

Be part of the ARENA Q^{TR}

arenaquarter.com  

Accommodation

Ground Floor	1,410 sq. ft	131 sq. m
First Floor	1,108 sq. ft	103 sq. m
Total	2,518 sq. ft	234 sq. m

Retail/Leisure Space

To Let

19, Merrion Way
Merrion Centre,
Leeds, LS2 8BT

Accommodation

The property holds a prominent corner position on Merrion Way, directly opposite the 1,000 bed Unite Student Development and the 13.5k capacity first direct Arena.

It is currently fitted out and includes a balcony. Nearby tenants include Tenpin, Co-op, PizzaExpress, Starbucks and Costa.



Rent

£50,000 p.a

Tenure

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

Rates

- Rateable Value: £37,250
- Rates Payable: (2020/21): £18,290
(interested parties are advised to make enquiries with the local authority)

Service Charge

The on account service charge budget for the current year (2020/21) is £3,275

Legal Costs

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

EPC Rating

E



For viewing and further information, contact



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A Prime Location in the heart of Leeds

The Arena Qtr is located in the heart of Leeds and **centres around the 13.5k capacity first direct Arena.**

With an abundance of **student accommodation** and **offices within the immediate vicinity** (including Merrion House which home to over **2200 Leeds City Council employees** and a customer facing One Stop facility), it is fast becoming one of **the busiest retail and leisure destinations in Leeds.**

In addition, it's location **envelops a busy shopping centre** (the Merrion Centre, which welcomes over 11.2 million internal customers per year*) and a **state of the art 1,000 space CitiPark car park**, which further enhances visitor numbers to the Arena Qtr's day time offering.

Current occupiers within the Arena Qtr include a **134 bedroomed ibis Styles Hotel**, along with several other high end bars, restaurants and nightclubs (including PizzaExpress, Tenpin, Bengal Brasserie, Starbucks, Union Square, My Thai, Blue Sakura, Bulgogi Grill & PRYZM).

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Restaurants

	Pizza Express	3
	Mi's Noodles (Coming Soon)	4
	Union Square	5
	Bulgogi Grill	10
	Burger King	12
	Sticky Sisters	13
	Bengal Brasserie	14
	Blue Sakura	15
	Arnold's Bar & Kitchen	17
	Domino's	19
	Fuji Hiro	20
	My Thai	21
	OBA Kitchen (Coming Soon)	22
	KFC	30
	Frankster's	33
	Salade (Coming Soon)	39

Bars

	Union Square	5
	Arnold's Bar & Kitchen	17
	The Key Club	26
	PRYZM	34
	The Merchant	35

Cafes

	Starbucks	2
	Costa	6
	Hook & Line	7
	Burger King	12
	Sticky Sisters	13
	Domino's	19
	Konga Coffee	23
	Greggs	27
	KFC	30
	Cafe Nero	31
	Frankster's	33
	Bubble Tea	36
	Salade (Coming Soon)	39
	Chatime	40

Hotel and Parking

	CitiPark	11
	ibis Styles Leeds Arena	18

Music & Entertainment

	Tenpin	8
	PureGym	16
	Jumbo Records	25
	The Key Club	26
	PRYZM	34

Lifestyle

	Co-op	9
	Just Men Barbers	24
	Chilli Shop	28
	Coral	29
	Sing Kee	36
	Wilko	38

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