



**merrion™
centre**

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To Let

34-38

Woodhouse Lane

Merrion Centre, Leeds

Retail Opportunity

Accommodation

The property is situated in a prime position on Woodhouse Lane which is the main arterial run from Leeds Universities into the city and close to the 13,000 capacity first direct bank arena.

Adjacencies include Hygge, Sing Kee Chinese Supermarket and The Merchant Pub. The existing area includes several offices, residential buildings and hotels with a vast amount of more residential developments in the pipeline.

Rent

Upon application

Tenure

Flexible availability to let on a full repairing and insuring lease, on terms to be agreed

Rates

- **Rateable Value (2025/26): £112,000**
- **Rates Payable (2024/25): £61,600**

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 (2024/25) is **£47,919.02**

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC Rating

B



Specification:

Ground Floor Sales	6,289 sq. ft	584 sq. m
Total	6,289 sq. ft	584 sq. m

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

An asset of



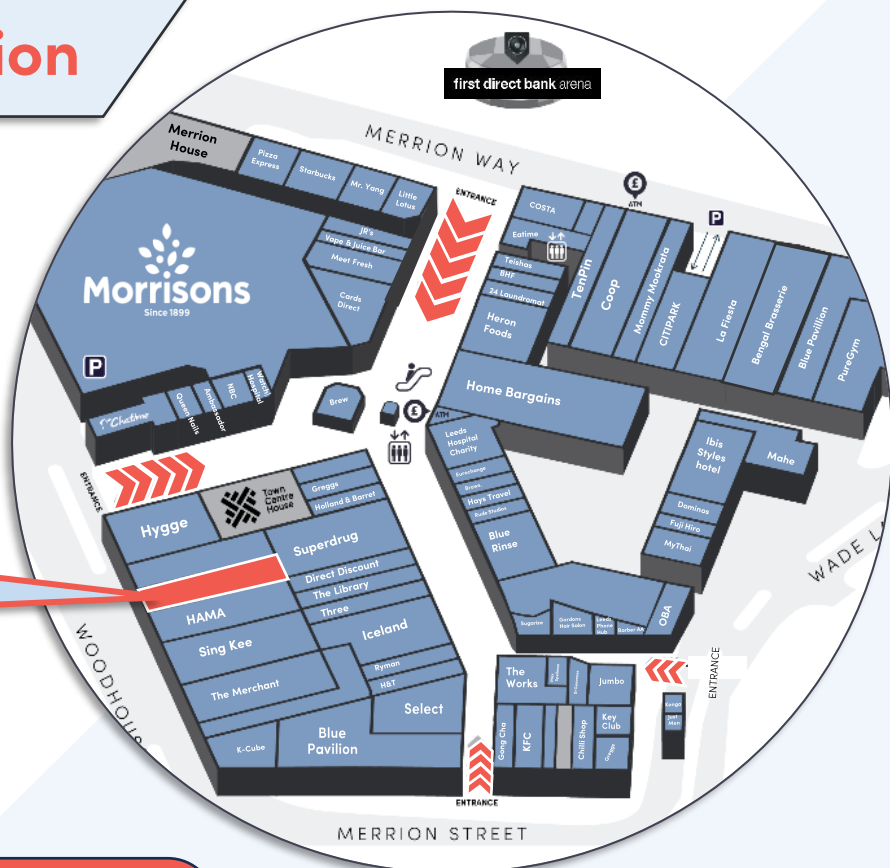
Updated: 04/09/2026

A Prime Location



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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**



+8.9m

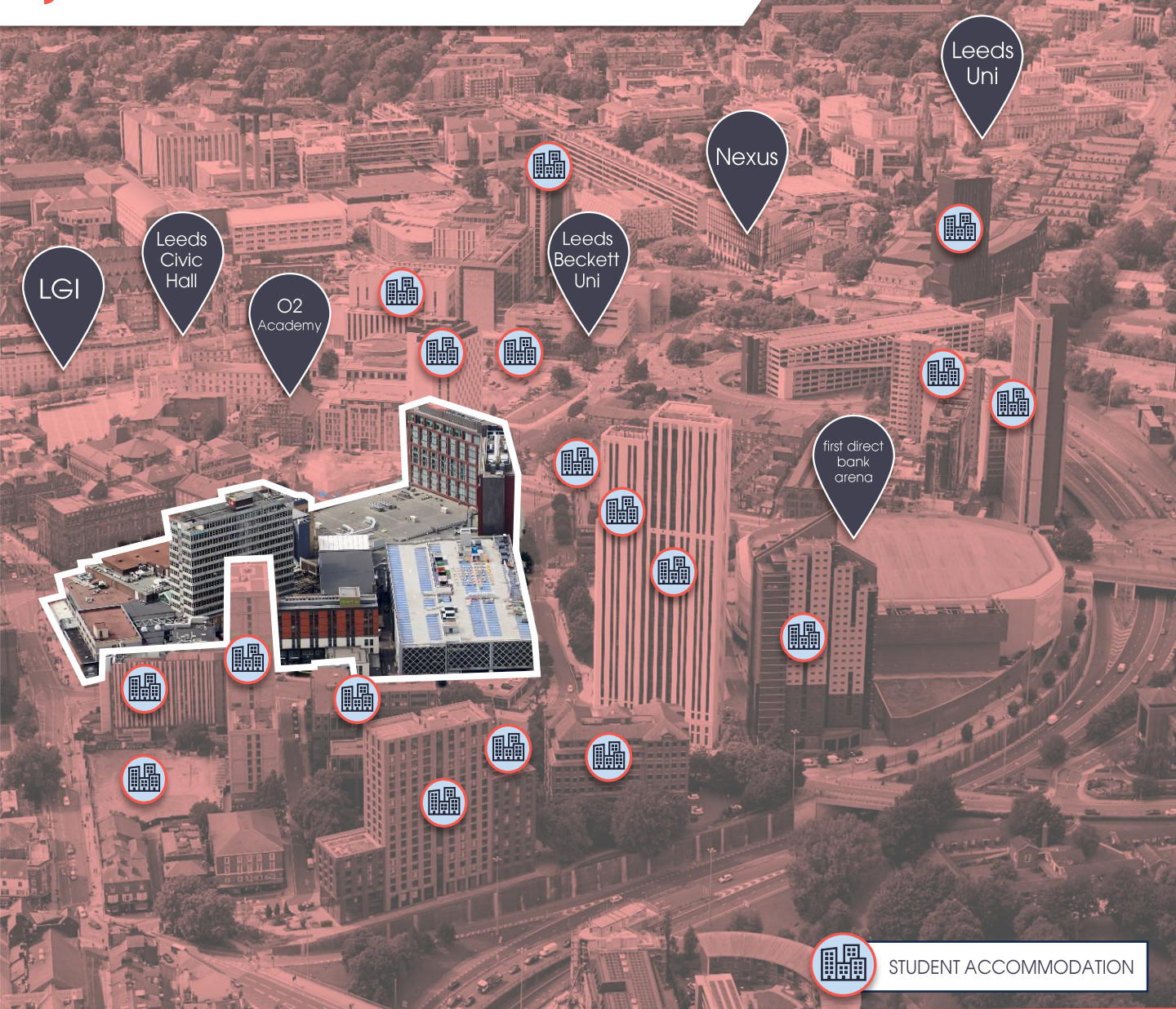
internal visitors at the
Merrion Centre in 2023



13.5k Capacity
fd Arena directly
adjacent

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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.fjltd.co.uk

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



savills.co.uk



0113 244 0100

jhowe@savills.com
nevison@savills.com

IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is September 2026.