

**MERCER WEST  
MADISON EAST**  
Hestia.

**TO LET**

**UNIQUE RETAIL/LEISURE OPPORTUNITY  
IN THE HEART OF LEEDS CULTURAL QUARTER**

**2000 SQ FT – 3390 SQ FT**

# LEEDS.

Leeds is the largest legal and financial centre outside of London and 3rd biggest commercial centre after Birmingham and Manchester.



Home to more than **30 national** and **international banks**, **150 law firms** and **200** accounting practices



New home to Channel 4



HOME TO 38,000 BUSINESSES WITH AN ECONOMY WORTH £64.4BN PER ANNUM.

Leeds has seen **£3.9 bn** invested in the last 10 years with a further **£7.3bn** of development under construction and in the pipeline.

POPULATION OF **3M** AND WORK FORCE OF **1.37 MILLION**

Lonely Planet **top 10** European destinations



to indulge in shopping weekends, concert trips and the lively nightlife

# THE DEVELOPMENT.

Situated within the heart of Leeds vibrant cultural quarter Mercer West and Madison East form part of a vibrant new young neighbourhood of over 1m sq ft. Where converted warehouses and modern architecture come together to create the perfect environment to live, work and Play



Accommodation  
for 651  
students

846  
1,2 & 3 bed  
apartments



Commercial neighbours include - **BBC, Leeds Playhouse, Leeds College of Music, Leeds City College, NHS, The Gallery, The Wardrobe, Quarry House** home to **Dept of Health & DWP** employing over 3,000 people , **John Lewis, Premier Inn,**

Immediate access to Leeds city centre which can proudly boast being the Rough Guide's best UK shopping destination and one of the Lonely Planet top 10 European destinations "to indulge in shopping weekends, concert trips and the lively nightlife."



# LOCATION.

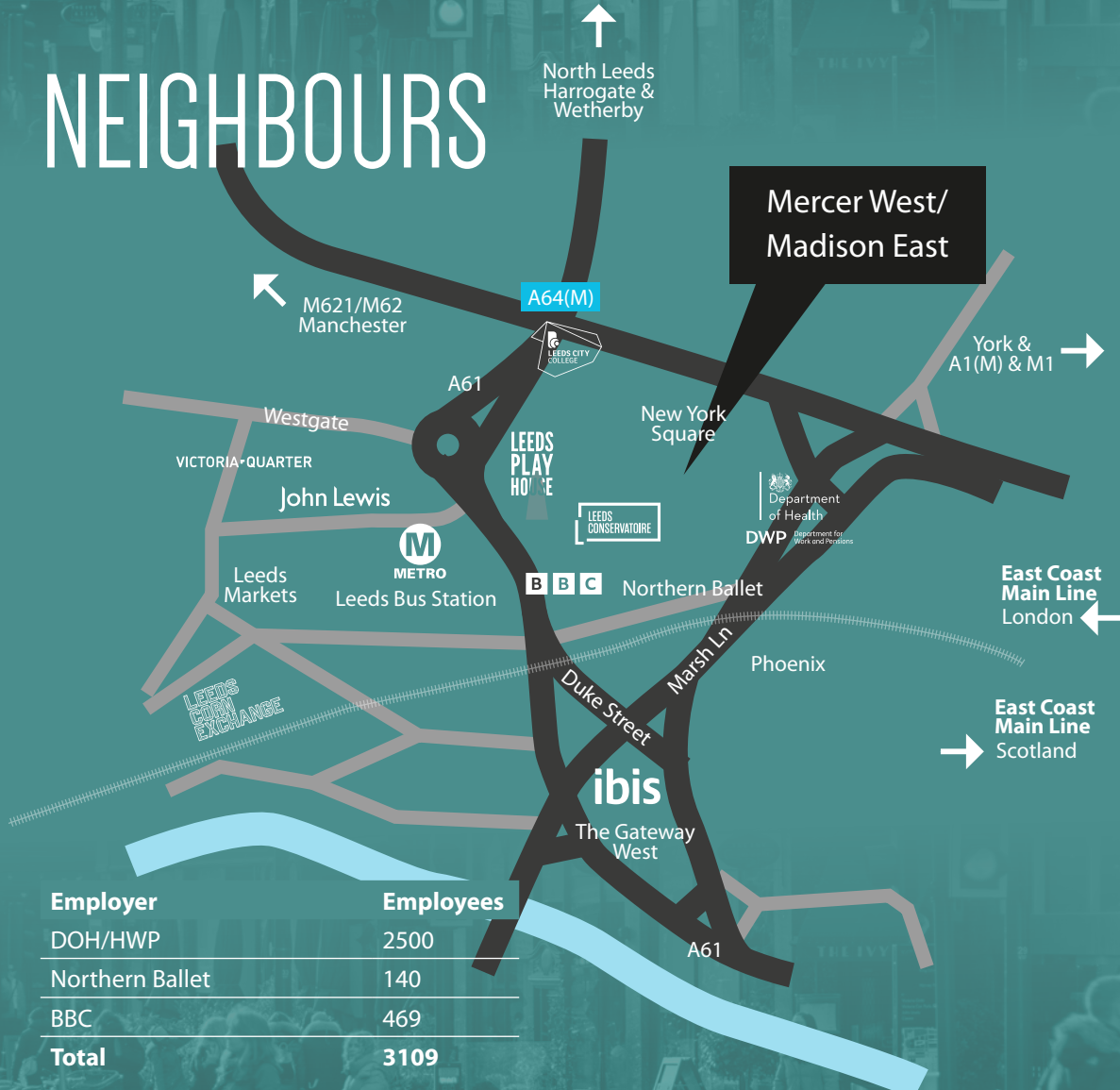
Residential Development	Apartments
Skyline Apartments	128
Phoenix	367
New York Square	515
Gateway West	552
<b>Total</b>	<b>1562</b>

Student Accommodation	Beds
Unite	841
One Mill Street	536
<b>Total</b>	<b>1377</b>

Hotel	Rooms
Ibis	218
Hampton By Hilton	121
<b>Total</b>	<b>339</b>



# NEIGHBOURS



Employer	Employees
DOH/HWP	2500
Northern Ballet	140
BBC	469
<b>Total</b>	<b>3109</b>

College	Students	Theatre	Seats	Annual visitors
Leeds Conservatoire	1500	Leeds Playhouse	1,100	160,000 est '24
Leeds City College Quarry Hill	3000	Northern Ballet	230	N/A
<b>Total</b>	<b>4500</b>	<b>Total</b>	<b>1,330</b>	<b>160,000 est</b>





# THE OPPORTUNITY.

**Unit 1** 2,035 sq ft (189 m<sup>2</sup>)

**Unit 2** 3390 sq ft (315 m<sup>2</sup>)

Each unit benefits from an external seating/spillout area

## **RENT**

Upon application

## **RATES**

Interested parties are recommended to contact Leeds City Council 0113 376 0359 or email [business.rates@leeds.gov.uk](mailto:business.rates@leeds.gov.uk)

## **EPC**

Available upon request

## **SERVICE CHARGE**

Available upon request



# FOR FURTHER INFORMATION CONTACT.

savills

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**MISDESCRIPTIONS ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991**

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