

merrion centre

Leeds

July 2025

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

**merrion
centre**.co.uk

**JOIN US AND BE PART OF
SOMETHING EXCITING**





**THERE'S MORE
TO MERRION**



There's never been a better time to shop, eat, drink and be Merrion

first direct bank arena



merrion
centre.co.uk



Cards
direct

home bargains

Superdrug



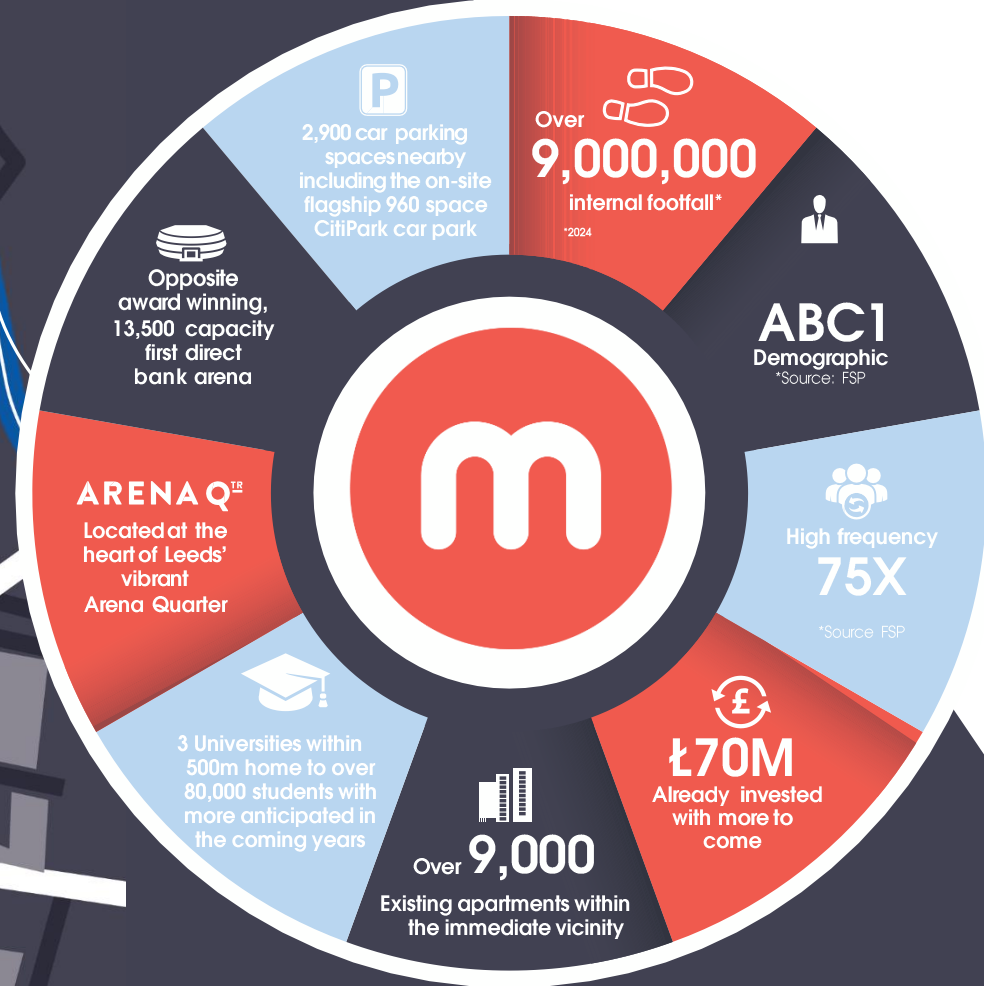
H&T
PAWNROKERS

The Works

JUMBO
RECORDS

A prominent and accessible location

- 1 - Merrion House
- 2 - CitiPark
- 3 - ibis Styles Hotel
- 4 - Wade House
- 5 - Town Centre House
- 6 - Morrisons
- 7 - Downing Living
- 8 - first direct bank arena
- 9 - White Rose View
- 10 - Arena Point
- 11 - Arena Village
- 12 - Altus House
- 13 - Q One Residence
- 14 - Commerce House
- 15 - Live Oasis
- 16 - Havana Residence
- 17 - St Albans Place
- 18 - Symons House
- 19 - Fairfax House
- 20 - The Merrion Project
- 21 - St Johns Shopping Centre
- 22 - the Light
- 23 - 123 Albion Street
- 24 - Leonardo & Thoresby Building
- 25 - Leeds City College of Tech
- 26 - O2 Academy
- 27 - Leeds Beckett University
- 28 - Leeds General Infirmary
- 29 - Leeds Civic Hall
- 30 - Leonardo/Thoresby Building



merrion
centre

WADE
HOUSE

CitiPark



To see the abundance of developments on our doorstep check out page 11

There's More In Merrion

There's **never** been as much choice

Over 9m internal visitors in 2024

Over 100 tenants set over 1m Sq ft

The only City Centre location to have **5 Supermarkets** including **Iceland, Coop** and flagship **Morrisons**

Leeds' longest standing mixed use scheme

Home to **Leeds City Council's** single largest office scheme, **Merrion House**

Regular calendar of unique, experiential events

Over **25 independent** operators

merrion
centre.co.uk



Iceland

TEISHA

EATIME

home bargains

leeds
hospitals
charity



GREGGS



Merrion Street

Location of the **busiest entrance** to the Merrion Centre **c.3,000,000** a year*

Dine in/Grab and go offerings from high street favourites **KFC & Greggs**

Home to the unique, quirky, independent operator, **the Chilli Shop**

Bubble Tea operator, **Gong Cha**

The new **£3m** Oriental fine dining restaurant, **Blue Pavilion**, and adjoining premium karaoke entertainment venue, **K-Cube** opened November 2023 offering a unique, a la carte dining experience

*Merrion Street footfall 2023



Gong cha 同茶

GREGGS

KFC



K-CUBE
KTV · PARTY · BAR

Merrion Way

Less than 100m away from the
13,500 capacity **first direct arena**

An abundance of eateries including **Little Lotus**
Mommy Mookrata, **PizzaExpress**, **Mr. Yang**,
Bengal Brasserie, **La Fiesta** and the official
'best restaurant in Leeds 2024', **Blue Sakura**

26 lane **Tenpin** bowling alley

Coop convenience store

Directly opposite many of the
new student accommodations

Large dual level **Starbucks** and highly popular **Costa Coffee**



* British Restaurant Awards 2024



Bengal
BRASSERIE



tenpin



COSTA

La Fiesta

Mr Yang



Wade Lane



134 bedroom **ibis Styles Leeds City Centre Arena** hotel with adjoining **Mahe Coastal Indian Restaurant**

220 piece state-of-the-art **PureGym** with over 5,000 member

Home to a mix of independent, international f&b operators including the award winning **My Thai**, **Konga Coffee**, the legendary **Fuji Hiro** and Korean eatery, **OBA Kitchen & Bar**

Home to the only City Centre **Domino's**

One of the Norths key independent music retailers, **Jumbo Records** & the number one Rock and Alternative club in Leeds, **Key Club**

* British Restaurant Awards 2022

Woodhouse Lane



Speciality International food and beverage operators include Vietnamese Street food operator **Pho37**, **Sing Kee** Chinese Supermarket, **Hama Korean BBQ** & **Chatime** Bubble Tea

External facing entry to **Morrisons** flagship store

Customer entrance to **Leeds City Council's One Stop** facility with **c.1m visitors annually**

Popular bar & restaurant **The Merchant**

Pret opened a new branch in 2022

On **main access road** to the city **from the universities** and many of the student residential dwellings

Pho37 ★ **THE MERCHANT**

**MERRION
HOUSE**

Morrisons
Since 1889

Chatime

Sing-Kee
成记有限公司

★ **PRET** ★ **HAMA**



Ever Evolving Surroundings

Recent developments delivered **over 8.5k apartments** within the immediate vicinity and a **further 4.5k+** on-site or in the pipeline



Directly opposite the **972 room White Rose View** & **752 room IQ Altus House** student accommodations



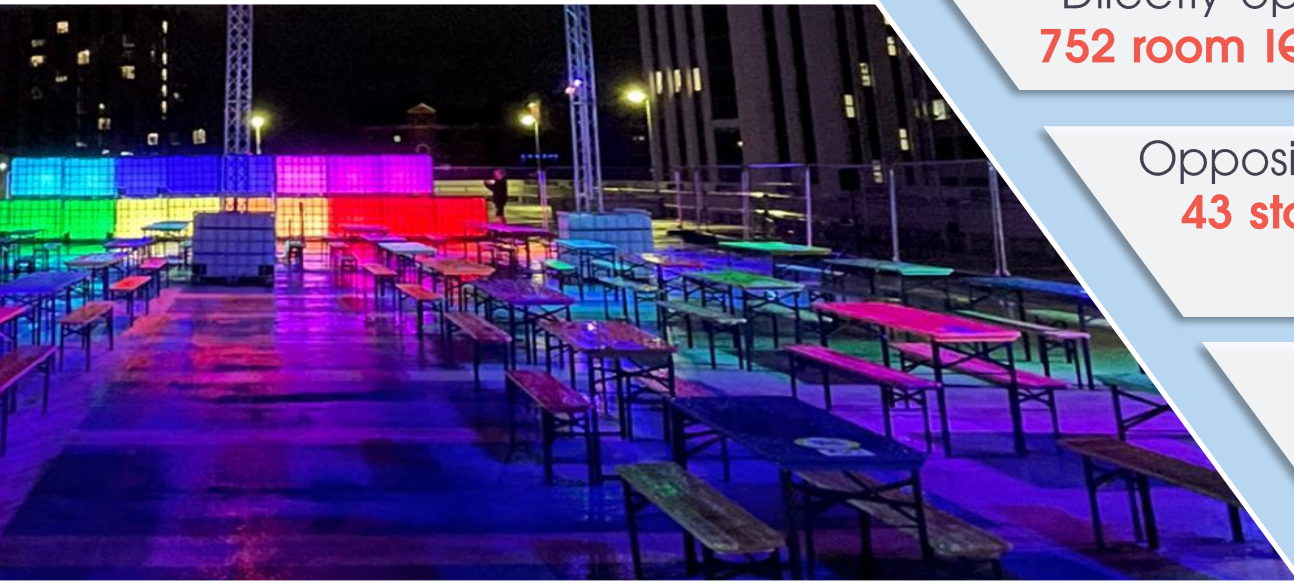
Opposite the proposed convention centre and **43 storey Arena Point development** (the city's tallest student accommodation tower)



94,000 m² of health care facilities at **Leeds General Infirmary** including **£9.5m** adult hospital & site for Leeds Childrens Hospital



3 Universities within 500m



LEEDS
BECKETT
UNIVERSITY

UNIVERSITY OF LEEDS

WE
STUDENTS

first direct bank arena



NHS

Leeds
CITY COUNCIL

MERRION
HOUSE

An aerial view of the
Merriion Centre
and surrounding
developments

As of September 2024

- On Site
- Completed
- Pipeline developments
- Landmarks/Points of Interest



Development Pipeline



Footfall at the Merrion Centre

The Merrion Centre has seen a quick resurgence post pandemic with the scheme welcoming over 9m internal visitors in 2024!

With over 9,000 existing apartments nearby and another c.4,000 on-site or in the works, the Merrion Centre is buzzing like never before.

Nestled right in the vibrant Arena Quarter and surrounded by an abundance of student accommodation, in line with the start of the new academic year, we saw record students numbers in October 2023 as we welcomed over 200,000 visitors flooding through our doors in just one week representing a whopping 37% year-on-year increase in weekly shoppers!



FFall 2024	Ffall 2023	% Diff (24 vs' 23)	Ffall 2022	% Diff (24 vs' 22)	Ffall 2021	% Diff (24 vs' 21)	Ffall 2020	% Diff (24 vs' 20)
9,057,433	8,904,769	+1.79%	8,367,995	+8.2%	6,196,751	+46.20%	4,467,681	+99.20%

Breakdown of footfall for specific entrance/exits are available on request



merri^mon centre

Leeds
2024

merrloncentre.co.uk

f themerri^moncentre

@merrloncentre

@merrloncentre

All enquiries



**Town
Centre
Securities**

0113 222 1234

charles.newman@tcs-plc.co.uk
lynsey.clarke@tcs-plc.co.uk
harry.williams@tcs-plc.co.uk

**FOX
LLOYD
JONES**



0113 243 1133

www.fljtd.co.uk

louise.larking@fljtd.co.uk
jack.francis@fljtd.co.uk

savills.co.uk



0113 244 0100

jhowe@savills.com
nina.evison@savills.com

Facts sources: PFM Footfall Counting System, SMG, Leeds City Council, Leeds City Region Enterprise Partnership, Business Register Employment Survey, ONS, HESA, Leeds University, Leeds Beckett University, Leeds City College & other education colleges, Leeds first direct arena, CACI, Welcome to Yorkshire, Centre for Cities Report 22, Property and Regional Press October 2013.

IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

These Particulars have been prepared and are intended only as a general outline for the guidance of intending purchasers and lessees. These Particulars are not intended to be and do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permission for use and/or occupation and all other details and information are provided for guidance only and as a recipient of these Particulars, you must not rely on them, whether as statements, conditions, representations, warranties or otherwise. You must satisfy yourself as to the property and its suitability for your purposes by inspection, searches or otherwise. You agree that Colliers, Savills and Town Centre Securities will provide no remedy in respect of the contents of these Particulars (except in the case of fraud). No person employed or engaged by Colliers, Savills and Town Centre Securities has any authority to make or give any statement, condition, representation or warranty in relation to this property or otherwise. Unless otherwise stated, all prices and rents quoted are exclusive of VAT. The date of these Particulars is July 2025.