.7 SQ.M.

SUITABLE FOR  
FLEXIBLE FOOD  
& BEVERAGE



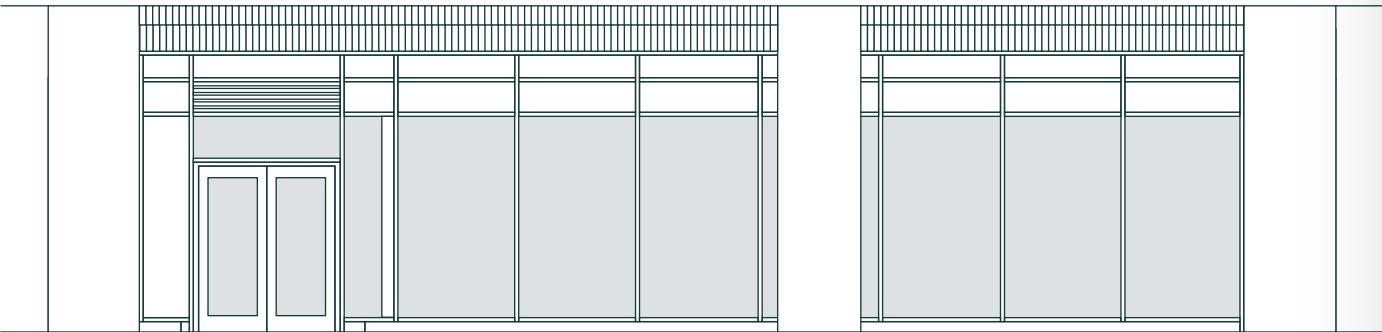
# UNIT 1

2,631 SQ.FT.

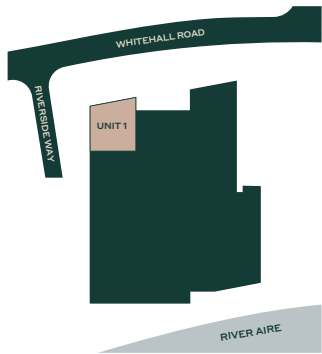
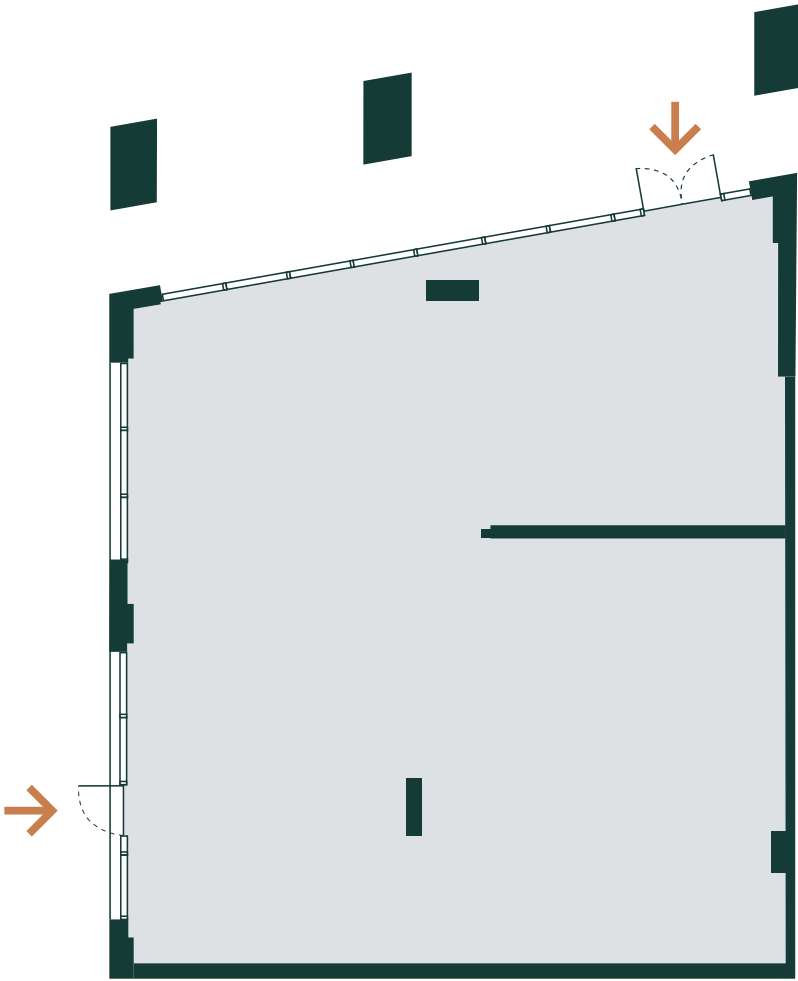
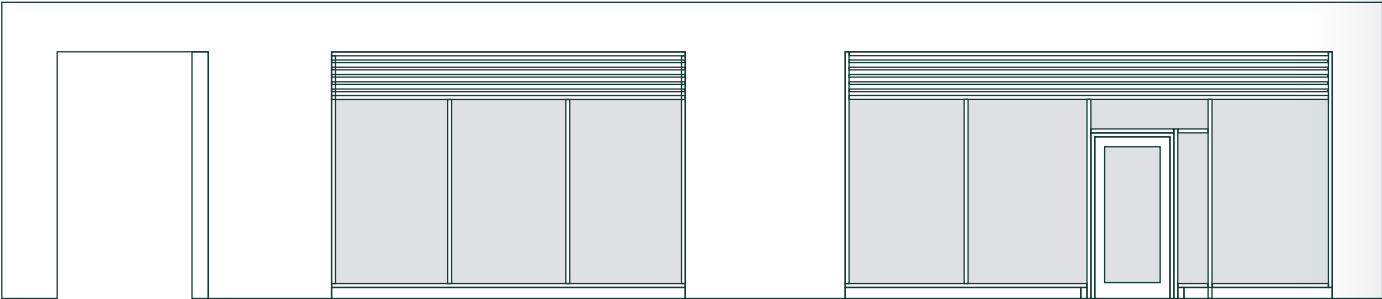


Suitable for flexible  
retail & leisure use

North elevation



West elevation



← Unit entrances

■ Unit Area

Approx. Floor Area  
2,631 sq.ft.  
244.4 sq.m.  
  
Maximum Ceiling Height  
3.8m

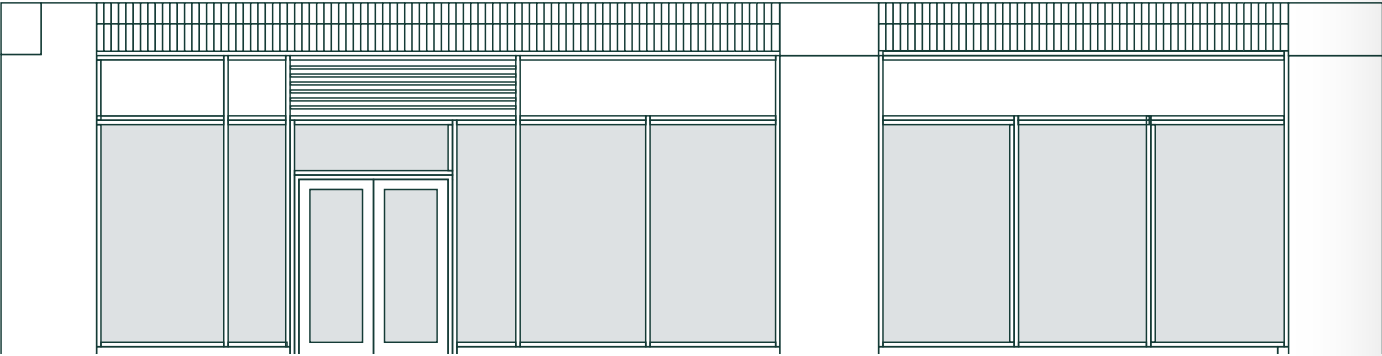
BREEAM Rating  
Excellent  
  
Electricity Supply  
69KVA



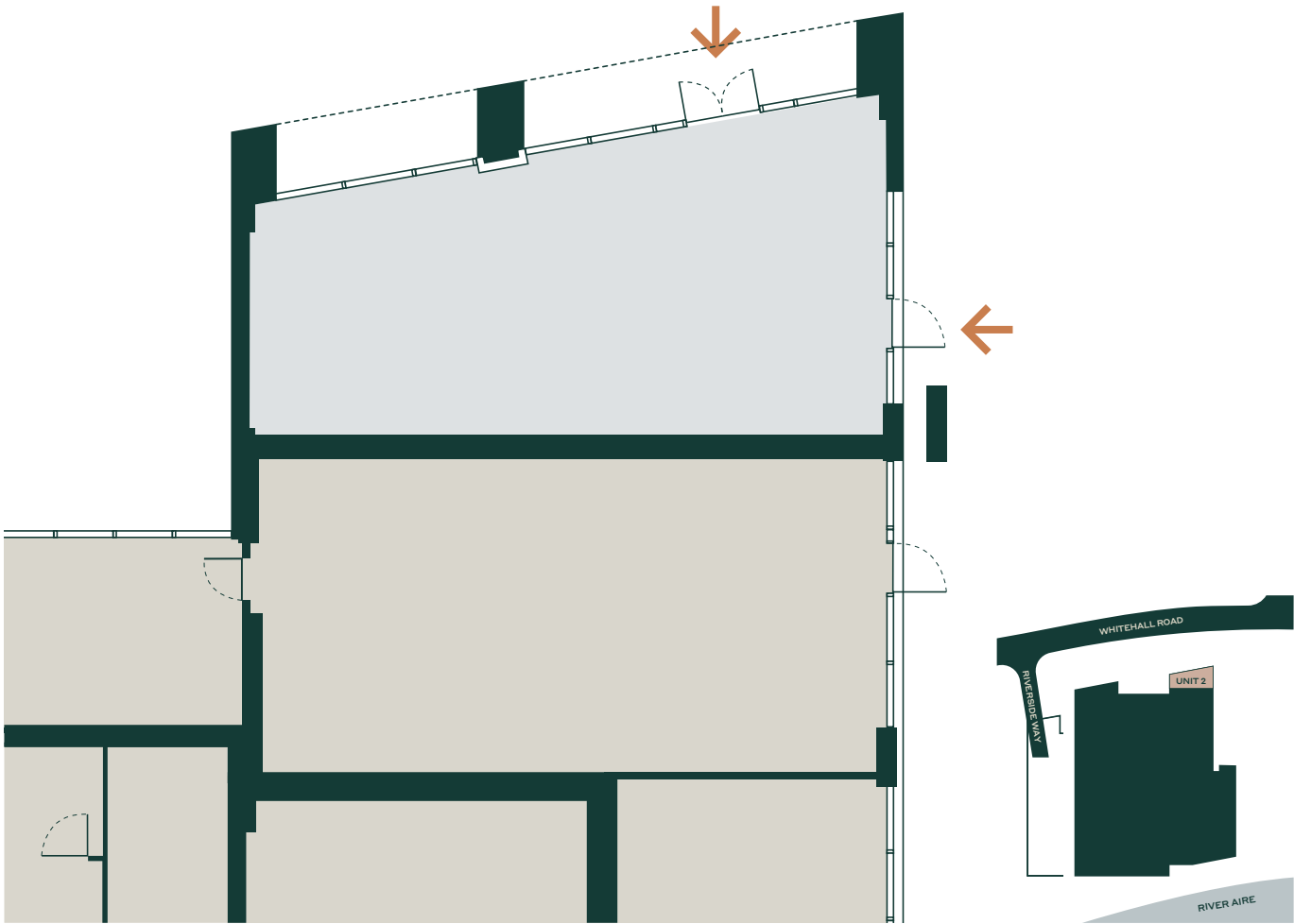
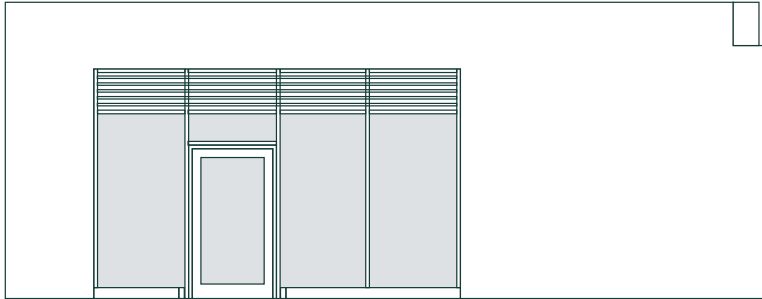
UNIT 2  
1,073 SQ.FT.

Suitable for flexible  
food & beverage

North elevation



West elevation



← Unit entrances

■ Unit Area

Approx. Floor Area  
1,073 sq.ft.  
244.4 sq.m.

Maximum Ceiling Height  
3.8m

BREEAM Rating  
Excellent  
  
Electricity Supply  
69KVA

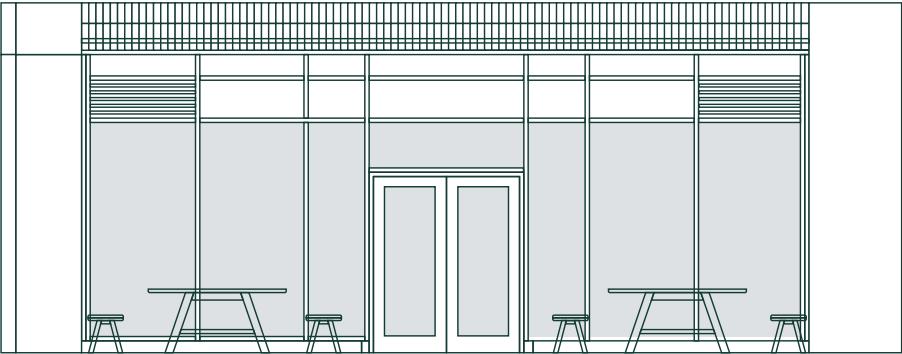


UNIT 3

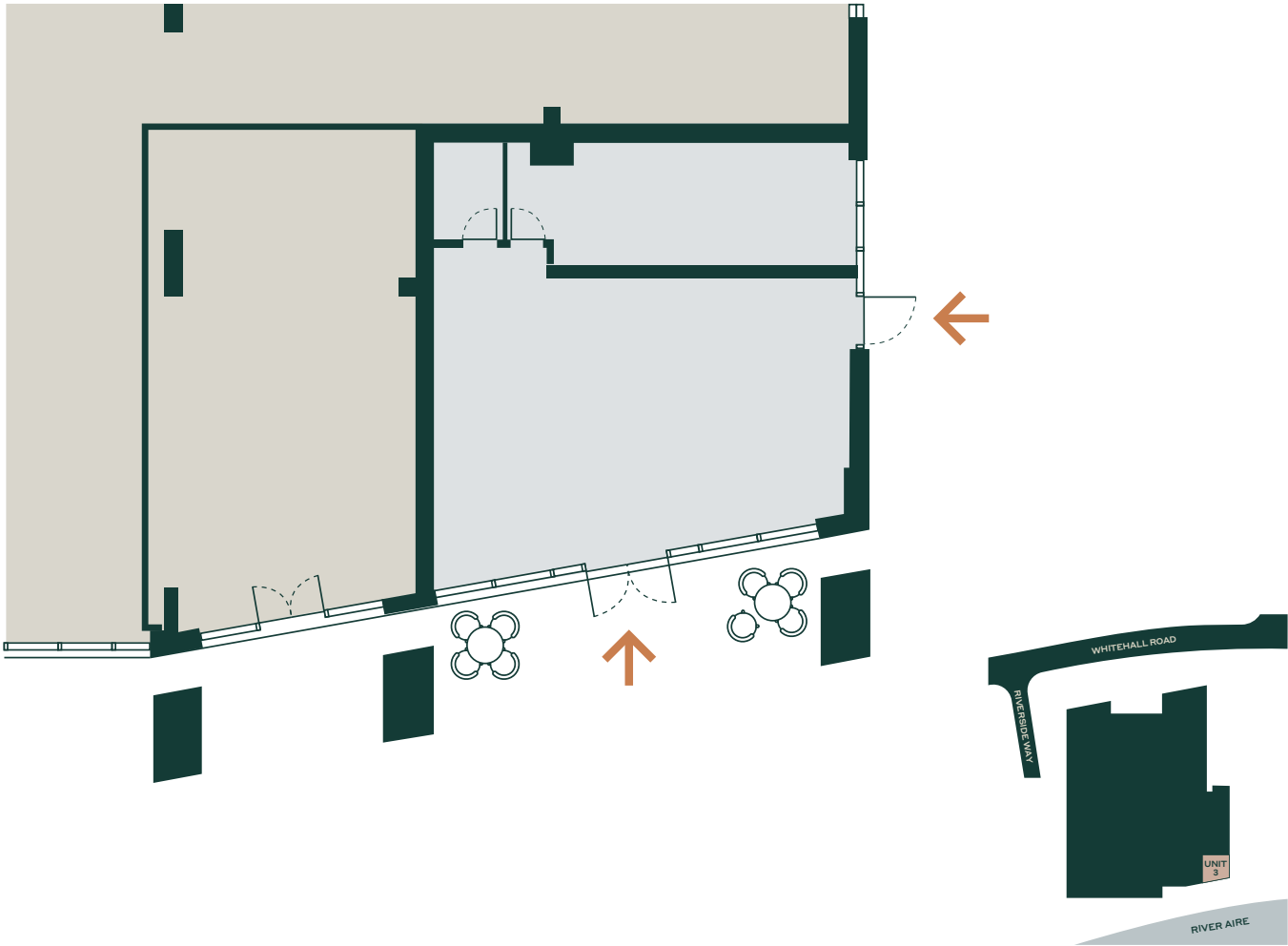
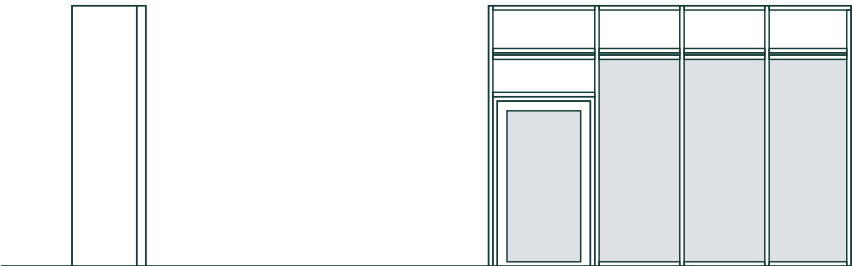
869 SQ.FT.

Suitable for flexible  
food & beverage

South elevation



West elevation



← Unit entrances

■ Unit Area

Approx. Ground Floor Area  
869 sq.ft.  
80.7 sq.m.

Maximum Ceiling Height  
3.8m

BREEAM Rating  
Excellent

Electricity Supply  
45KVA



## The Details

### TERMS

All units are available on a new Full Repairing and Insuring lease, subject to a fixed service rent, on terms to be agreed. Further information on the services included will be made available to interested parties

### COSTS

Each party is to bear their own legal costs incurred in the transaction

### ADDRESS

Unit 1 – 11 Whitehall Road Leeds LS1 4FE  
Unit 2 – 7 Whitehall Road Leeds LS1 4FE  
Unit 3 – 3 Riverside Way Leeds LS1 4FN

### PLANNING

All units benefit from Class E as set out in the Schedule of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

### BUSINESS RATES

The units will be subject to rating assessments once the development has completed

### RENT

Supplied upon application

### FLOOR PLANS

Floor plans will be made available upon request by interested parties

### HOURS OF OPERATION

07.00 – 23.00 – Monday to Sunday

### HOURS OF DELIVERIES

08.00- 20.00 Monday to Saturday  
09.00-18.00 Sundays and Bank Holidays



For further information, please contact the sole letting agents Fox Lloyd Jones. For the attention of Louise Larking.

**LOUISE LARKING**  
**07814 478560**  
**LOUISE.LARKING@FLJLTD.CO.UK**



### MISREPRESENTATIONS ACT:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

### ANTI-MONEY LAUNDERING:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.





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