

TO LET ~ NEW COMMERCIAL GROUND FLOOR RETAIL UNIT

c. 2,500 ft²

**FOX
LLOYD
JONES**

0113 243 1133

www.fljltd.co.uk

UNIT 1, SKY GARDENS, SILVER STREET, HOLBECK, LEEDS, LS11 9YW

SUMMARY

- ◇ Ground floor commercial unit as part of a landmark £50m+ mixed-use development in Leeds' Southbank area
- ◇ 306 residential apartments in Sky Gardens + a further 375 in the adjoining BeckYard scheme (McLaren)
- ◇ End of Q1 2027 shell handover of commercial unit
- ◇ Opportunity to establish a convenience retail offer within a major new Residential neighbourhood
- ◇ Also suitable for a range of uses including food retail, leisure, office, beauty, clinic
- ◇ Part of South Bank regeneration area, promoting mixed-use development



LOCATION



- Prime South Bank location, just off Water Lane and immediately south of Leeds city centre. Conveniently located within walking distance of Leeds Station and the city centre.
- Surrounded by major developments including Tower Works, Mustard Wharf, Granary Wharf and Leodis Square.
- Part of a growing mixed-use neighbourhood with an established offering of cafés, bars, leisure and independent businesses including BAKE, Hoiana restaurant, Domo, Northern Monk, Suki Leeds, The Cross Keys, The Midnight Bell,
- 681 new homes across Sky Gardens and adjoining BeckYard, providing a substantial immediate residential catchment.
- This is a rare opportunity to establish a convenience retail offer within one of Leeds' most rapidly evolving neighbourhoods.
- Ground floor commercial uses play a key role in placemaking and community creation, and a convenience store here will provide a valuable amenity for the resident population.

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DESCRIPTION



- This brand new unit is situated on the ground floor of Sky Gardens and offered in shell condition ready for full tenant fit out
- It has an impressive 5–6m ceiling height and potential to install mezzanine floor.
- The unit has a flexible open-plan layout, providing excellent scope for occupier fit-out.
- Its position within a significant and growing residential catchment offers an excellent opportunity for a food retailer to establish a presence and serve the local community.
- Other commercial uses are also possible (STP)
- Anticipated shell handover end of Q1 2027



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LINK WITH BECKYARD

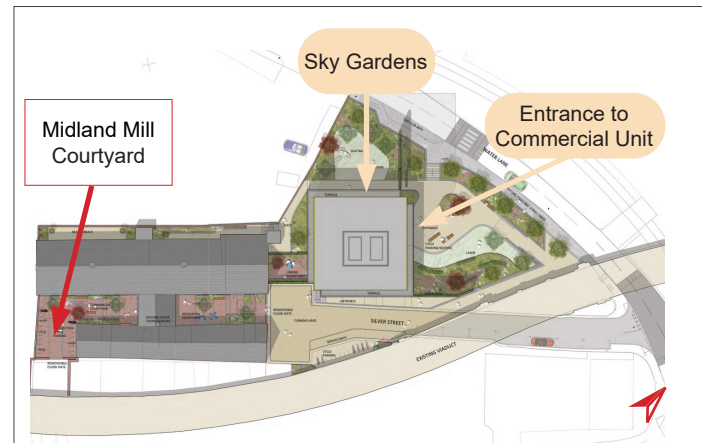


Image to right shows public realm to rear elevation of Midland Mill & north elevation of BeckYard tower



The neighbouring scheme has been designed to integrate with the Sky Gardens / Midland Mills scheme in order to add to the sense of community and connectivity between residential blocks in the area.

The ability for pedestrians and cyclists to move freely between the buildings is integral to the ethos of placemaking.



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FLOOR PLAN

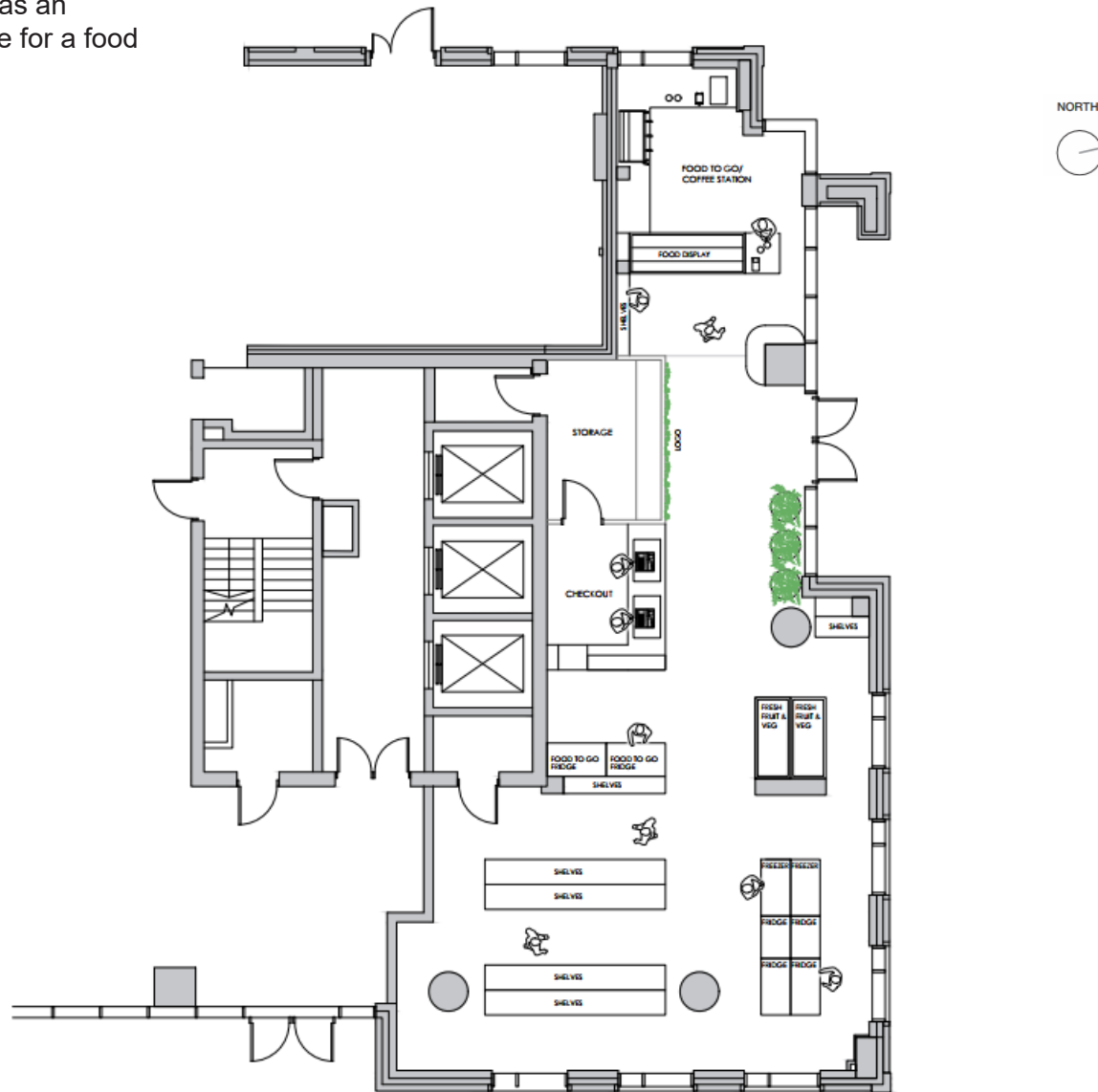


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INDICATIVE LAYOUT

Image prepared by Building Interiors as an indicative layout for the space suitable for a food retail store.

**Building
interiors**
Making Space Work.



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LOCAL POPULATION

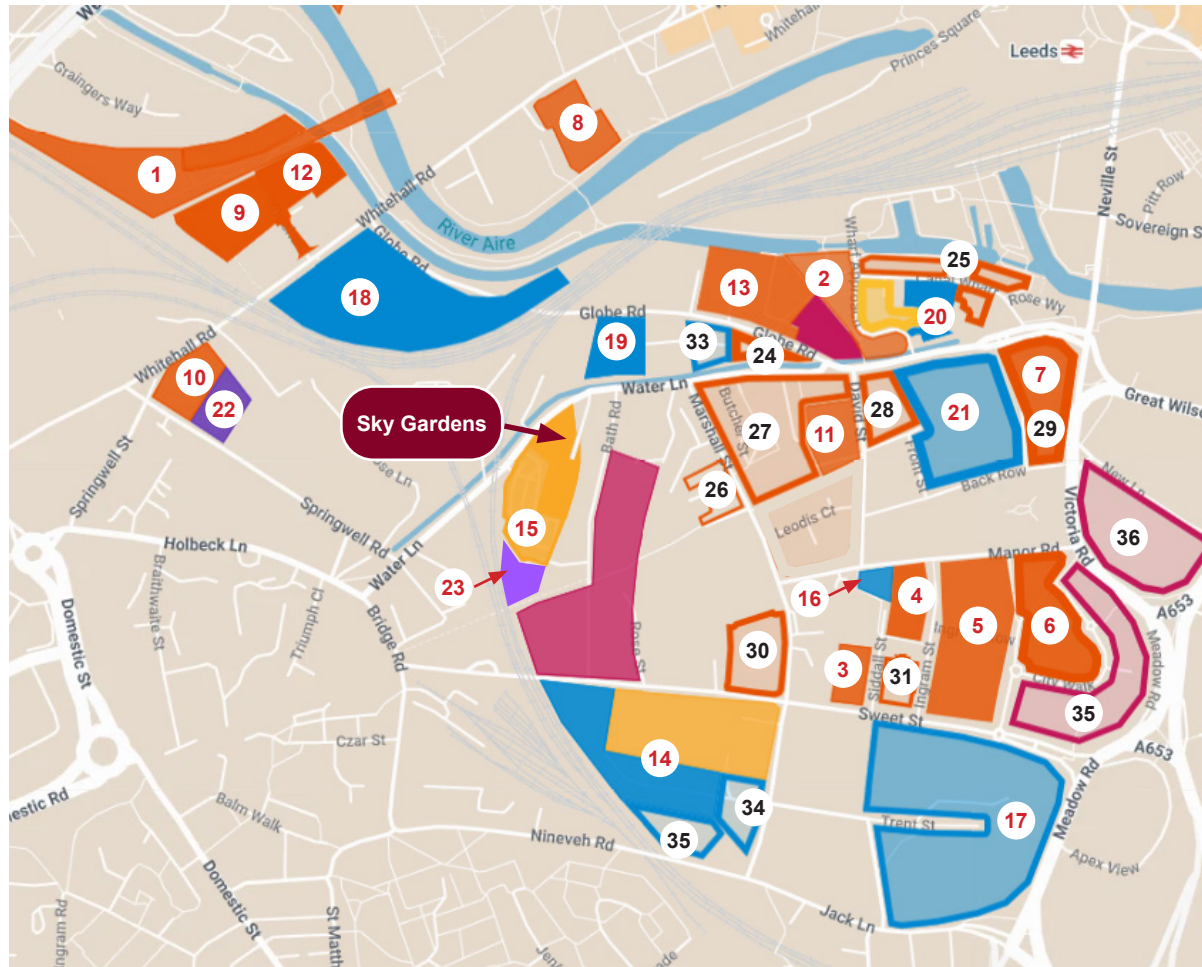
RESIDENTIAL COMMENTARY

Maximum occupancy assumes 2 people per available room (average split being 52% 1-bed, 40% 2-bed + 8% 3-bed).

Taking 70% of the maximum would give an estimate of around **23,000** residents (excluding pre-planning)

RESIDENTIAL - 10,570 Units

1. The Junction	663
2. Mustard Wharf	250
3. Pin Yard, Sweet Street	215
4. Manor Mills	277
5. Leodis Square	744
6. Velocity	96
7. Bridgewater Place	200
8. Whitehall Riverside	500
9. UNCLE (B) Leeds	463
10. Springwell Gardens P1	224
11. The Ironworks	72
12. UNCLE (A) Leeds	488
13. Tower Works	245
14. Sweet Street West	1350
15. Beck Yard (McLaren)	375
16. One Residences	125
17. South Village	1925
18. Greenbank / Globe Rd	783
19. Globe Rd / Water Lane	250
20. Zurich House Redevelopment	170
21. Florence Square RESI??	600
22. Springwell Gardens P2	402
23. Bath Road	152



Residential / Office Developments Leeds South Bank

	Existing	Under Construction	Planning Approved	In Planning	Pre-Planning
Resi					
Office					

OFFICE

24. Globe Point	3,515
25. Canal Wharf	5,864
26. Marshalls Mill	6,500
27. Round Foundry	2,680
28. St David's Court*	980
29. Bridgewater Place	25,000
30. Draper's Yard	7,962
31. Holiday House	10,808
Total Current Space	63,310m²

33. One Globe Square	12,587
34. Sweet Street P1	8,231
35. Sweet Street P2	4,171
21. Florence Square	40,000
17. South Village	70,000
28. St. David's Court*	6,608
Total Pipeline Space	141,597m²

35,36 Future Office Development sites

OFFICE COMMENTARY

Assuming full occupation and taking 1 person / 100 sq ft, current office population is c. 6,000 (allowing for some voids). Adding in the pipeline schemes, the total comes to **c 20,000**

MIDLAND MILLS, SILVER STREET, LEEDS, LS11 9YW

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Viewing & further information

Please contact the sole selling agents:

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Proposal

Terms:

The property is available by way of a new FRI Lease for a term of years to be agreed.

Rent: On Application

Planning:

Flexible planning within use Class A1, A2, A3, A4 & B1

Rateable Value:

It is advised that interested parties make their own enquiries with the local charging authority.

Service Charge:

Details upon request

EPC:

The property is to be assessed once the conversion work has been completed.

Available upon request.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

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.

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.

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