

# UNIT TO LET:

## UNIT 4

123 ALBION STREET  
GREAT GEORGE STREET  
LEEDS  
LS2 8ER



## FOR VIEWING & FURTHER INFORMATION:



Town  
Centre  
Securities

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- **UNIQUE, FLEXIBLE SPACE SUITABLE FOR RETAIL, LEISURE & OFFICE USE (STP)**
- **OVER 11,000 SQ.FT**
- **PRIME CITY CENTRE LOCATION IN VIBRANT MIXED USE AREA**
- **SITUATED BELOW 123 ALBION STREET OFFICES & K2 RESIDENTIAL BUILDINGS**
- **SELF CONTAINED SPACE WITH ACCESS OFF GREAT GEORGE STREET**

## SIZE

Lower Ground Floor (Entrance)	2,142 sq. ft	199 sq. m
Upper Ground Floor	8,944 sq. ft	831 sq. m
<b>Total</b>	<b>11,086 sq. ft</b>	<b>1,030 sq. m</b>

## RENT

£125,000 p.a.x

## TENURE

The unit is available by way of a new effectively full reporting & insuring lease on terms to be agreed

## RATES

- Rateable Value: £244,000
- Rates Payable (2020/21): Currently subject to ratings appeal to reduce rateable value

## SERVICE CHARGE

The on account service charge budget for the current year 2020/21): TBC

## LEGAL COSTS

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

## EPC RATING

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# LOCATION

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

The unit is part of 123 Albion Street where there is a significant investment underway in 2020 to provide new office accommodation in the heart of Leeds. 123 Albion Street also fronts several major bus routes and the main arterial road of Woodhouse Lane (to North Leeds), Great George St and Merrion St, as well as Albion Street. It is just a 10 minute walk to Leeds Railway Station.

The location has benefited from significant investment in recent years with the £60 million development of Leeds 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.

# THE OPPORTUNITY

We are delighted to offer to the market this flexible space suitable for a variety of uses including Leisure retail and office use. The space provides a unique opportunity to occupy a self-contained suite with the main entrance off Great George Street at lower ground floor and up into a large open plan suite of nearly 9000 sq. ft with feature full height glazing along the curved elevation on 2 sides.

The Unit will be offered as a stripped out shell with the benefit of existing lower ground floor customer toilets, a lift and feature stairwell in situ for an incoming tenant.

The subject property is located in an established leisure and retail area with the space providing an opportunity for an occupier to be part of this circuit.

Nearby occupiers include Morrisons, Leeds City Council, Escape Hunt, Turtle Bay, The Merchant, PRYZM Nightclub, Lloyds No. 1, The Electric Press, Millennium Sq. and the O2 Academy and the LGL.



- FEBRUARY 2020 -

A development by



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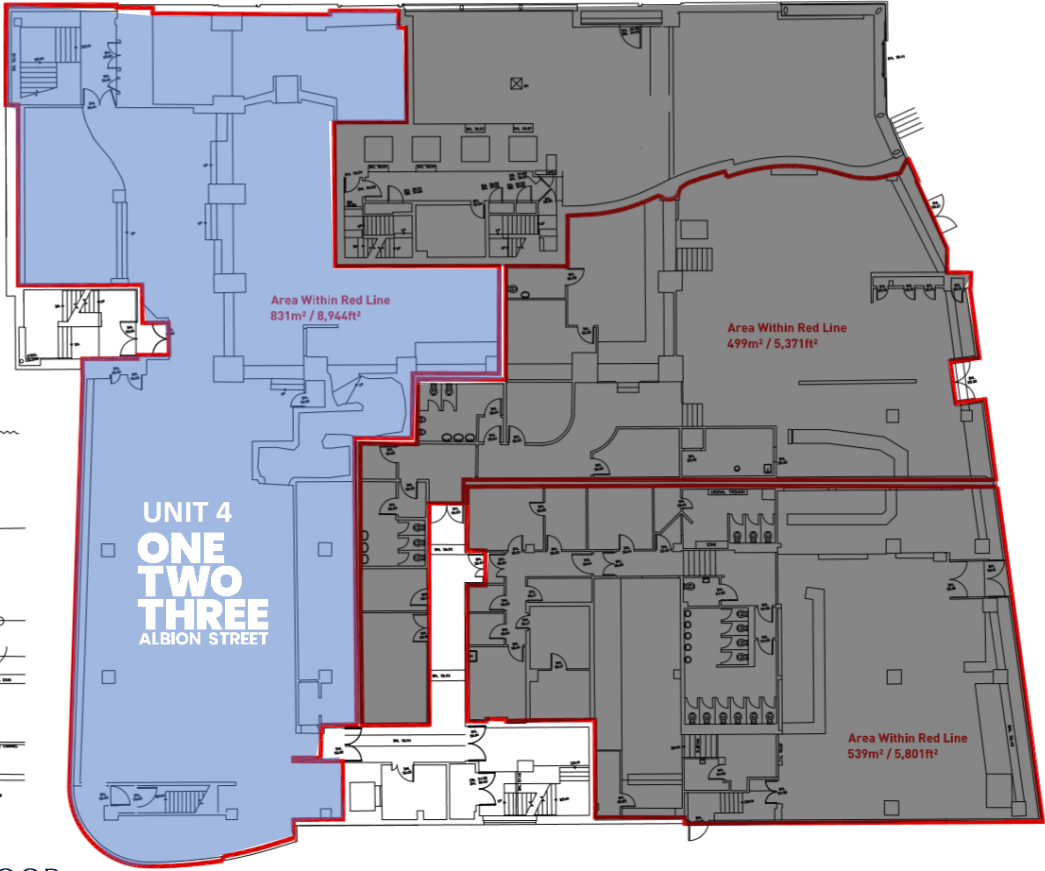
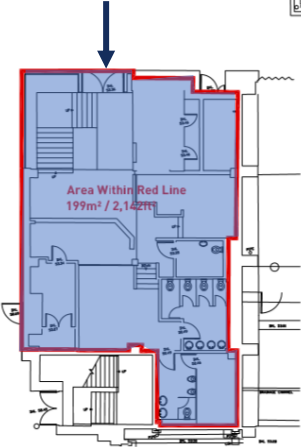
# UNIT 4

## 123 ALBION ST

### LEEDS

#### LS2 8ER

Independent entrance  
from Great George Street



LOWER GROUND FLOOR

UPPER GROUND FLOOR

- 1 123 Albion Street
- 2 The Light
- 3 St Johns Centre
- 4 Merrion Centre
- 5 Merrion House/LCC
- 6 First Direct Arena
- 7 Trinity Leeds
- 8 Town Hall
- 9 University
- 10 LGI
- 11 Park Square
- 12 Millennium Square
- 13 Civic Hall
- 14 Leeds Art Gallery
- 15 The Core



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Leeds Train Station  
(10 min walk)