

TO LET

Fully refurbished
workspace

Up to 2,300 sq. ft
available

TOWN CENTRE HOUSE

LEEDS LS2 8LY



A development by



Town
Centre
Securities
tcs-plc.co.uk

Welcome to Town Centre House.

Come discover your new office space in the heart of the city.

With over 40,000 sq. ft of high-quality workspace, Town Centre House is the ideal choice for businesses looking for excellence.



As the selected head office of Town Centre Securities PLC (TCS), Town Centre House has already attracted top-tier occupants including Gleeds and PureGym..

Featuring impressive glazing and abundant natural light, our suites offer a superior working environment tailored to meet your needs.

Experience the epitome of office convenience at Town Centre House.



We've now invested in new look floor plates to provide a modern and vibrant environment.



Building Features.

Sustainability is at the heart of our building, with various key initiatives aimed at cutting cost and impact on the environment.



EPC A rating

BREEAM®

BREEAM 'Excellent'



LED Lighting System
with PIR detectors



All electric building
(No Gas)



VRF Cooling
& Heating System



Full height windows
with iconic views



4th Floor North Wing - Town Centre House



On-Site
Concierge



DDA
Compliant



Contract Parking
Available



24 Hour
CCTV



Electric
Vehicle
Charging



Two 8 persons
passenger lifts



Secure
access
control



Prime location
above shopping
centre



A Work Life Balanced.

Morrisons
since 1880

La Fiesta

GO

PUREGYM

PIZZA EXPRESS

Superdrug ★

Iceland

GREGGS

home **bargains**

COSTA

tenpin

04 Town Centre House
Leeds

**TOWN
CENTRE
HOUSE**



At Town Centre House, we understand the importance of maintaining a healthy work/life balance.

Whether you want a swift lunchtime run or relax and refresh in the variety of on-site bars, cafes and restaurants, Town Centre House is at the heart of the action. A vibrant business community where work and life combines seamlessly.

Located above the Merrion Centre, our office spaces provide unparalleled access to a variety of facilities and amenities that make balancing work and leisure effortless.

On Your Doorstep:



Retail Therapy: The Merrion Centre boasts an array of shops, from high street brands to unique, independent businesses, perfect for a quick shopping break or after-work retail therapy. Many offer exclusive discounts to tenants of Town Centre House.



Dining Options: Enjoy a diverse selection of International restaurants and cafés offering everything from quick bites to gourmet meals, ideal for lunch breaks or client meetings.



Leisure Facilities: Stay active with easy access to nearby fitness and entertainment venues including Puregym, Tenpin bowling alley and Drift Stop Go Karting.



Health/Wellbeing: Take advantage of on-site pharmacies and health operator Holland & Barrett. The proximity to public green spaces also provides the perfect spot for some down time.

A Prime Location.

Situated at the crossroads of Leeds City Centre's retail, office, leisure, and newly defined 'Innovation District', Town Centre House offers unparalleled connectivity.

Fronting major bus routes and key roads including Woodhouse Lane, Great George St, and Merrion St, alongside its proximity to Albion Street, accessibility is effortless.

It is located close to the Inner Ring Road for fast access to the rest of the city, M621 and the national motorway network beyond. Leeds Railway Station is also just a mere 10-minute walk away

With motorcycle parking, bicycle storage, and 950 public car parking spaces in the on-site CitiPark Merrion Centre and first direct Arena car park, convenience is paramount. The car park also provides ample spaces for electric vehicle charging via CitiCharge.

Benefitting from substantial investment including the £60 million, 13,500 capacity first direct Arena, Town Centre House stands at the heart of a dynamic urban landscape.

Adjacent developments encompass residential, university facilities, hotels, offices, and the vibrant Arena Quarter.

TOWN
CENTRE
HOUSE

TOWN
CENTRE
HOUSE

P

- | | | | |
|-----------------------|------------------------|---------------------------|------------------------------|
| 1. Merrion Centre | 5. Millenium Square | 9. Civic Hall | 13. Leeds Beckett University |
| 2. Merrion House | 6. The Light | 10. Carriageworks Theatre | 14. Leeds Town Hall |
| 3. first direct arena | 7. Leeds Train Station | 11. Channel 4 Studios | 15. 123 Albion Street |
| 4. Wade House | 8. Trinity Leeds | 12. LGI | |

Town Centre House
Leeds

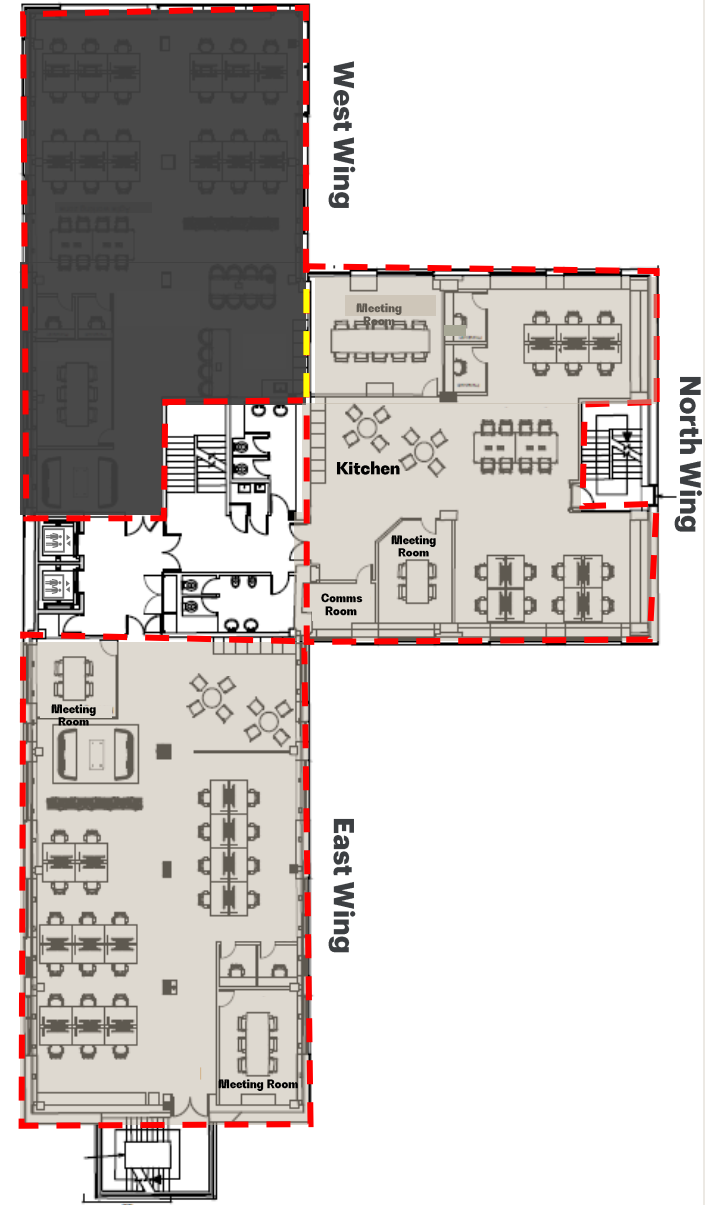
Explore Our Floorplates.

SPACE	DESKS	SQ.FT	SQ.M	AVAILABILITY
GROUND FLOOR	-	-	-	DLG ARCHITECTS
1 st FLOOR	-	-	-	PUREGYM
1 st FLOOR	-	-	-	FIRST LOCATE
2 nd FLOOR	-	-	-	GLEEDS INTL
3 rd FLOOR	-	-	-	PCS
4 th FLOOR EAST	Up to 32	2,300	214	AVAILABLE
4 th FLOOR NORTH	Up to 26	2,000	186	AVAILABLE
4 th FLOOR WEST	-	-	-	DATAM GROUP
5 th FLOOR	-	-	-	TCS
6 th FLOOR	-	-	-	HOARE LEA
TOTAL AVAILABLE		4,300	400	

Town Centre House provides over 40,000 sq. ft of bespoke workspace accommodation offering maximum flexibility and value for money.

4th Floor

Indicative space plan



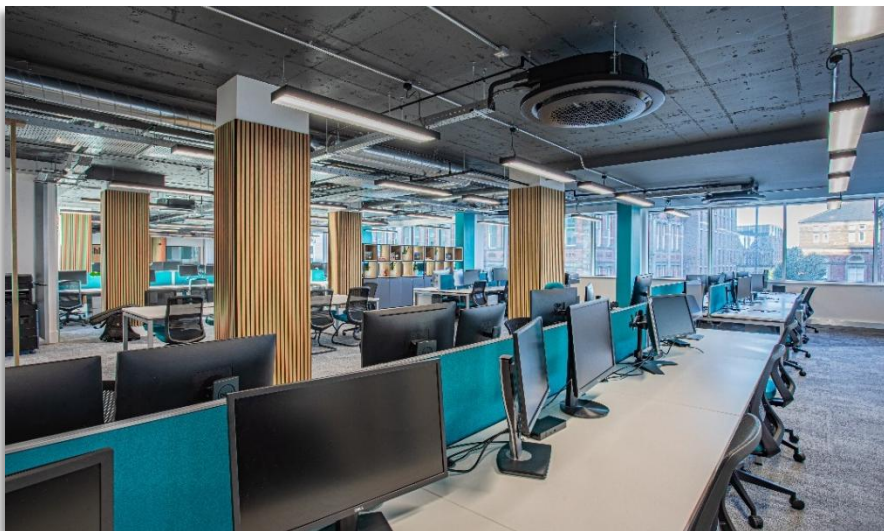
Discover Town Centre House.

With office suites ranging from 2,000 to 4,300 sq ft, you can customise to your preferred specification or move into a ready-made space.

You'll also benefit from 24/7 access, a private entrance, and on-site amenities such as bike storage and shower facilities—perfect for commuting employees.

Fully Fitted Suites

Whether you're looking for space for 24 or up to 90 desks, these modern, furnished offices are available for immediate occupancy, providing maximum flexibility and straightforward leasing terms. Easy to move in and get started, each suite comes equipped with high-speed broadband, cabled workstations, a private kitchen, dedicated meeting rooms, and welcoming breakout areas, allowing your team to settle in effortlessly.



A collection of office suites designed to meet your business needs.



Traditional Workspace

Explore the chance to lease a full floor of premium, traditionally styled workspace, fully customisable to meet your specific requirements.

This modern workspace is designed to inspire productivity, with abundant natural light pouring in through dual-aspect windows, enhanced by generous floor-to-ceiling heights and open-plan layouts.

Enjoy iconic,
stunning city views.

Enquiries.



**Town
Centre
Securities**
0113 222 1234

Matthew Wright
Associate Director
matthew.wright@tcs-plc.co.uk

CBRE

+44 (0)113 394 8800
cbre.co.uk

Clair McGowan
clair.mcgowan@cbre.com

Ellie McCollin
ellie.mccollin@cbre.com



**Knight
Frank**
0113 246 1533
KnightFrank.co.uk

Eamon Fox
eamon.fox@knightfrank.com

Victoria Harris
victoria.harris@knightfrank.com



+44 (0)113 243 1133
fljltd.co.uk

Harry Finney
harry.finney@fljltd.co.uk

Bethan Linehan
bethan.linehan@fljltd.co.uk

**TOWN
CENTRE
HOUSE**

DISCLAIMER: Town Centre Securities PLC (TCS), their subsidiaries and their real estate advisors (REA) as vendors or lessors of this property, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst TCS, and their REA use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. TCS, and their REA as such cannot be held responsible for any loss or damage without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of TCS, and their REA have any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices, costs, and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service charge, rates, ground rent (where applicable) and other residual costs are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. DOI: AUGUST 2025