

TO LET ~ NEW COMMERCIAL GROUND FLOOR RETAIL UNIT IN PRIME ROADSIDE LOCATION – c. 3,840 ft²

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JONES**

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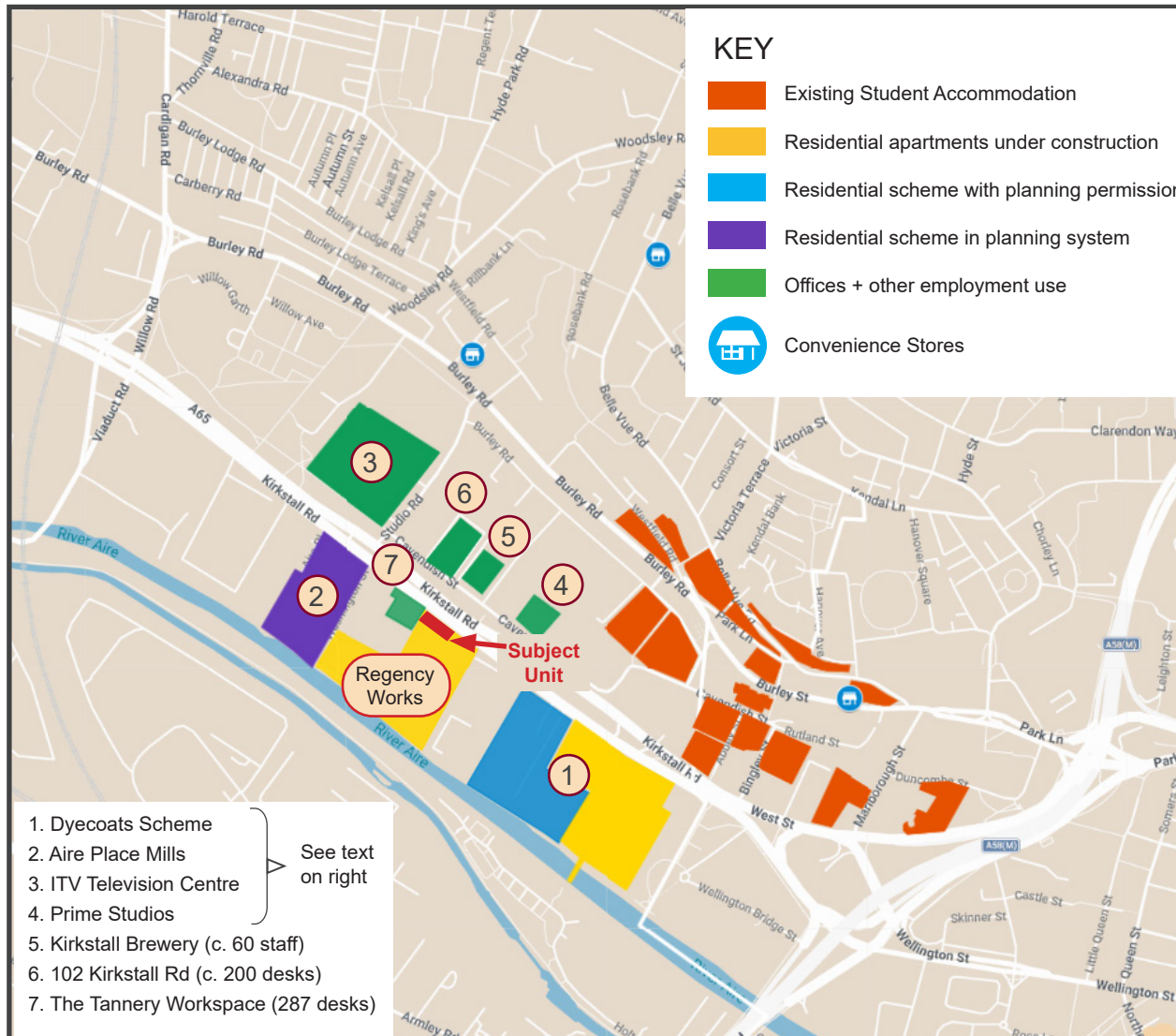
REGENCY WORKS, KIRKSTALL ROAD, LEEDS, LS3 1HS

SUMMARY

- ◇ Rare opportunity to establish a convenience retail offer within a major new Residential neighbourhood
- ◇ The Kirkstall Road regeneration scheme will restore riverside landscapes and deliver homes for a large population
- ◇ 618 apartments within Regency Works plus 1,860 residential apartments being delivered by Latimer at adjacent Dyecoats scheme
- ◇ Highly prominent position fronting Kirkstall Road
- ◇ Shell handover of ground floor commercial unit anticipated Summer 2027
- ◇ Uniform and rectangular design floorplate with good ceiling height



LOCATION



- Regency Works is located on Kirkstall Road, one of the principal arterial routes connecting Leeds city centre with Kirkstall and north-west Leeds.
- The scheme is surrounded by an established neighbourhood dominated by Student Residential (PBSA) and an area of employment use which includes the large ITV Television Centre (c.500 employees) and Prime Studios, where hundreds of freelance crew members, actors and production staff congregate when filming is taking place.
- The site is within 15 minutes' walking distance of Leeds City Centre and Leeds Station.
- Within a 0.5-mile radius of the site there are only 3 national convenience store retailers (Tesco Express, Morrisons Daily & Co-op) plus 8 no. small off-licence style mini markets. The existing convenience retail seems to be focused more on the Burley Road spine and not the Kirkstall Road spine, thus creating a gap in the market.
- The neighbouring Dyecoats scheme will provide homes for c.2000+ people in 8 new high-rise buildings.
- To the north west is Aire Place Mills, for which plans have recently been submitted to the council. The vision is to create more residential development in the form of town houses to accommodate around 500 people.

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DESCRIPTION



- This commercial unit is located within Regency Works, a new Build-to-Rent development comprising 618 apartments across five buildings.
- The unit is positioned at the main entrance to the development fronting Kirkstall Road, providing excellent visibility and prominence.
- Being purpose-designed, the floorplate is rectangular, creating a perfect space for a convenience retail opportunity extending to approximately 3,840 ft².
- The unit is offered in shell condition with 118kVA power allocation and 3.8m–4.0m floor-to-ceiling heights.
- There is a dedicated layover bay to the rear for servicing capability.
- Positioned to serve both Regency Works and the adjoining Dyecoats scheme, together delivering almost 2,500 new apartments.
- This is a rare opportunity to establish a convenience retail offer within one of Leeds' fastest-growing residential neighbourhoods and with little competition locally.
- 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.

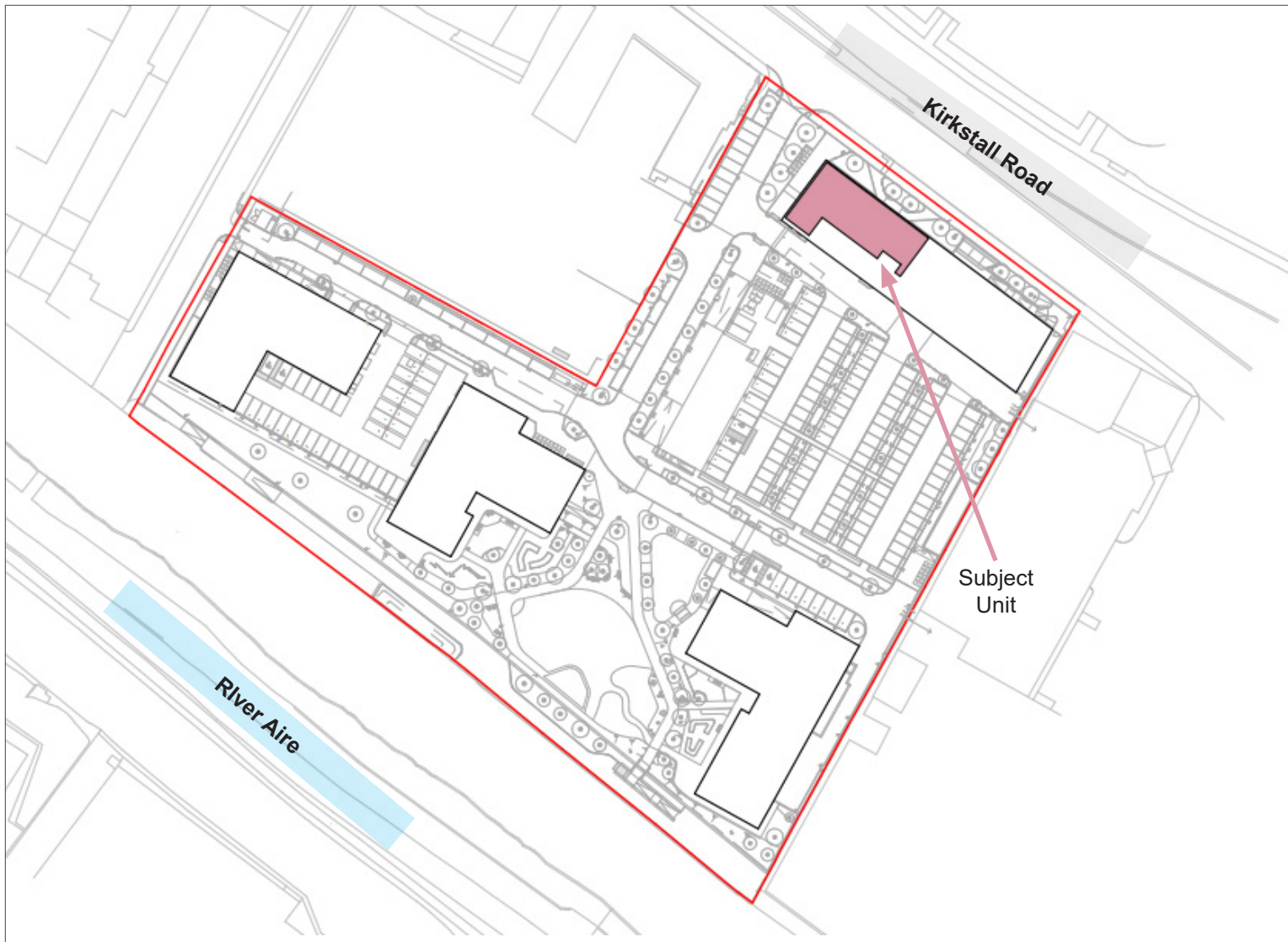


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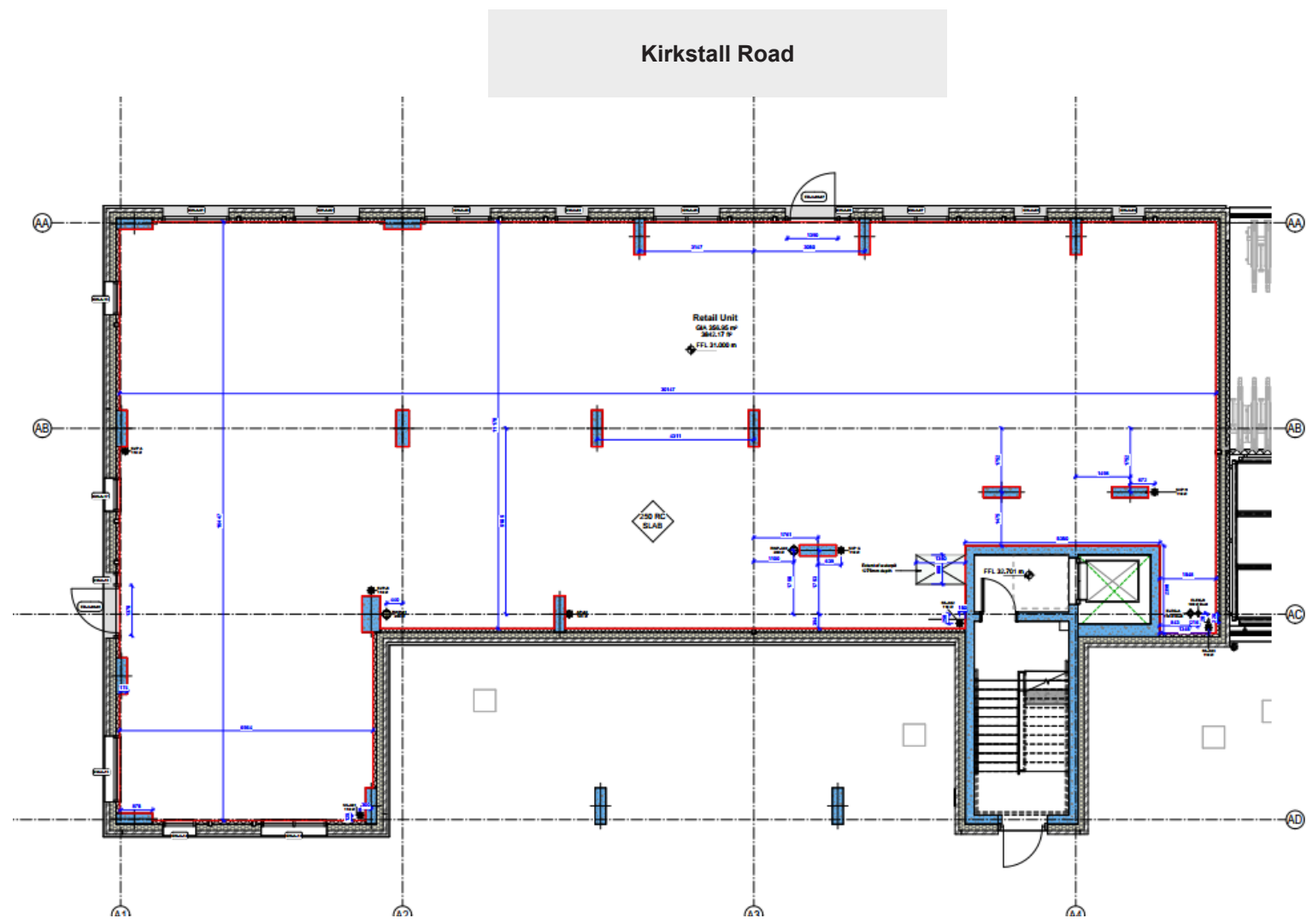
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SITE MASTERPLAN



REGENCY WORKS, KIRKSTALL ROAD, LS3 1HS

FLOOR PLAN



REGENCY WORKS, KIRKSTALL ROAD, LS3 1HS



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 E / F1

Rateable Value:

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

Service Charge:

Details upon request.

EPC:

A shell EPC will be provided on completion and the tenant will be responsible for procuring the EPC post tenant fit-out.

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.

Brochure Prepared September 2026