



**merrion
centre**

merrioncentre.co.uk
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To Let

Unit 13,
Merrion Centre,
Leeds, LS2 8PJ

Retail Opportunity

Accommodation

Discover this **prime opportunity** on the **main, busiest entrance** to the Merrion Centre. This exceptional space offers **excellent visibility**, featuring **glazed return frontages** and **easy access** ensuring a prestigious presence on the main mall for your business.

Other brands on your doorstep include **The Works**, **H&T** and **Ryman** making it an ideal location for any business looking to thrive.

Rent

Upon application

Tenure

Flexible availability to let on a full repairing and insuring lease, on terms to be agreed

Rates

- **Rateable Value (2024/25): £32,250**

- **Rates Payable (2024/25): £16,093**

You may be eligible for a retail discount under the governments business rates relief. Please check with the local charging authority

Service Charge

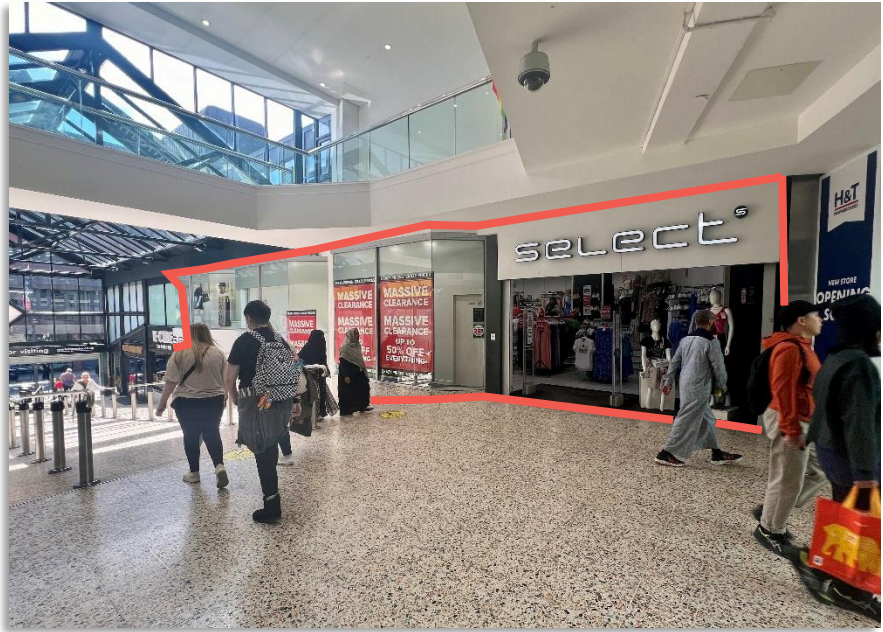
The on-account service charge budget for the year (2024/25) is **£39,896.05**

Legal Costs

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

EPC Rating

D



Unit specification:

Total 3,812 sq. ft 354.15 sq. m

**There's never been a better time to
shop, eat, drink & be Merrion!**

An asset of



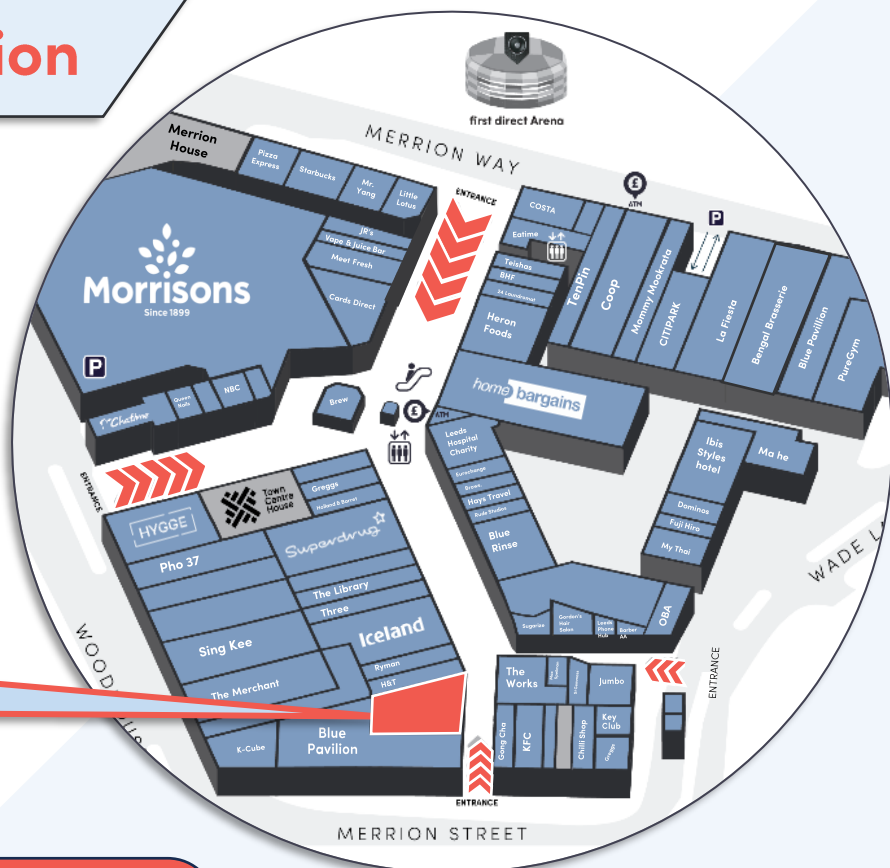
Updated: 22/10/2025

A Prime Location



**merrion
centre**TM

**13
Merrion
Centre**



4 Universities on
main route (by foot) into the city
with **+80,000 students** living
within a **15 min walk**
(with **more** anticipated!)



8,372 Existing
apartments within the
immediate vicinity

With a further **5,000**
on-site or in the pipeline

+2900



car parking spaces
nearby including
on-site CitiPark



Capacity for **2200+**
LCC employees in
Merrion House



Just **265m** from **LGI** which plans
an **additional 94,000 m2** of
facilities including **£9.5m** adult
hospital & site for **new Leeds
Children's Hospital**



+9m

internal visitors at the
Merrion Centre in 2024



13.5k Capacity
fd Arena directly
adjacent

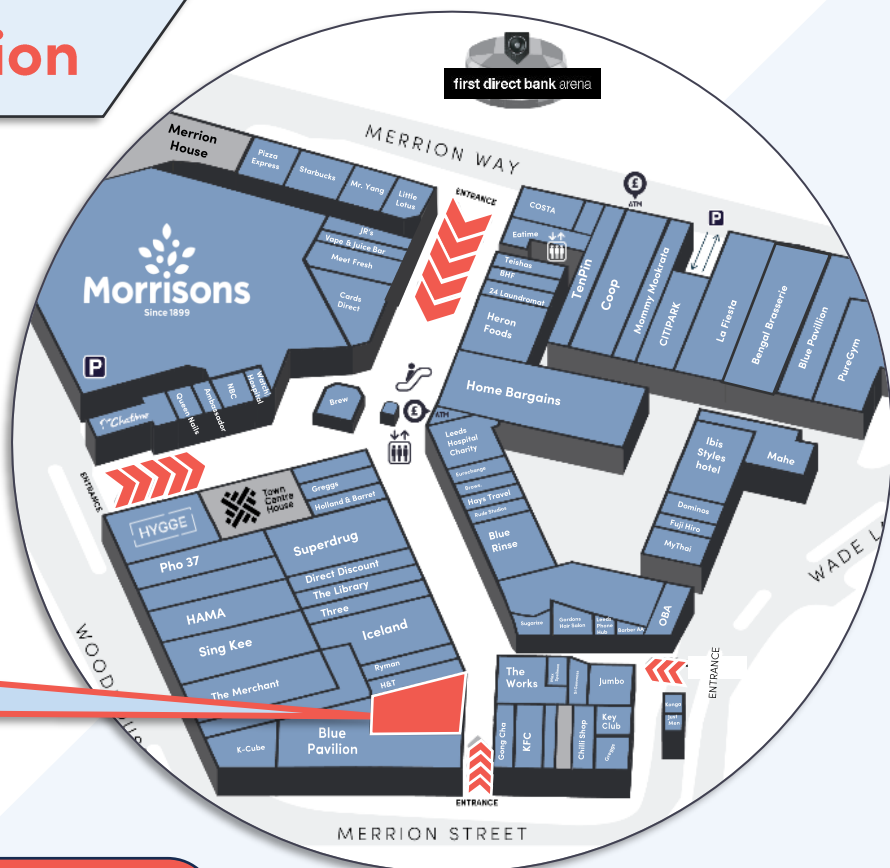
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**A landmark location,
A Prime Opportunity**

Join us at the Merriion Centre



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IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is October 2025