

Town Centre House

Leeds, LS2 8LY

A development by



Town Centre Securities PLC

September 2021



**4th FLOOR
WEST WING**

**Town
Centre
House**

WELCOME TO TOWN CENTRE HOUSE

Located in the heart of Leeds city centre, Town Centre House clearly shows how a firm commitment to a sustainable future can be realised in over 40,000 sq ft of high quality office accommodation.

Town Centre House (TCH) is the chosen head office of Town Centre Securities PLC and has attracted occupiers including Hoare Lea; Gleeds and PureGym.

A rare opportunity has arisen to secure premises on the prestigious West Wing within TCH.

The accommodation extends to 2,200 sq ft (204 sq m) and is immediately available.

Incorporating feature glazing as well as offering an abundance of natural day light, the suite also offers excellent environmental and sustainability ratings.



**Town
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SUMMARY SPECIFICATION



Grade B Energy Performance Certificate*



LED Lighting System with PIR detectors



VRF cooling and heating system



Contract parking available



24 hour CCTV



Two 8 person passenger lifts



DDA compliant



Iconic views



Striking Yorkshire Stone façade

BREEAM® 'Excellent' rating



Commissionaire



**Town
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LOCATION



Leeds Beckett Business school



Nexus Leeds

The property is situated at the overlap of the retail, office, leisure and newly defined 'Innovation District' in Leeds City Centre.

Town Centre House fronts several major bus routes and the main arterial road of Woodhouse Lane (to North Leeds), Great George St and Merrion St are also close, as well as Albion Street. It is just a 10 minute walk to Leeds Railway Station.

In addition to motorcycle parking and bicycle storage, there are 950 public car parking spaces in the CitiPark Merrion Centre car park which also offers plenty of spaces for the charging of electronic vehicles through CitiCharge.

This is located close to the Inner Ring Road for fast access to the rest of the city, M621 and the national motorway network beyond.

The location has benefited from significant investment in recent years with the £60 million development of the First Direct Arena which holds 13,500 people. This has acted as the catalyst for subsequent development projects with many new developments nearby including residential, university facilities, hotels, offices and the Arena Quarter.

**Town
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Innovative design and technology have been used throughout the construction of Town Centre House to achieve the highest environmental performance and standards including the award of an excellent BREEAM rating by the Building Research Establishment.



1. Merrion Centre
 2. Merrion House
 3. first direct Arena
 4. Wade House

5. Millenium Square
 6. The Light
 7. Leeds Train Station
 8. Trinity Leeds

9. Civic Hall
 10. Carriageworks Theatre
 11. The Core
 12. Channel 4 Studios

13. LGI
 14. Leeds Beckett University
 15. Leeds Town Hall
 16. 123 Albion Street

**Town
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KEY GREEN FEATURES

- BREEAM 'Excellent' rating.
- Grade B Energy Performance Certificate*.
- The building has been stripped back to its frame and re-clad with locally sourced Yorkshire sandstone - a material that achieves the highest possible rating for construction materials in the BRE's Green Guide to Specification.
- Low energy design significantly exceeds current requirements for energy performance of new buildings.
- Predicted CO2 emissions are 74% lower than a typical office development of the same scale.
- State of the art VRF cooling and heating system incorporates a heat recovery stage, reducing carbon emissions, and in use costs, still further.
- New cladding, increased levels of insulation and reduced air leakage all help to reduce heat loss and minimise operating costs.
- Passive infra-red (PIR) lighting system automatically switches off lights where no movement is detected. Lights also adjust to the level of natural light entering the building.
- A bio-diverse roof accounts for 72m² of roof space.
- Over 453m³ of waste was removed from site during the refurbishment, 70% of which has been recycled.
- On-site EV charging through Citicharge
- Cycle facilities available

4th FLOOR, TOWN CENTRE HOUSE, LEEDS

Town Centre House totals over 40,000 sq ft of bespoke office accommodation and offers maximum flexibility and value for money.

Floor	Section	sq.ft	sq.m
1	PureGym		
1	First Locate		
2	Gleeds Intl		
3	PCS Union		
4	PureGym		
4	PureGym		
4	TO LET	2,200	204
5	Town Centre Securities PLC		
6	Hoare Lea		
TOTAL		2,200	204



**Stunning views to the West looking
out towards the Town Hall**



**Town
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**4th FLOOR
WEST WING**

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Innovative design and technology was used throughout the construction of Town Centre House.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Non-Domestic Building



4TH FLOOR NORTH WING
Town Centre House
Merion Centre
LEEDS
LS2 8LY

Certificate Reference Number:
0050-2905-0372-2511-7000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

48 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	188
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	34.93
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

77

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.d.0
Property Reference:	207057120001
Assessor Name:	Graham Bassett
Assessor Number:	STER007015
Accreditation Scheme:	Sterling Accreditation Ltd
Employer/Trading Name:	Compliance365
Employer/Trading Address:	11-17 Campus Road, Listerhills Science Park, Bradford, West Yorkshire, BD7 1HR
Issue Date:	16 May 2012
Valid Until:	15 May 2022 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9220-4015-0027-0701-5501.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Sterling Accreditation Ltd. You can obtain contact details of the Accreditation Scheme at www.sterlingaccreditation.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

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