

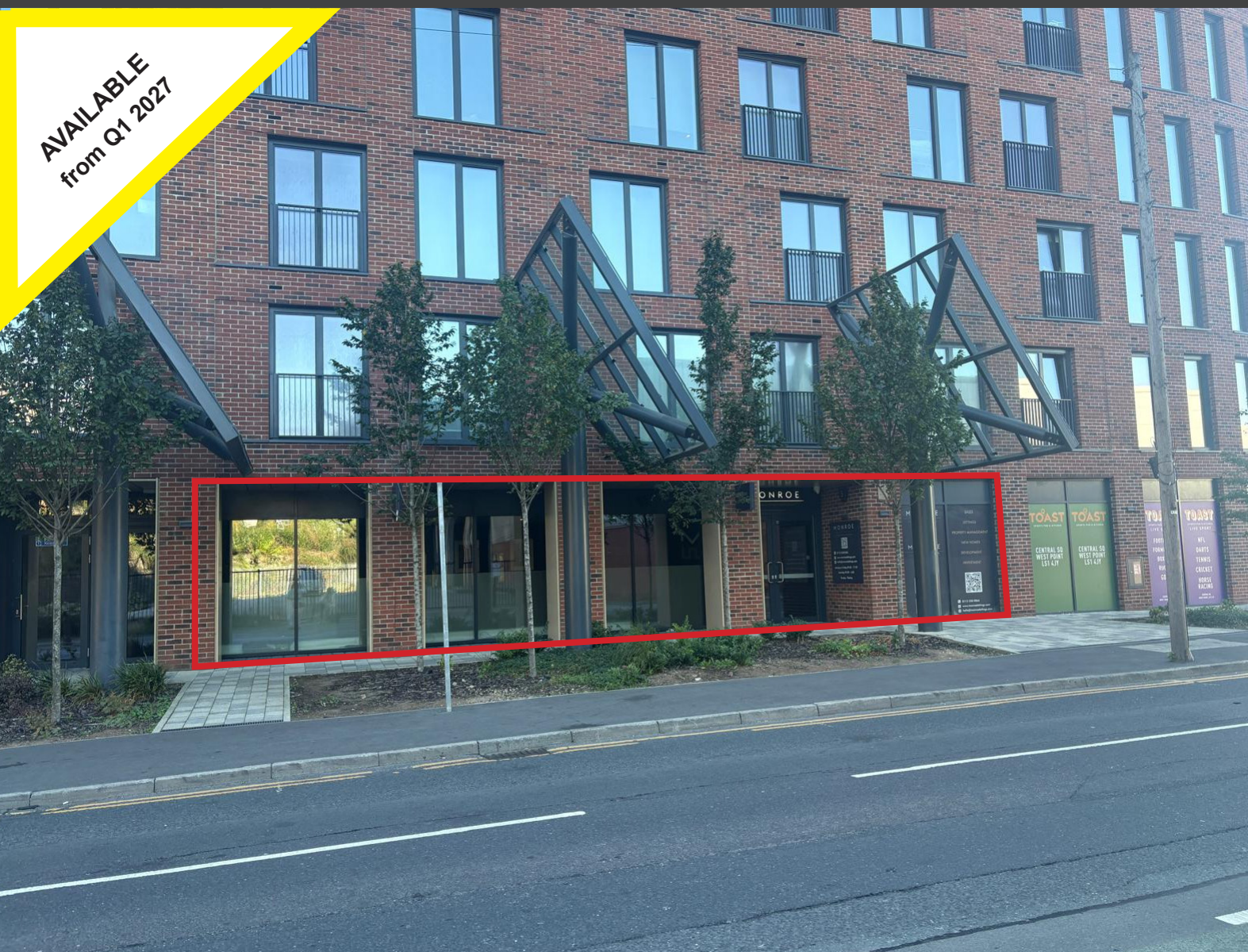
TO LET ~ FLEXIBLE GROUND FLOOR COMMERCIAL UNIT WITH ROADSIDE PROMINENCE – c.1,150 ft² gross

**FOX
LLOYD
JONES**

0113 243 1133

SPRINGWELL GARDENS, WHITEHALL ROAD, HOLBECK, LEEDS LS12 1FG

**AVAILABLE
from Q1 2027**



SUMMARY

- ◇ Full height windows to the front elevation of the property
- ◇ Prominent roadside position on heavily trafficked route
- ◇ Suitable for retail and leisure, or alternative use including office, clinic, beauty etc
- ◇ Springwell Gardens comprises a residential block featuring 224 apartments over 16 storeys
- ◇ Large Residential population in the vicinity + close to industrial estate and local businesses
- ◇ Edge of centre location close to Leeds city centre and a 15-minute walk to Leeds train station
- ◇ x2 parking spaces included and additional parking available at extra cost

LOCATION



- One Springwell Gardens is located on Whitehall Road (A58), one of the principal arterial routes connecting Leeds city centre. At the Armley Gyratory, this road becomes the A58(M) Inner Ring Road, providing access to all routes in and out of the city.
- The scheme is surrounded by an established neighbourhood dominated by low rise (two storey), mid to late 20th century commercial buildings including Motorpoint (large second-hand car dealership), Christian's Carpets, Dunelm and Northern Monk Brewery.
- The site is within 15 minutes' walking distance of Leeds City Centre and Leeds Station.
- Directly opposite are the large VERSA film Studios where hundreds of freelance crew members, actors and production staff congregate when filming is taking place.
- The area has limited amenity and the district features a limited provision of convenience shopping. The Junction only has a small community-run convenience store at present.
- Deli No. 1 & and the Pausa cafe at Dunelm serve a range of breakfasts / light lunches, but the opportunity exists for an operator to capture this demand.

KEY

- | | |
|---|--|
| 1. The Junction – 665 units | 5. Riverside West – 62 Units + c.100-desk Offices |
| 2. Latitude – 950 units | 6. No. 1 Leeds , 26 Whitehall Road - max 1500 desks |
| 3. TURA , Whitehall Riverside – 500 units | 7. Planning granted for 8x Quantum Padel courts + café/bar, shop, & therapy studios |
| 4. Whitehall Waterfront – 194 Units + c.100-desk Offices | |

- Residential
- Office
- Residential/Office
- Leisure

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DESCRIPTION

This commercial unit is located within Springwell Gardens, a 16-storey development comprising 224 privately owned apartments.

The unit is on the north side of the building, fronting Whitehall Road, providing excellent visibility and prominence.

Being purpose-designed, the floorplate is rectangular, creating a perfect space for a retail opportunity extending to approximately 1,150 sq ft.

The unit is offered in current condition, fitted as open-plan offices.

There is a dedicated layover bay to the rear for servicing capability.



Specification

- ◇ External overhang for outside seating
- ◇ Double full height glazed doors
- ◇ Kitchenette + dishwasher and fridge freezer
- ◇ Intruder alarm, fire alarm, CCTV externally
- ◇ Accessible WC
- ◇ Meeting room



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Neighbouring Developments

Plans for the 12 commercial retail and leisure units under the Grade II-listed viaduct at The Junction (Monk Bridge Viaduct) were approved by Leeds City Council in February 2025. Marketing for commercial tenants began in early 2025, and while some resident-specific facilities like the gym are in place, large-scale construction on the wider row of dining and retail arches is progressing gradually following the discharge of initial planning conditions.

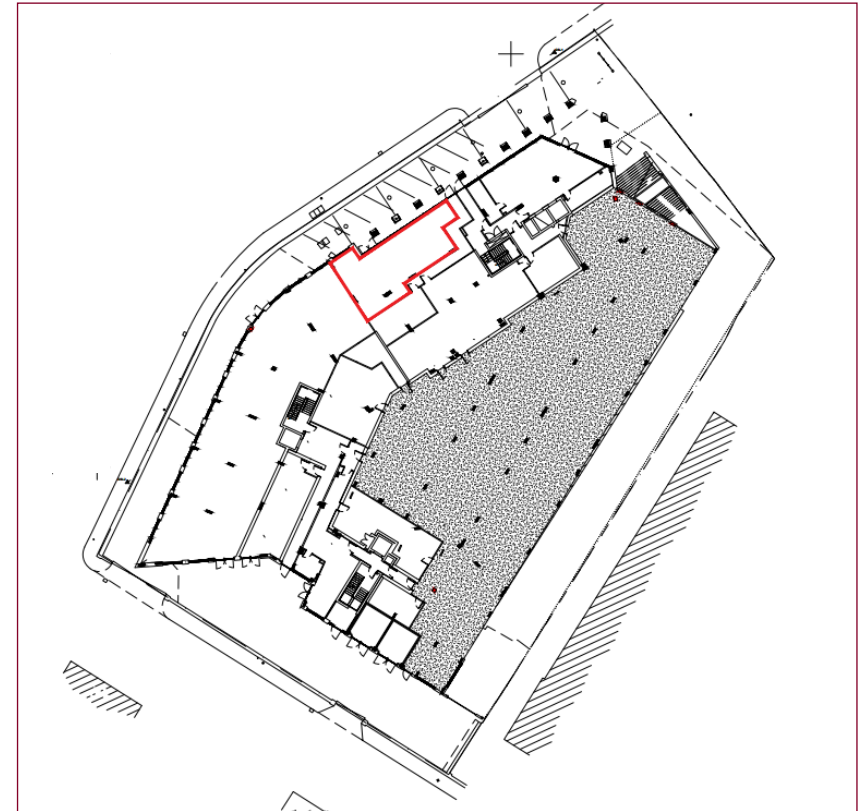


TURA Whitehall Riverside has 3x commercial units, likely to house a convenience store + other leisure/F&B offerings.



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LOCATION / FLOOR PLAN



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EXISTING FIT-OUT



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Viewing & further information

Please contact the sole selling agents:

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Proposal

Quoting Rent:

£20,000 per annum

Tenure:

New FRI lease for a term of years to be agreed

Rateable Value:

£29,500

We advise any interested parties to make enquires with Leeds City Council. Qualifying businesses will benefit from small business rates relief.

Insurance:

Insurance for 2026 is £XXXXXX pa (including VAT)

VAT

The property is elected to charge VAT.

EPC:

The property has an EPC rating of C. A full copy of the certificate is 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.

Brochure Prepared September 2026