

New Commercial Units Available To Let in Major Regeneration Location



Points Cross, Hunslet Road, Leeds LS10 1QN

FORTY
GROUP

Location

Points Cross is located at the heart of South Bank, Leeds Dock which was originally the industrial northern powerhouse built for river traffic using the Leeds and Liverpool Canal to carry commodities such as coal to supply the heavy industries in Hunslet.

Points Cross is in an area many describe as representing the pinnacle of Leeds city living and is located near local amenities including Lonsdale, Boots, Costco, M&S, Argos, TK Maxx & Tesco Express.

The nearest colleges and universities are Leeds City College, UTC Leeds, Leeds College of Building & The Ruth Gorse Academy.

Description

The regeneration of the South Bank area will generate 35,000 new jobs and offer skills and apprenticeships to students. Led by Leeds City Council the South Bank regeneration will provide over 8,000 new homes.

The Points Cross development will consist of 928 new homes with a minimum of 35% affordable housing.

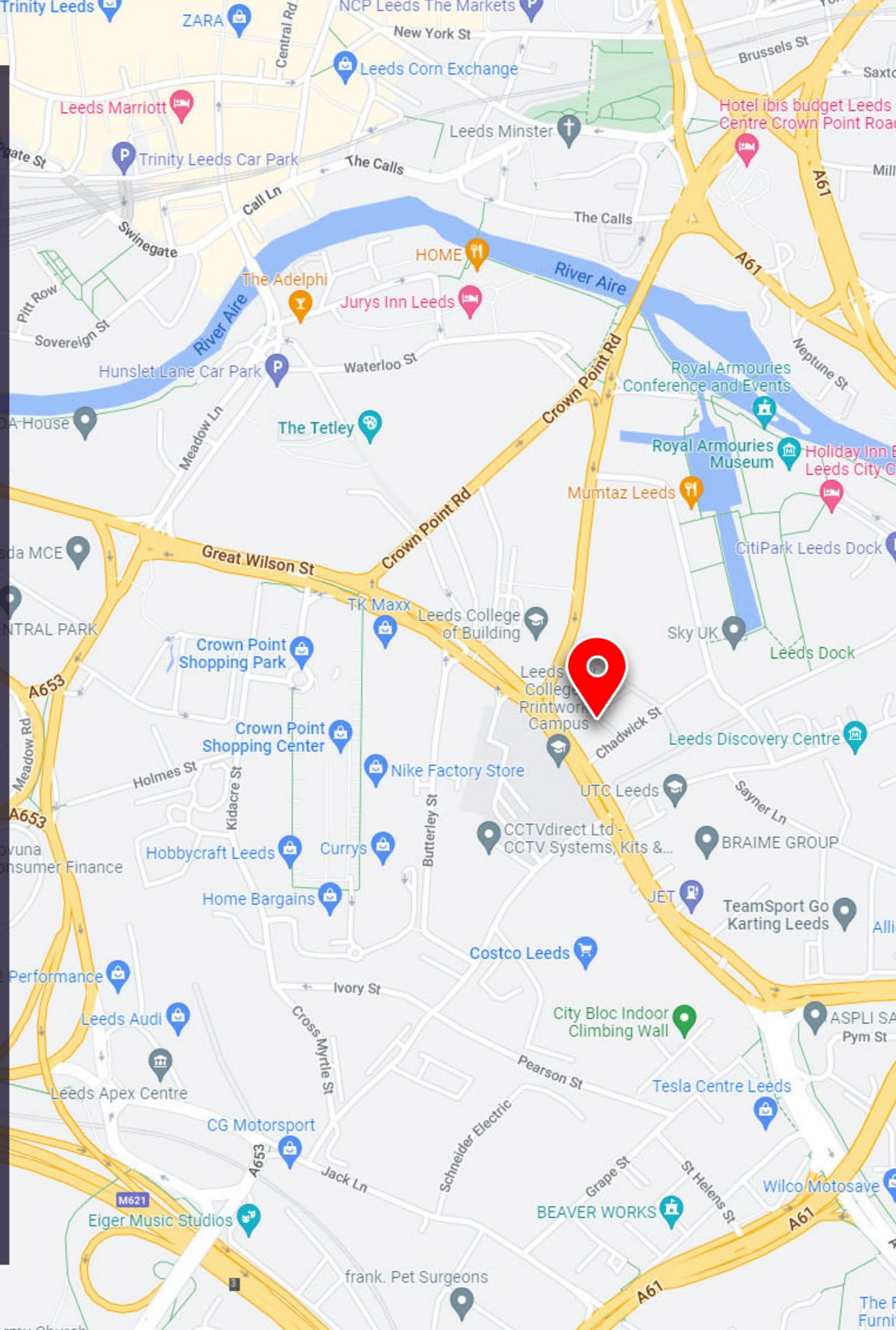
The commercial elements will comprise of over 7,000 ft² of ground floor commercial space which is divided into five individual units.

Proposed Users

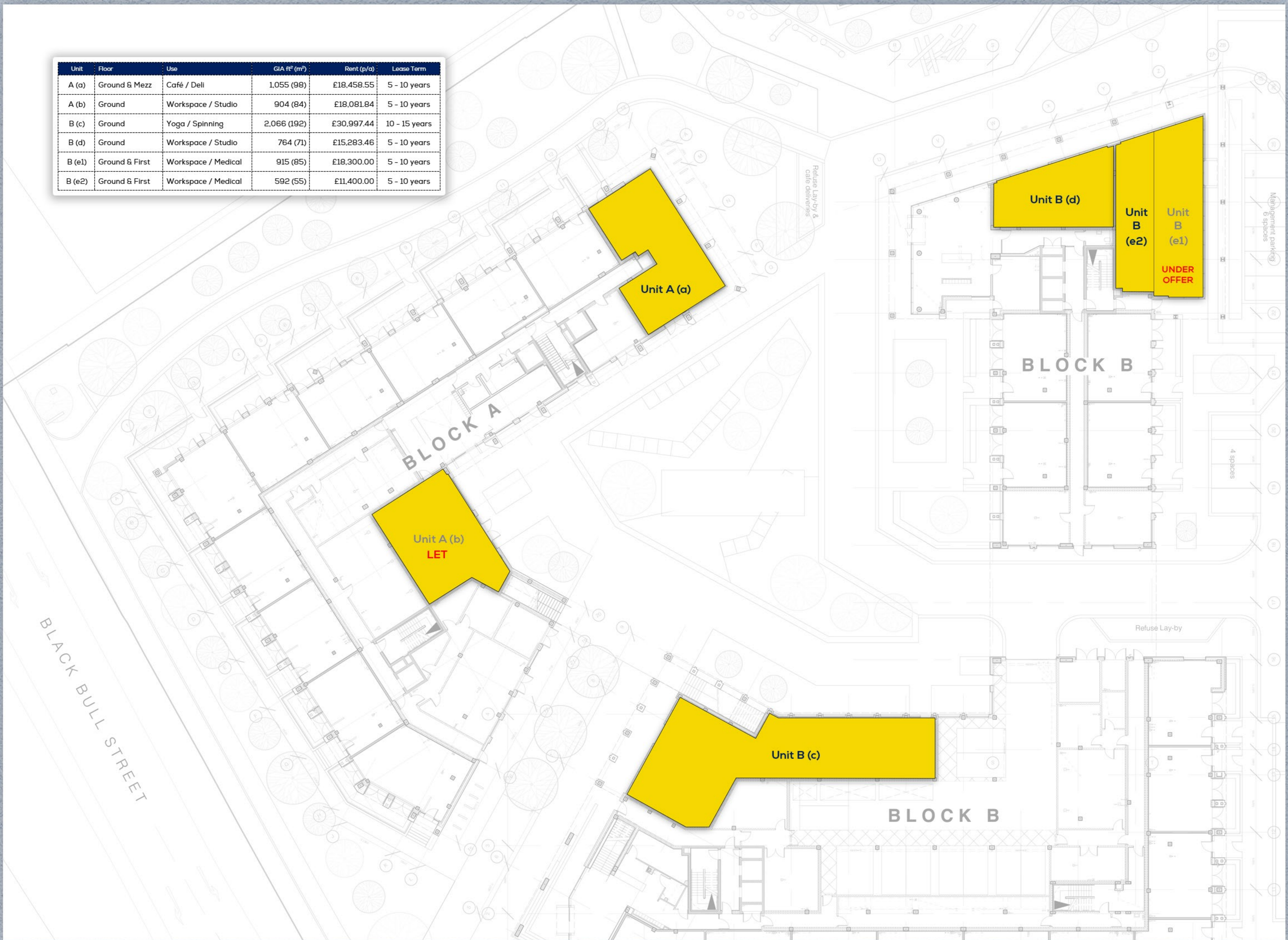
Although the developers are open to consider various users they are particularly looking to attract the following occupiers: Coffee Shop/Deli, Workspace, Yoga, Pilates, Gyms, Medical & Educational.

Areas/Sizes/Uses

The commercial units are all located on ground floor and will provide the areas and uses as shown on the following site map.



Unit	Floor	Use	GIA ft ² (m ²)	Rent (p/a)	Lease Term
A (a)	Ground & Mezz	Café / Deli	1,055 (98)	£18,458.55	5 - 10 years
A (b)	Ground	Workspace / Studio	904 (84)	£18,081.84	5 - 10 years
B (c)	Ground	Yoga / Spinning	2,066 (192)	£30,997.44	10 - 15 years
B (d)	Ground	Workspace / Studio	764 (71)	£15,283.46	5 - 10 years
B (e1)	Ground & First	Workspace / Medical	915 (85)	£18,300.00	5 - 10 years
B (e2)	Ground & First	Workspace / Medical	592 (55)	£11,400.00	5 - 10 years



BLACK BULL STREET

BLOCK A

BLOCK B

BLOCK B

Unit A (a)

Unit A (b)
LET

Unit B (c)

Unit B (d)

Unit B (e2)

Unit B (e1)
UNDER OFFER

Refuse Lay-by & cafe deliveries

Refuse Lay-by

Management parking 6 spaces

4 spaces

Surrounding Area

Welcome to the most exciting new neighbourhood at the heart of Leeds Dock. This buzzing South Bank waterfront, houses a fantastic network of vibrant cafés, shops, independent businesses, working spaces and the world famous Leeds Armouries..

The striking, contemporary architecture showcases a mix of stunning 1, 2, and 3 bedroom apartments and townhouses with private balconies, communal garden terraces and an on-site gym.

Podium-level gardens bring further green space to the lush, landscaped public spaces. The dynamic new place where you can live, work and play - Points Cross style.

Now home to an altogether different kind of bustling scene, South Bank has grown into a buzzing waterside community with miles of waterside paths for cyclists, joggers and walkers.

All just a fifteen minute stroll to the action of Leeds city centre, Points Cross represents the best of both worlds - Leeds South Style.

Education ●

- 01 The Ruth Gorse Academy
- 02 Leeds College of Building
- 03 Printworks Salon and Spa
- 04 Leeds City College
- 05 University Technical College Leeds
- 33 Leeds Uni (Parkinson Building)

Culture & Leisure ●

- 06 Sunken Studio
- 07 The Works Skate Park
- 08 Leeds Discovery Centre
- 09 Leeds Dock
- 11 Royal Armouries Museum
- 15 The Tetley
- 23 Leeds Grand Theatre
- 24 The Light
- 25 Leeds Town Hall
- 26 Headrow House
- 27 The Adelphi
- 29 Leeds Museum
- 30 Assembly Rooms
- 31 Leeds Grand Theatre
- 32 West Yorkshire Playhouse

Retail ●

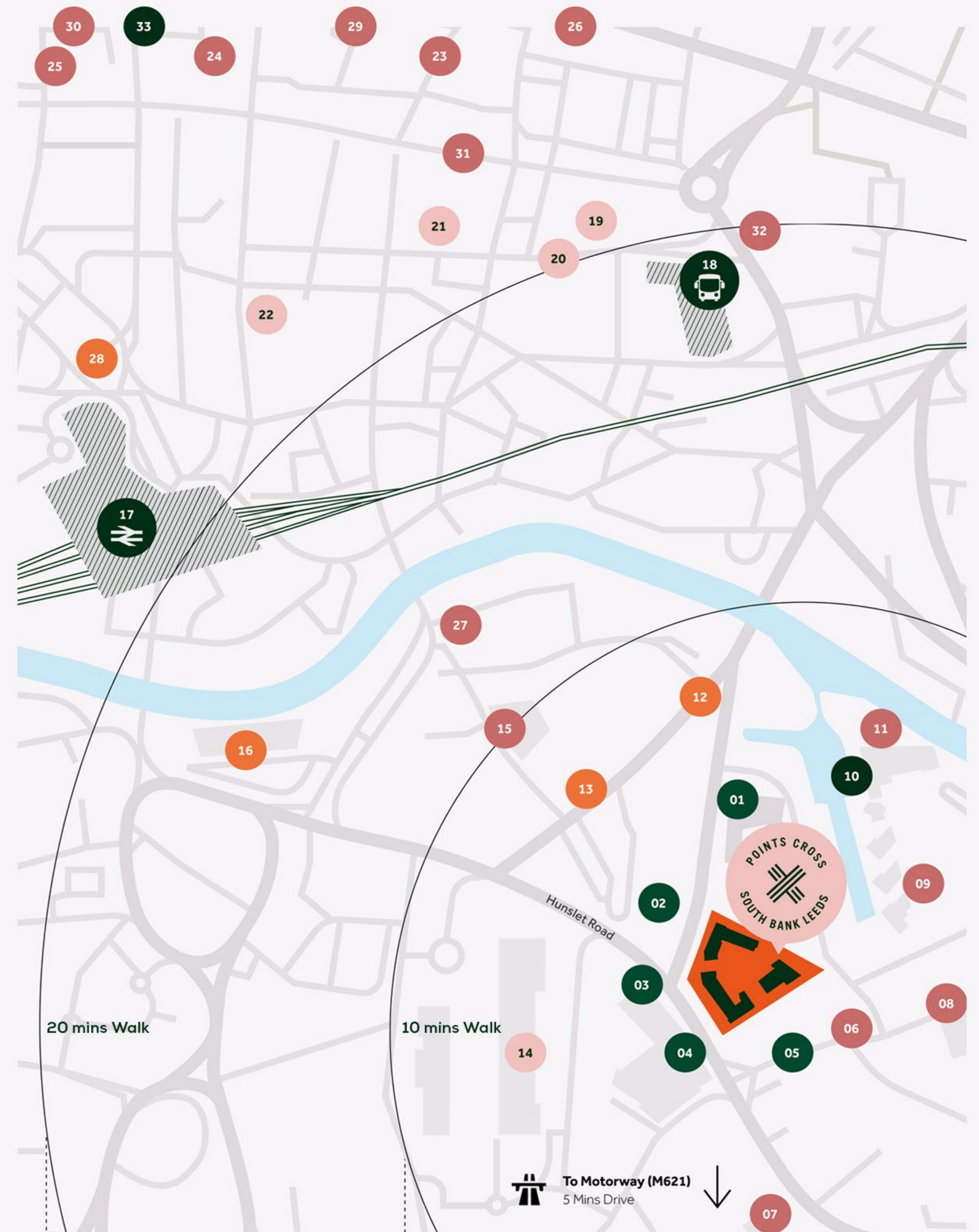
- 17 Crown Point Shopping Park
- 19 Victoria Gate
- 20 Kirkgate Market
- 21 Victoria Quarter
- 22 Trinity Leeds

Employers ●

- 12 The Firm
- 13 Duke Studios
- 16 Asda house
- 28 Channel 4 HQ

Transport ●

- 10 The Water Taxi
- 17 Leeds Railway Station
- 18 Leeds City Bus Station



Leases

All new leases will be for a term by arrangement incorporating 5 yearly upward only rent reviews.

Lease will be held outside the security provisions of the Landlord & Tenant Act 1954-Part 2.

Approval Costs

£2,300.00 plus VAT payable by the ingoing tenant for approval of their shop fitting plans.

Rates & Service Charges

To be confirmed

Legal Costs

Each party to bear their own legal costs.

Inspections/Further Information

Through sole letting agents Forty Group.

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