



# Developments Across Leeds Arena Quarter

## On Site

- 1 White Rose View**  
Unite  
976 rooms  
Exp: August 20
- 2 Athena Residence**  
YPP  
60 apartments  
Exp: Spring 20
- 3 123 Albion Street**  
TCS  
55k sq.ft of office accommodation  
+22k of retail space  
Exp: Summer 20
- 4 Leeds Beckett Creative Arts Building**  
Home of the University's creative arts disciplines
- 5 Valetta Residence**  
YPP  
60 studios  
Exp: March 20
- 6 Altus House**  
Olympian Homes  
752 rooms  
Exp: June 21
- 7 Portland Crescent**  
Vita Student  
315 rooms  
Exp: August 20
- Old Yorkshire Post (not on map)**  
YP Real Estate Ltd  
242 apartments  
Exp: Summer 20

## Completed

- 1 Cityside**  
Downing  
1,446 rooms
- 2 Ibis Styles Hotel**  
Downing  
134 rooms
- 3 Merlion House**  
TCS  
170k sq. ft of office accommodation (let to LCC)
- 4 Q One Residence**  
YPP  
88 apartments
- 5 CitiPark Car Park**  
TCS  
956 Space Car Park
- 6 Broadcasting Tower**  
Unite Students  
240 beds
- 7 The Plaza**  
Unite Students  
964 rooms
- 8 Town Centre House**  
TCS  
41k sq. ft of office accommodation
- 9 Havana Residence**  
YPP  
79 rooms
- 10 Nexus Building**  
University of Leeds  
Business Engagement centre on campus
- 11 Central Village**  
Downing  
1,455 rooms
- 12 first direct Arena**  
SMG (UK) Ltd  
13,500 capacity
- 13 Sky Plaza**  
Unite Students  
533 rooms
- 14 Symons House**  
London & Scottish Investments  
350 rooms
- 15 Wade House**  
TCS  
62k sq. ft of office accommodation
- 16 Oasis Residence**  
YPP  
96 apartments
- 17 Arena Village**  
Campus Living Villages  
582 rooms
- 18 St Albans Place**  
Vita Student  
376 apartments
- Leeds City College of Technology Campus (not on map)**  
Completed September 2019
- Crispin Lofts (not on map)**  
Rushbond  
832 apartments
- Centenary House (not on map)**  
Avenir Works  
80 apartments

## Pipeline

- 1 Cityside**  
Downing  
Phase 4 in discussion
- 2 Commerce House**  
Black Caviar Property  
362 rooms
- 3 100MC**  
TCS  
17 Storeys of retail, co-working & office space
- 4 Carlton Gate/ Clay Pit Lane Development**  
Keepmoat Regeneration  
160 apts over 15 floors
- 5 Leonardo & Thorseby Building**  
Under Offer – January 2020  
with planning consent for office and hotel accommodation
- 6 Leeds College of Building**  
Consent for a 450 unit development
- St Cecilia Place (not on map)**  
Metropolitan & District Securities  
352 apts over 22 floors
- Old Yorkshire Post Site (not shown on map)**  
YP Real Estate Ltd  
Further plans for 419 apts & 200 room hotel over 196 floors

## AT A GLANCE...

- 7,570 existing apartments in the local vicinity with many offering dual occupancy
- 3,383 further apartments on site or in the pipeline
- Altus House to be the tallest tower in the North of England
- LCC Public Realm Improvements in the vicinity of the Merlion in the next 5 years
- LGI undertaking £450m investment, to be complete in Q4 2025, part of the innovation District
- University of Leeds undertaking £520m development
- Channel 4's new HQ now located in Leeds

The Merlion Estate –  
Under the ownership of  
Town Centre Securities PLC (TCS)



# The Merrion Centre – A Prime Location in the heart of Leeds

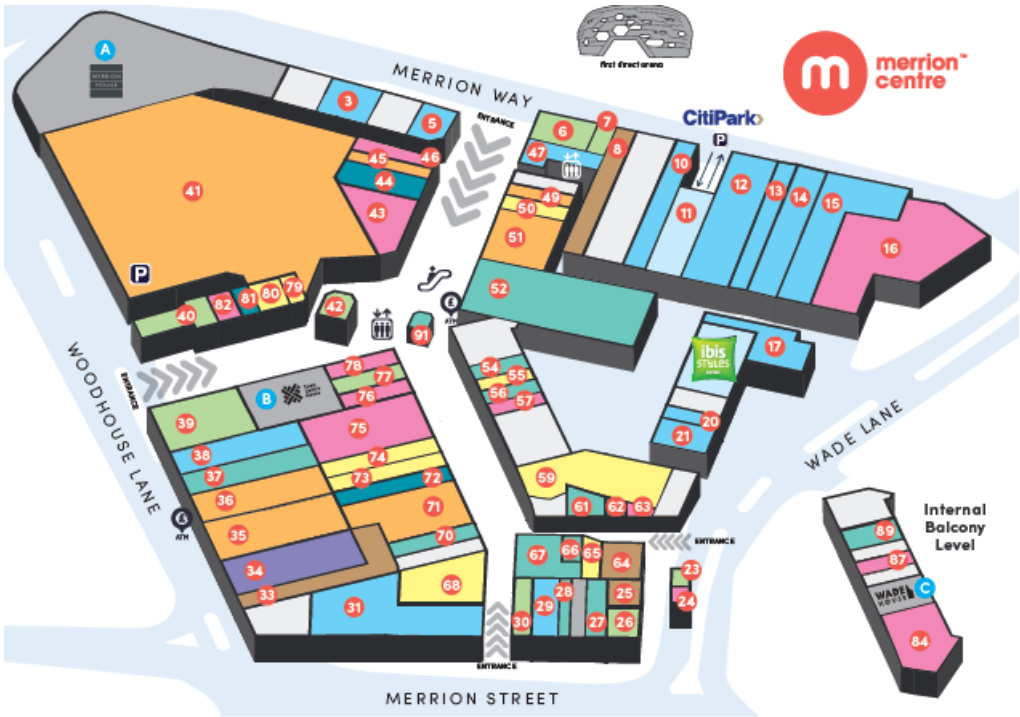
The Merrion Centre is located in the heart of the Arena Quarter (adjacent to the state of the art 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

With consistently high footfall that exceeded 11.2 million in 2018\*, additional investment has been made with the £50m refurbishment and extension of Merrion House (which is home to over 2200 Leeds City Council employees and the city's One Stop shop facility).

The Centre is anchored by the only comprehensive supermarket offering in the City Centre, Morrisons. Other occupiers include a 134 bedrooomed ibis Styles Hotel and Arnold's restaurant and bar, along with several other high end bars, restaurants and nightclubs (including PizzaExpress, Bengal Brasserie, My Thai, Bulgogi Grill, Pryzm & Starbucks). In addition, a state of the art 1,000 space CitiPark car park further complements the existing leisure/retail offering.

Other major high street retailers include Boots, O2, Superdrug, Peacocks, Costa Coffee, 3 Store, Home Bargains and Wilko also form part of this key retail destination within Leeds.

RESTAURANTS		
	Arnold's Restaurant & Bar	17
	Bengal Brasserie	14
	Blue Sakura	15
	Bulgogi Grill	10
	Burger King	12
	Chopstix	47
	Crown Carveries	31
	Fuji Hiro	20
	KFC	29
	My Thai	21
	Oodles (coming soon)	38
	Pizza Express	3
	Sticky Sisters	13
	The Merchant	34
	Union Square	5
BARS		
	Arnold's Restaurant & Bar	17
	Crown Carveries	31
	PRYZM	33
	The Key Club	25
	The Merchant	34
	Union Square	5
CAFÉS		
	Starbucks (Coming Soon)	2
	Bubble Tea	35
	Burger King	12
	Caffé Nero	30
	Charlotte's Sandwich Bar	23
	Chatime	40
	Costa	6
	Costa	39
	Greggs	26
	Greggs	77
	Hook & Line	7
	KFC	29
	Morrisons Coffee Shop	42
	Oodles (coming soon)	38
	Sticky Sisters	13
PARKING		
	CitiPark Merrion Centre	11
MUSIC & ENTERTAINMENT		
	Jumbo Records	64
	Tenpin	8
	PRYZM	33
	PureGym	16
	The Key Club	25
PHONES & ACCESSORIES		
	Leeds Phone Hub	62
	O2	44
	Phone + Gadget Centre	81
	Three	72
OFFICE SERVICES		
	Merrion House	A
	Town Centre House	B
	72 Merrion Street	C
	Wade House	D



HOME & LIFESTYLE		
	British Heart Foundation	49
	Chilli Shop	27
	Coral	28
	Dale Photographic	89
	Daydreamers Flowers	91
	eurochange	54
	Hays Travel	56
	Home Bargains	52
	Max Spielmann	66
	Natural Born Cobblers	80
	Ryman	70
	St Gemma's Hospice	65
	Watch Hospital	79
	The Works	67
	Wilko	37
	Yorkshire Linen Co.	69
FASHION		
	The Bag Company	57
	British Heart Foundation	49
	Leeds United Official Store	74
	Natural Born Cobblers	80
	Peacocks	59
	Select	68
	Shoe Zone	73
	St Gemma's Hospice	65
	Watch Hospital	79
HEALTH & BEAUTY		
	Boots	43
	Glamour Forever	63
	Holland & Barrett	76
	Inches	87
	JR's Gents Barbershop	46
	Just Men Barbers	24
	NHS Sexual Health Clinic	84
	PureGym	16
	Queen Nails	82
	Supercuts	78
	Superdrug	75
SUPERMARKETS		
	Heron Foods	51
	Iceland	71
	Morrisons	41
	Sainsbury's	36
	Sing Kee	35
	Merrion News	45

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