



To Let

Penthouse Office Suite



**6th Floor Town Centre House, Merrion Centre,
Leeds, LS2 8LY**

SW

Sanderson
Weatherall

Location

Town Centre House is located in the heart of Leeds City Centre, within the Innovation District which brings together some of the most significant innovation assets in the North of England.

The property is located on Woodhouse Lane, which provides direct access to Claypit Lane (A58) and the national motorway network beyond.

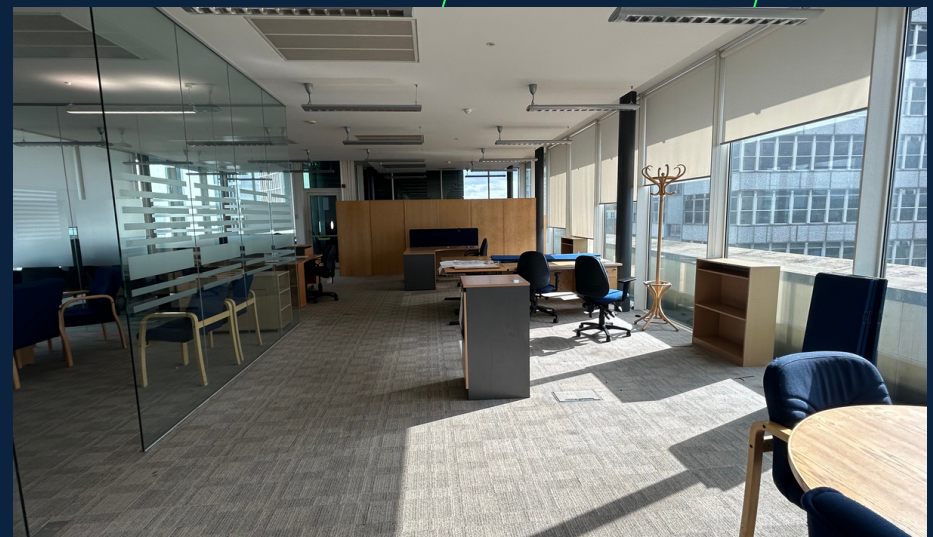
Town Centre House also benefits from excellent public transport links being within close proximity to a number of major bus routes and an approx. 10 minute walk to Leeds Railway Station. Local occupiers include Town Centre Securities PLC, Gleeds, Pure Gym & Pret A Manger to name but a few.

Description

Town Centre House provides modern office accommodation with superb environmental and sustainability ratings including a BREEAM 'Excellent' rating.

The 6th floor, Penthouse office suite enjoys fantastic views overlooking the city and benefits from the following specification:

- Top floor, Penthouse office suite
- Floor to ceiling glazing
- Existing Tenant fit-out
- VRF Comfort cooling
- LG7 lighting
- Commissionaire
- Secure lift access
- Ample car parking available Basement store





Accommodation

Description	Approx. Net Internal Area	
	Sq Ft	Sq M
6th Floor	3,957	367.61
Total	3,957	367.61

Rateable Value

Address	Description	Rateable Value (1st April 2026)
6 TH Floor, Town Centre House, Merrion Centre, Leeds, LS2 8LY	Offices and Premises	£78,500

EPC

The property has been assessed and has a rating of C (63).
A full copy of the EPC is available on request.

Tenure & Terms

Lease Details	
Term	10 years expiring 30/07/2029
Security of Tenure	N/A Lease Outside the Landlord & Tenant Act 1954
Lease	Effective Full Repairing & Insuring
Rent	£89,033 pax
Car Parking	There are two car parking spaces held on a licence until 30 th July 2029 at £1,800 per space pax

The property is available by way of an assignment of the existing Lease or sub-letting of the whole for a term until 30/07/2029. Alternatively, a new Lease directly from the Landlord may be available, subject to contract.

VAT

All figures are deemed to be exclusive of VAT.



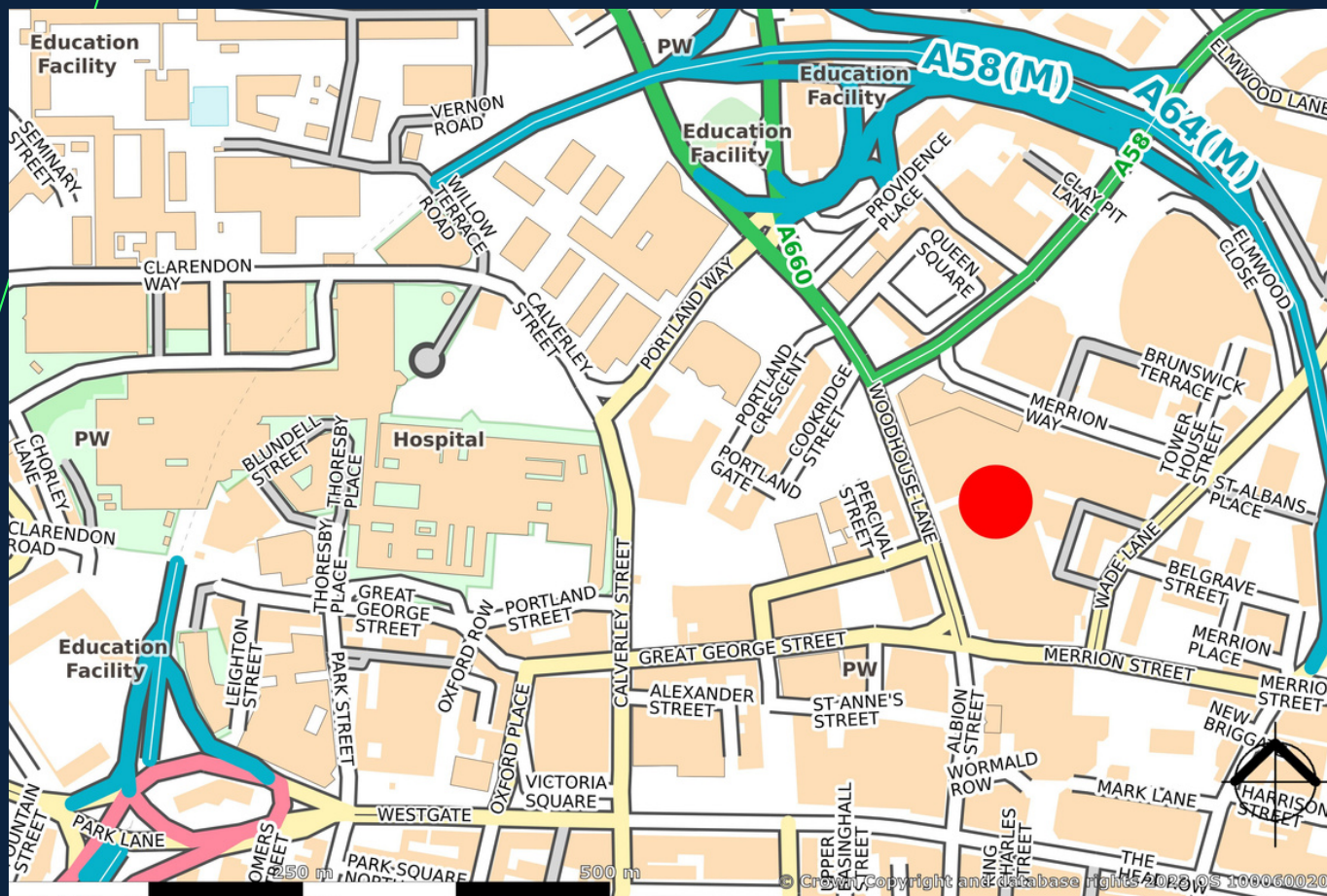
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Viewings

For further information or to
arrange a viewing please contact
the sole letting agents:

► Richard Dunn
07801 767 859
richard.dunn@sw.co.uk

► Jay Dhesi
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