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# ARENA Q<sup>TR</sup>

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## Accommodation

Ground Floor Sales	1474 sq ft	137 sq m
First Floor Ancillary	761 sq ft	70.7 sq m
<b>Total</b>	<b>2,235 sq ft</b>	<b>207.7 sq m</b>

# Retail/Leisure Space

## To Let

40 Woodhouse Lane,  
Leeds, LS2 8LX

### Accommodation

Located close to the entrance to the Merrion Centre, Adjacent to Costa Coffee and close to Sainsbury and the Flagship Morrisons store, Woodhouse Lane is one of the main arterial routes into the heart of Leeds City Centre. The street is popular with shoppers, students and office employees alike. The subject property occupies a prime position on Woodhouse Lane.



### Rent

£55,000 per annum exclusive.

### Tenure

Available to let on a full repairing and Insuring Lease, on terms to be agreed. Subject to Vacant Possession.

### Rates

- Rateable Value: £37,000  
- Rates Payable (2018/19): £17,760  
(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 £11,340

### Legal Costs

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

### EPC Rating

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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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