

# 9 x New Commercial Units To Let in Major Regeneration Location

3 Units Now Let

Points Cross, Hunslet Road, Leeds LS10 1QN

Phases 1 & 2

**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.

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

## Description

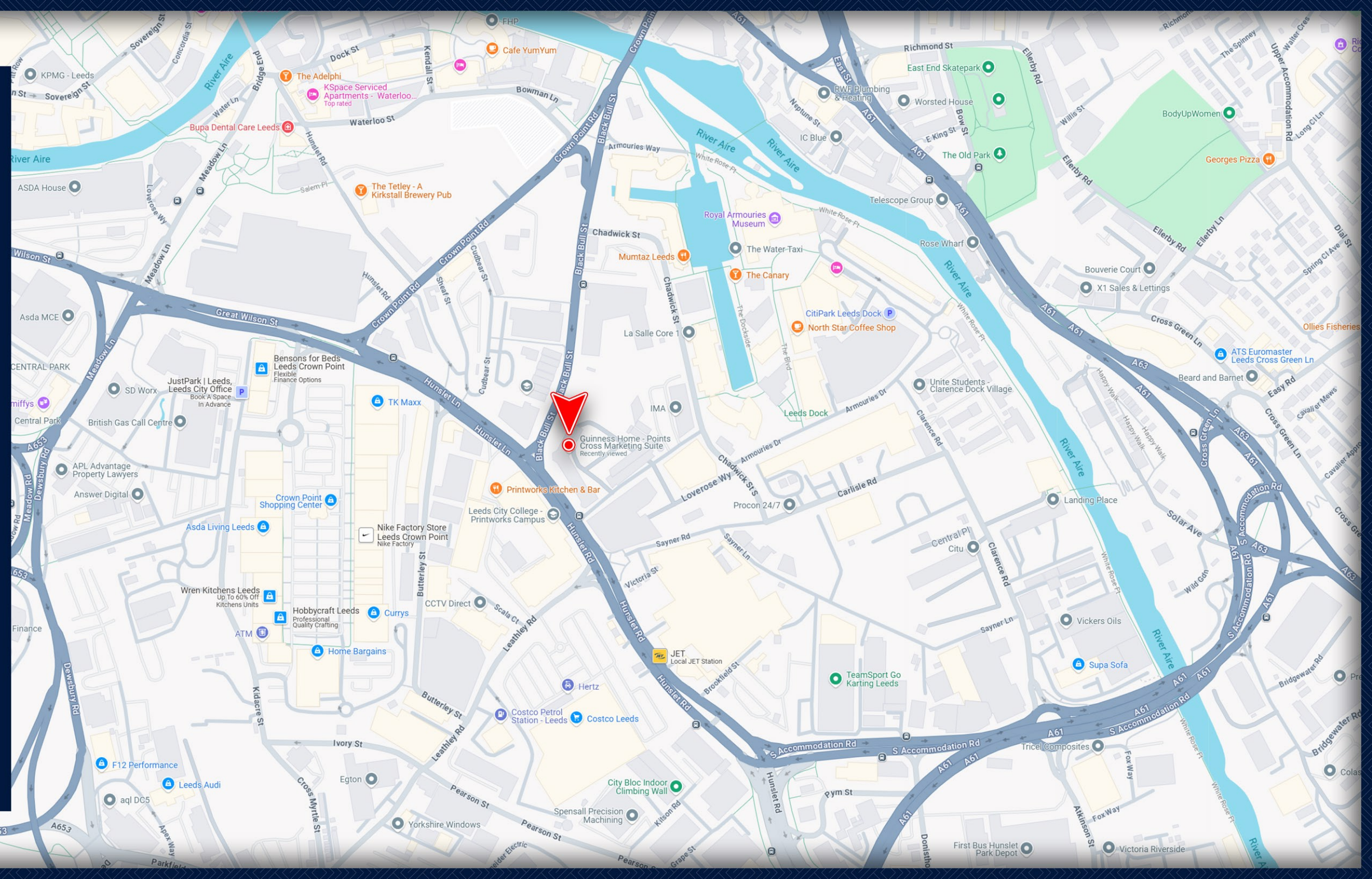
The regeneration of the South Bank area will generate 35,000 new jobs and offer skills and apprenticeships to students. Led by Leeds City Council the South Bank regeneration will provide over 8,000 new homes.

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 ft<sup>2</sup> of ground floor commercial space which is divided into 9 individual units.

## Area

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





Phase 1

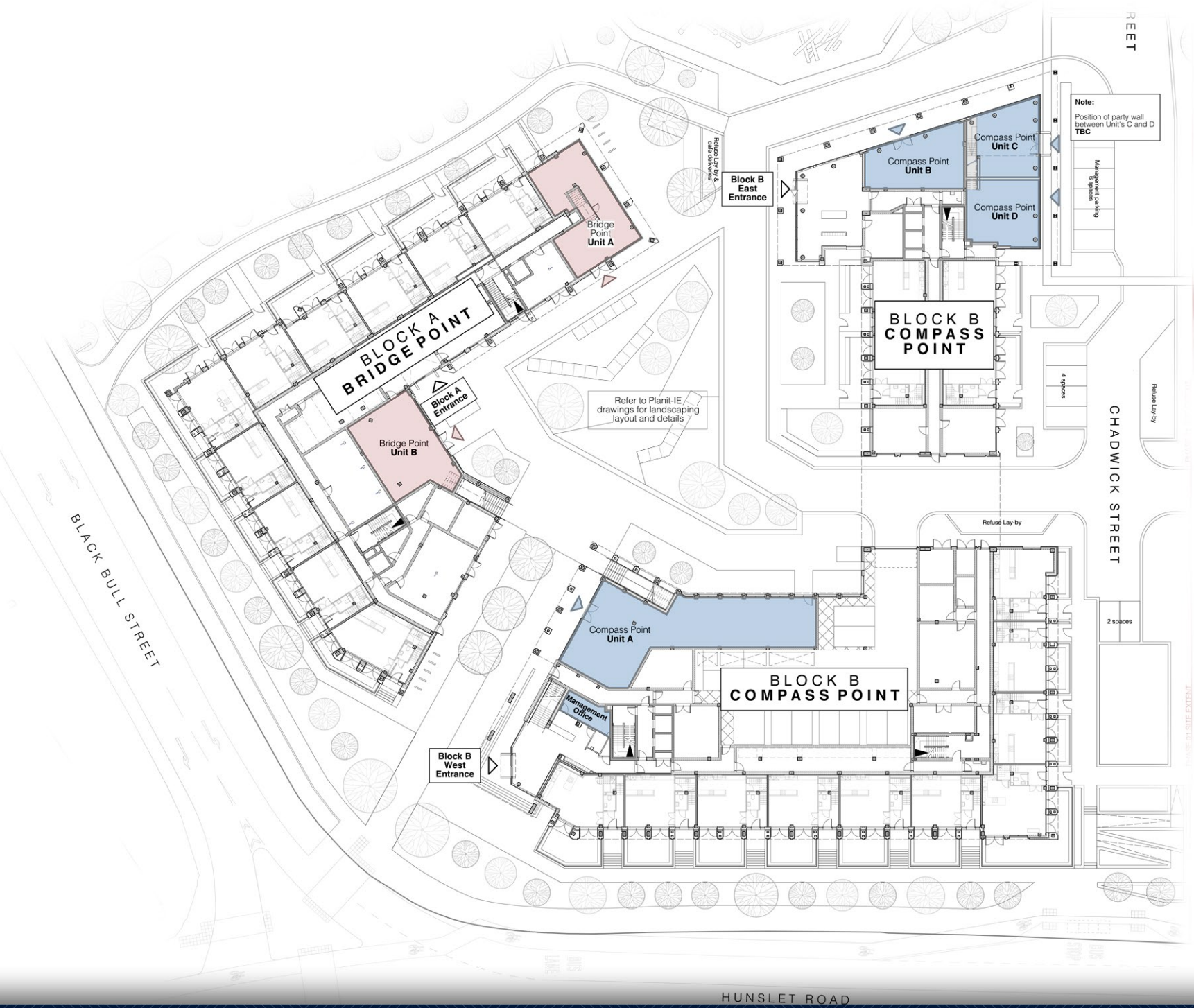
Bridge Point (Block A)

Unit	Floor	Use	GIA ft²	Rent (p/a)
A	Ground & Mezz	Coffee Shop	1,055	£18,500
B	Ground	LET	904	-

Compass Point (Block B)

Unit	Floor	Use	GIA ft²	Rent (p/a)
A	Ground	LET	2,066	-
B	Ground	LET	775	-
C	Ground & First	E-class	GF = 592 FF = 915	£22,500
D	Ground	E-class	775	£16,250

NB: All rents are exclusive of VAT, service charges, rates and landlords insurance.



Phase 2

Horizon Point

Unit	Floor	Use	GIA ft²	Rent (p/a)
A	Ground	E-class	2,174	£32,650
B	Ground	E-class	710	£14,200
C	Ground	E-class	1,076	£22,000

NB: All rents are exclusive of VAT, service charges, rates and landlords insurance.





Welcome to the most exciting new neighbourhood at the heart of Leeds Dock.

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.

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.

## Education

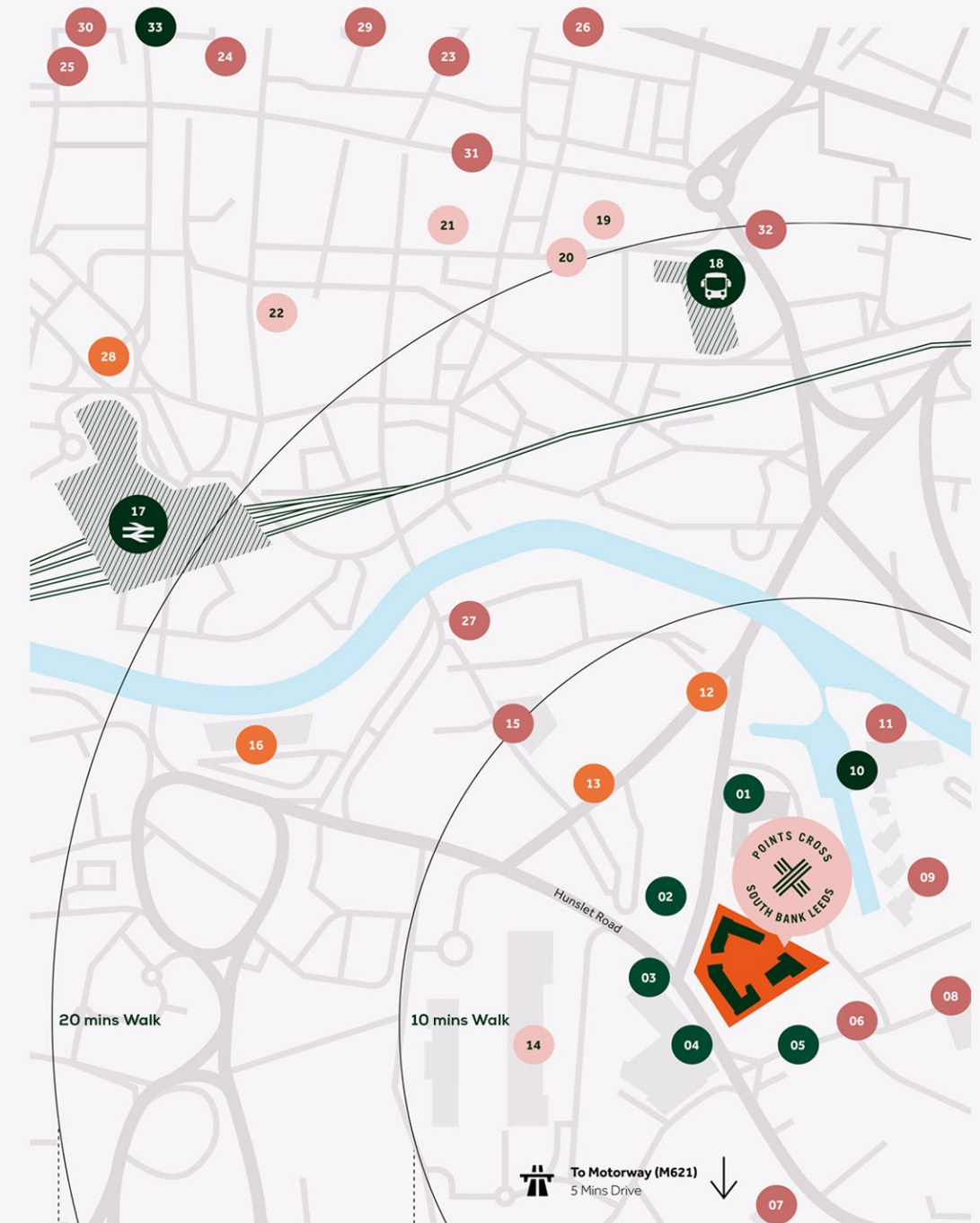
- 01 The Ruth Gorse Academy
- 02 Leeds College of Building
- 03 Printworks Salon and Spa
- 04 Leeds City College
- 05 University Technical College Leeds
- 33 Leeds Uni (Parkinson Building)

- 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

- 01 Crown Point Shopping Park
- 02 Victoria Gate
- 03 Kirkgate Market
- 04 Victoria Quarter
- 05 Trinity Leeds

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

- 13 The Water Taxi
- 16 Leeds Railway Station
- 28 Leeds City Bus Station





### Leases

Leases will be for a term by arrangement incorporating 5 yearly upward only rent reviews and 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.

### Proposed Users

The premises has E-Class use, however any intending occupier should check this with the local authority prior to completing a lease on this unit.

### Handover

March 2026.

### Legal Costs

Each party to bear their own legal costs.

### Further Information/Inspections

Please contact sole letting agents Forty Group.

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