



An introduction to **WADEHOUSE**

LEEDS, LS2 8LY

on behalf of



Town Centre Securities PLC

WELCOME TO WADEHOUSE

For the first time in over 50 years, **WADE HOUSE** is being offered as a **whole** to market.

With 12 principle floors, the building currently has direct access from the upper balcony level of the Merrion Centre with a secondary existing private rear access point. There is also potential to offer ground mall access.

WADE HOUSE includes 2 passenger lifts, an additional passenger/goods lift and 2 escape staircases and would suit a number of alternative uses in addition to office accommodation.

The rare opportunity that has arisen to secure these premises is outlined within this proposal.



WADE
HOUSE

LOCATION



Leeds Beckett Business school



Nexus Leeds

WADE HOUSE is situated at the overlap of Leeds City Centre's office, leisure and retail core, as well as being within the newly defined 'Innovation District' which is characterised by the presence of Leeds Universities, Leeds General Infirmary and Nexus (amongst others).

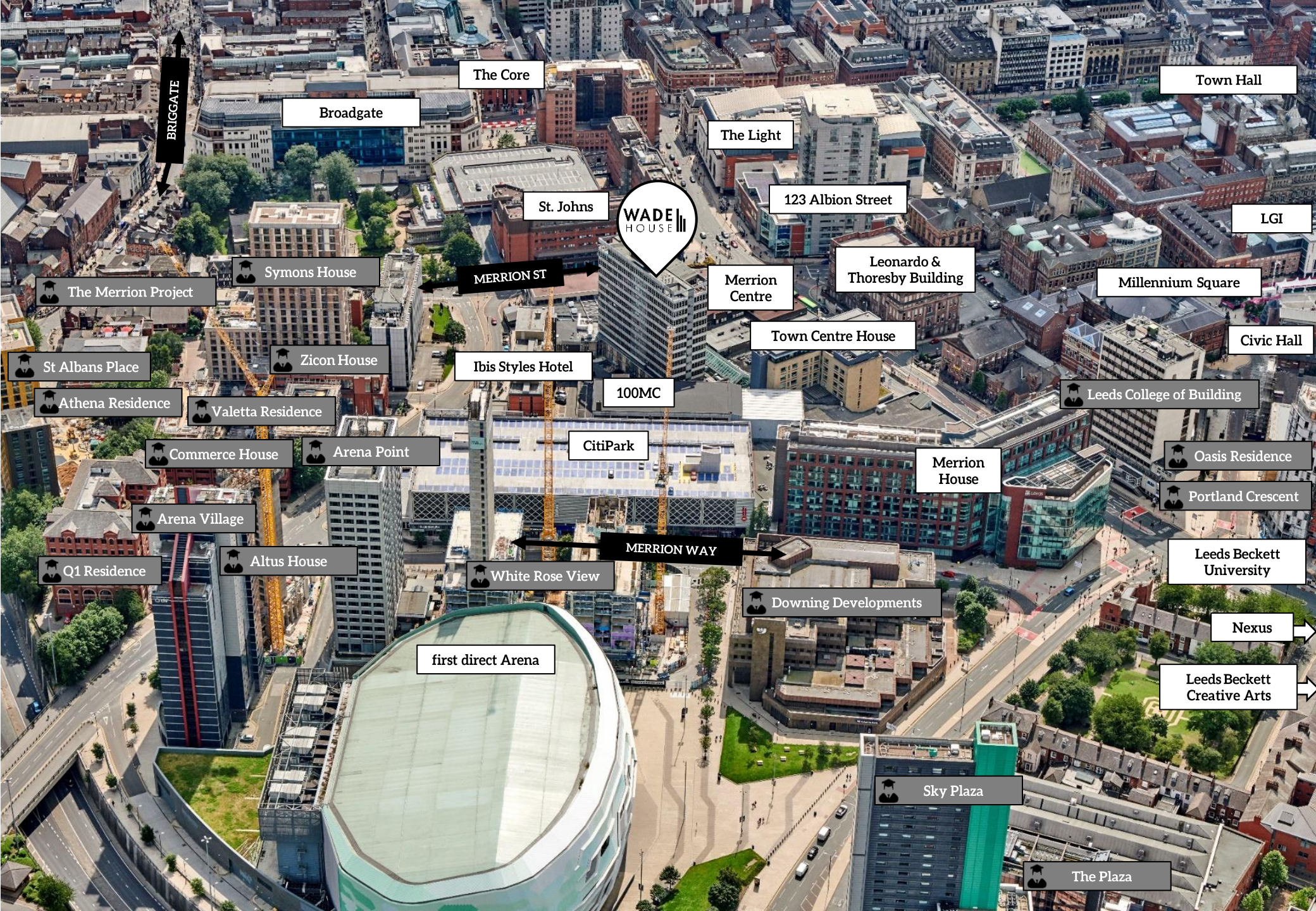
The property sits immediately above the Merrion Centre, giving direct access to its amenities.

It is just a 10 minute walk to Leeds Railway Station and within range of several major bus routes and the main arterial road of Merrion Street, Merrion Way, Wade Lane and Woodhouse Lane (to North Leeds).

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. Private parking with direct access is also available on-site.

Located close to the Inner Ring Road, it offers easy 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.



BRIGGATE

The Core

Broadgate

Town Hall

The Light

St. Johns

WADE
HOUSE

123 Albion Street

LGI

Leonardo &
Thoresby Building

Millennium Square

MERRION ST

Merrion
Centre

Civic Hall

Town Centre House

The Merrion Project

Symons House

Ibis Styles Hotel

100MC

Leeds College of Building

St Albans Place

Zicon House

Athena Residence

Valetta Residence

Oasis Residence

Commerce House

Arena Point

Portland Crescent

Arena Village

Merrion
House

Q1 Residence

Altus House

MERRION WAY

Downing Developments

Leeds Beckett
University

White Rose View

Nexus

first direct Arena

Leeds Beckett
Creative Arts

Sky Plaza

The Plaza

WADE HOUSE



Suites from 1,000 to c.60,000 sq.ft



Flexible terms available



Variety of alternative
uses considered



WADE HOUSE



Equality compliant



Flexible terms available



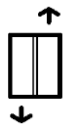
Commissionaire



Secure Basement Servicing



Ample car parking



Three passenger lifts



Refurbished W.C's



24 hour CCTV



Showers



Part of the wider Merrion Centre
Community with discounts available



Alternative uses considered



Reception



Private Cycle Storage



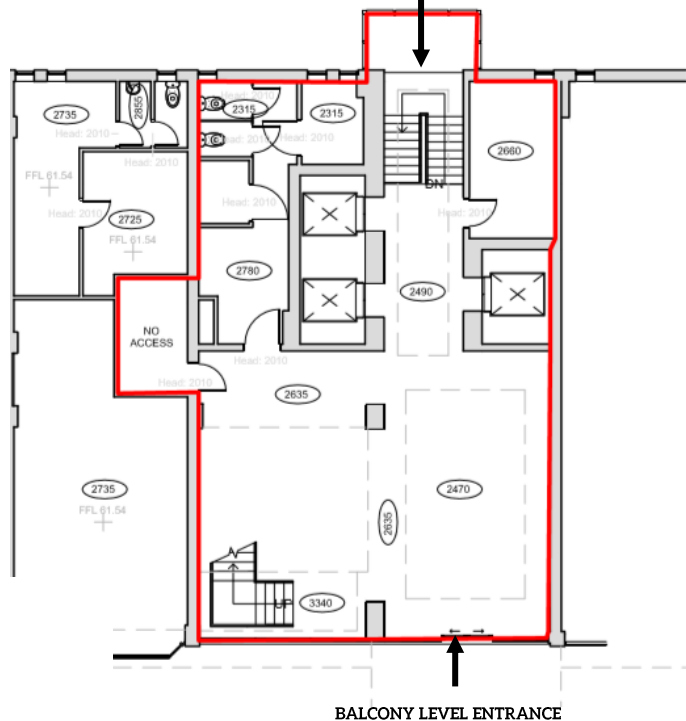
Potential outdoor space



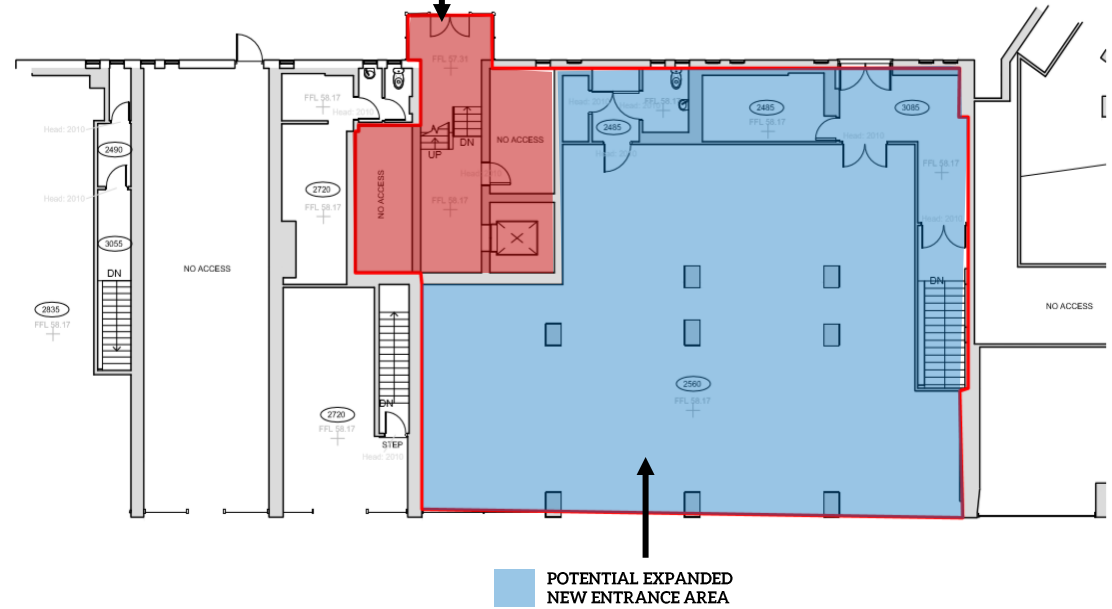
 Stunning cityscape views with excellent levels of natural light



STAIRS TO REAR
ENTRANCE

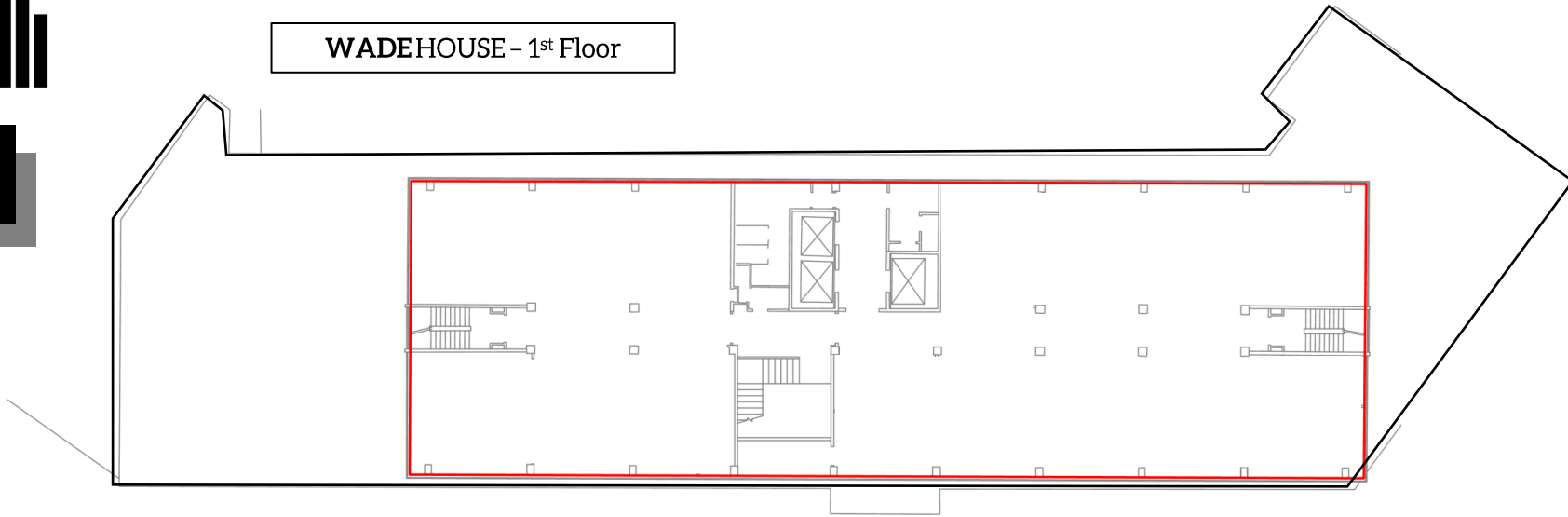


EXISTING REAR
ENTRANCE

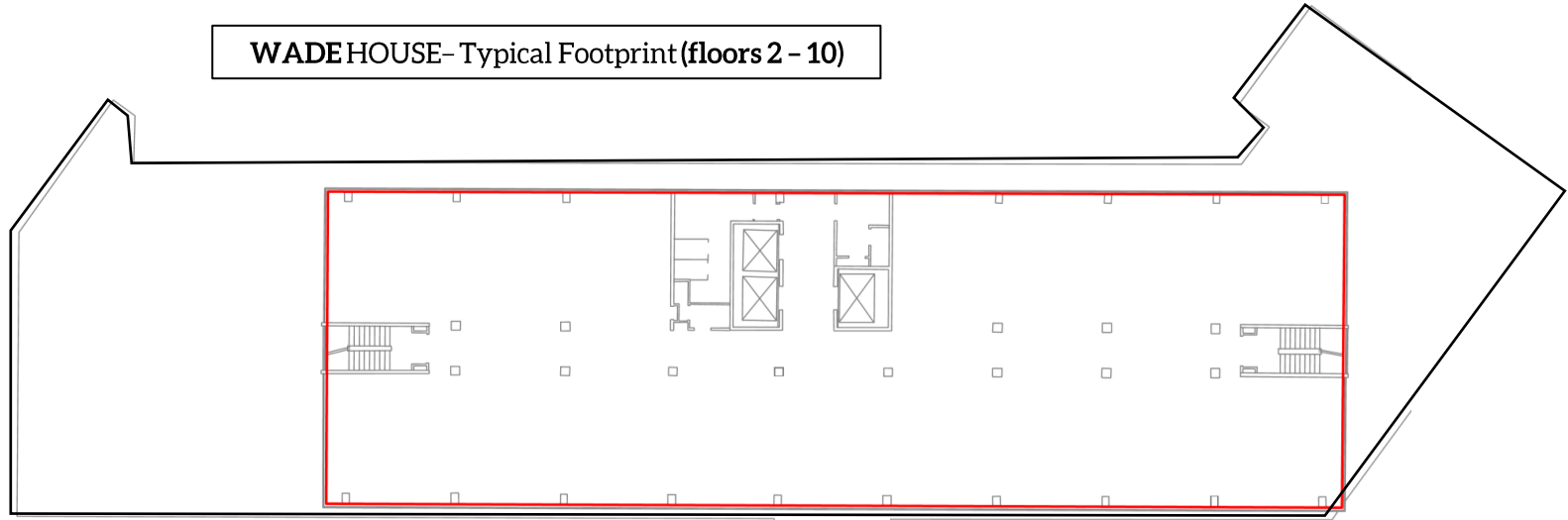


Floor Plates

WADEHOUSE – 1st Floor

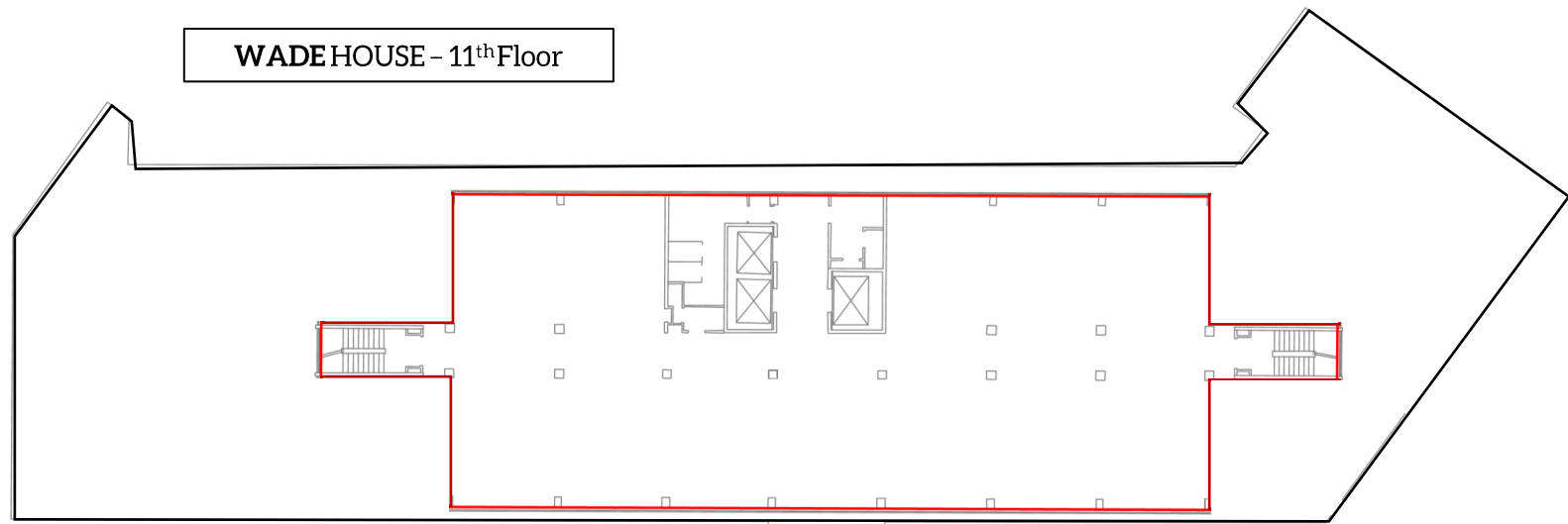


WADEHOUSE- Typical Footprint (floors 2 – 10)



Net area is 5,808 sq.ft per floor
(c.60,000 sq. ft available in total)

Floor Plates



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(c.60,000 sq. ft available in total)

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

Non-Domestic Building

 HM Government

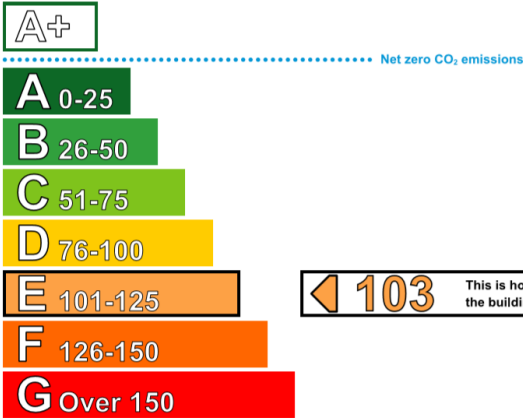
FLOORS 1-11
Wade House
Merrion Centre
LEEDS
LS2 8NG

Certificate Reference Number:
0687-0138-9549-5502-0002

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



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	7029
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	69.18
Primary energy use (kWh/m ² per year):	401.92

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
79	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:	ISBEM v5.4.a using calculation engine SBEM v5.4.a.1
Property Reference:	854501590007
Assessor Name:	Mark Beswick
Assessor Number:	EES/019528
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Procters
Employer/Trading Address:	Prospect House, 4a, George Street, Pocklington, York. YO42 2DF
Issue Date:	19 Feb 2018
Valid Until:	18 Feb 2028 (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 - 0095-0129-4540-6500-8873.

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 Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

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 www.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. For further information about 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.



ENQUIRIES

Any queries regarding the content please do not hesitate to contact:

Helen Green
Property Director
M: 07967 714 584
E: helen.green@tcs-plc.co.uk

Esme Briggs
Graduate Asset Manager
M: 07776 270 475
E: esme.briggs@tcs-plc.co.uk

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