



**merrion™
centre**

merrioncentre.co.uk
@themerrioncentre @merrioncentre @merrioncentre

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

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

An asset of



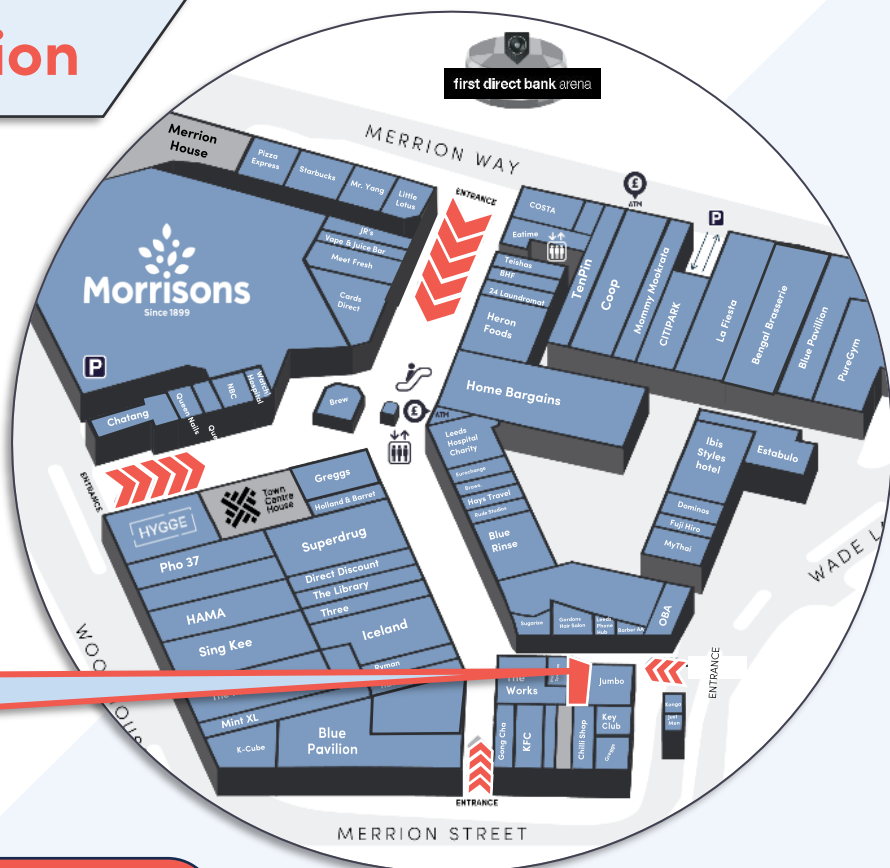
Updated: 04/09/2026

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

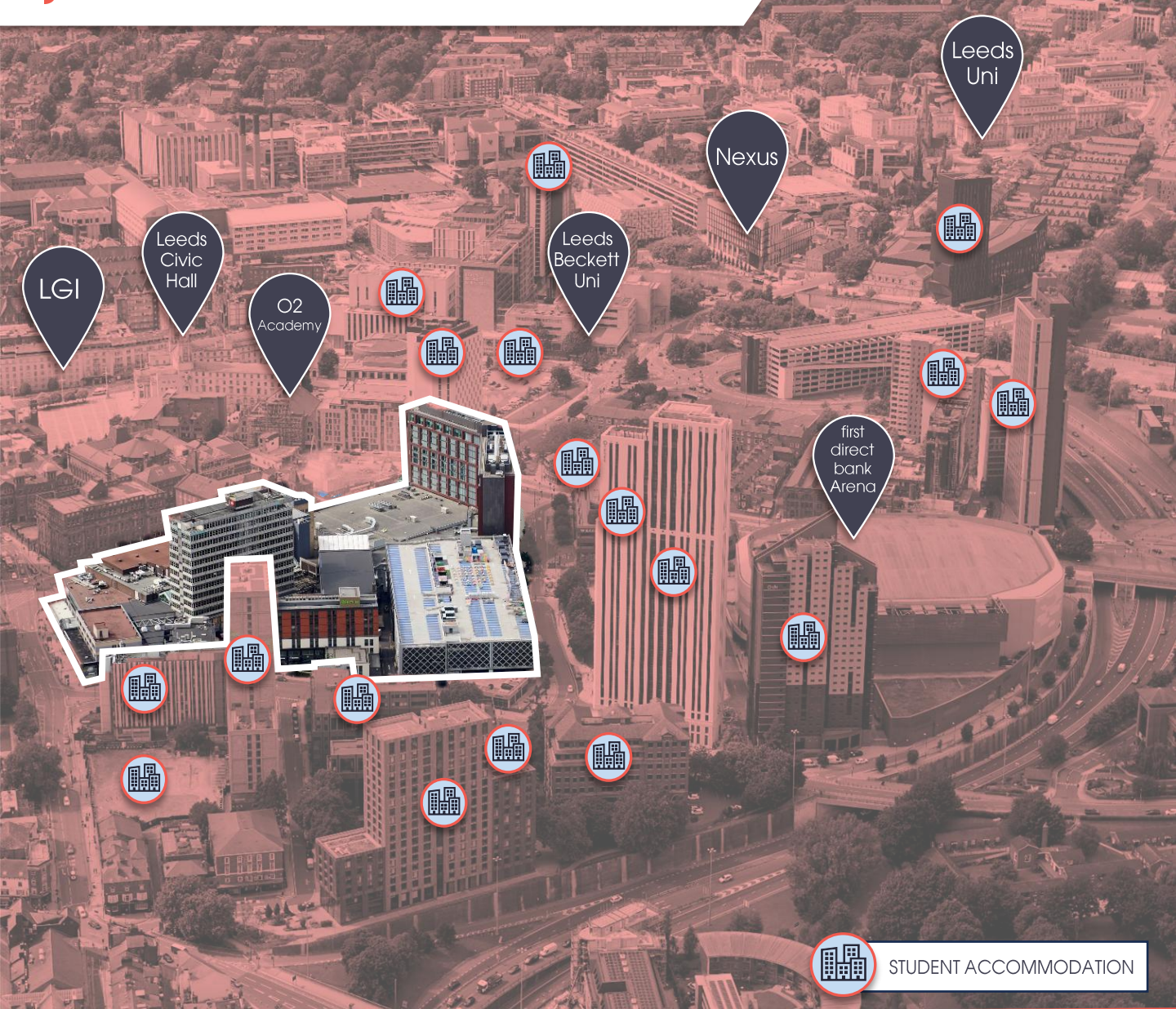
internal visitors at the
Merrion Centre in 2025



13.5k Capacity
fd Arena directly
adjacent

**A landmark location,
A Prime Opportunity**

Join us at the Merriion Centre



Enquiries:



Town
Centre
Securities

0113 222 1234

charles.newman@tcs-plc.co.uk
hollie.cooper@tcs-plc.co.uk

FOX
LLOYD
JONES

0113 243 1133

www.fljtd.co.uk

louise.larking@fljtd.co.uk
nina.niespodziany@fljtd.co.uk



savills.co.uk



0113 244 0100

jhowe@savills.com
nevison@savills.com

IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

These Particulars have been prepared & are intended only as a general outline for the guidance of intending purchasers & lessees. These Particulars are not intended to be & do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition & necessary permission for use and/or occupation & all other details & information are provided for guidance only & as a recipient of these Particulars, you must not rely on them, whether as statements, conditions, representations, warranties or otherwise. You must satisfy yourself as to the property & its suitability for your purposes by inspection, searches or otherwise. You agree that TCS, FLJ & Savills will provide no remedy in respect of the contents of these Particulars (except in the case of fraud). No person employed or engaged by TCS, FLJ & Savills has any authority to make or give any statement, condition, representation or warranty in relation to this property or otherwise. Unless otherwise stated, all prices & rents quoted are exclusive of VAT.

The date of these Particulars is September 2026.