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**ARENA Q<sup>TR</sup>**

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## Accommodation

Ground Floor Sales	3,958 sq ft	367.7 sq m
<b>Total</b>	<b>3,958 sq ft</b>	<b>367.7 sq m</b>

# Retail/Leisure Space

## To Let

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

### Accommodation

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

It is currently partially fitted out, with nearby tenants including My Thai, Blue Sakura, PureGym, Bengal Brasserie, Arnold's Restaurant & Bar and Fuji Hiro.



### Rent

Upon application.

### Tenure

The unit is available by way of a new effectively full repairing an insuring lease on terms to be agreed.

### Rates

- Rateable Value: £61,500  
- Rates Payable (2018/19): £30,319  
(Interested parties are advised to make enquiries with the local authority).

### Service Charge

The on account service charge budget for the current year (2018/19) is £26,441

### Legal Costs

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

### EPC Rating

C



For viewing and further information, contact:



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## Location

The Arena Qtr is located in the heart of Leeds (adjacent to the state of the art 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

With an abundance of student accommodation and offices within the direct vicinity (including Merrion House which is 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 across the city.

In addition, it's location envelops a busy shopping centre (the Merrion Centre, which welcomes over 11.6m 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 Bengal Brasserie, My Thai, Bulgogi Grill & Pryzm).

\* Source: pfm data



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