

#### Cafe YumYum East End Skatepark O KPMG - Leeds KSpace Serviced O Worsted House Location Points Cross is located at the heart of The Old Park South Bank, Leeds Dock which was ver Aire originally the industrial northern ASDA House powerhouse built for river traffic using 0 the Leeds and Liverpool Canal to carry commodities such as coal to supply the Chadwick St heavy industries in Hunslet. The Water-Taxi Bouverie Court The Canary The nearest colleges and universities are X1 Sales & Lettings Leeds City College, UTC Leeds, Leeds College of Building & The Ruth Gorse Asda MCF CitiPark Leeds Dock P North Star Coffee Shop Academy. La Salle Core 1 Bensons for Beds CENTRAL PARK A Leeds Crown Point Description SD Worx Leeds City Office Book A Space **В** ТК Махх miffys 🕶 The regeneration of the South Bank area IMA O will generate 35,000 new jobs and offer British Gas Call Centre skills and apprenticeships to students. Led by Leeds City Council the South O APL Advantage Bank regeneration will provide over Property Lawyers 8,000 new homes. Answer Digital 0 Crown Point (a) Procon 24/7 Leeds City College - Printworks Campus The Points Cross development will Asda Living Leeds Nike Factory Store Leeds Crown Point consists of 928 new homes with a minimum of 35% affordable housing. Wren Kitchens Leeds Up To 60% Off Kitchens Units The commercial elements will comprise CCTV Direct of over 7,000 ft<sup>2</sup> of ground floor Hobbycraft Leeds (a) Currys O Vickers Oils commercial space which is divided into 9 ATM 🗊 individual units. A Home Bargains Supa Sofa ld O TeamSport Go Karting Leeds Area (a) Hertz The commercial units are all located on ground floor and will provide the areas and uses as shown on the following site F12 Performance maps. Egton O City Bloc Indoor O aql DC5 A653 First Bus Hunslet Park Depot O Victoria Riverside

# Phase 1

## Bridge Point (Block A)

Unit	Floor	Use	GIA ft <sup>2</sup>	Rent (p/a)
А	Ground & Mezz	Coffee Shop	1,055	£18,500
В	Ground	LET	904	-

## Compass Point (Block B)

Unit	Floor	Use	GIA ft <sup>2</sup>	Rent (p/a)
А	Ground	LET	2,066	-
В	Ground	LET	775	-
С	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 ft <sup>2</sup>	Rent (p/a)
А	Ground	E-class	2,174	£32,650
В	Ground	E-class	710	£14,200
С	Ground	E-class	1,076	£22,000

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



### 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

- on The Ruth Gorse Academy
- Leeds College of Building
- O3 Printworks Salon and Spa
- Leeds City College
- University Technical College Leeds
- Leeds Uni (Parkinson Building)

#### Culture & Leisure

- 66 Sunken Studio
- 7 The Works Skate Park
- Leeds Discovery Centre
- Deeds Dock
- Royal Armouries Museum
- 15 The Tetley
- 23 Leeds Grand Theatre
- The Light
- Leeds Town Hall
- B Headrow House
- The Adelphi
- Leeds Museum
- Assembly Rooms
- 31 Leeds Grand Theatre
- 32 West Yorkshire Playhouse

#### Retail

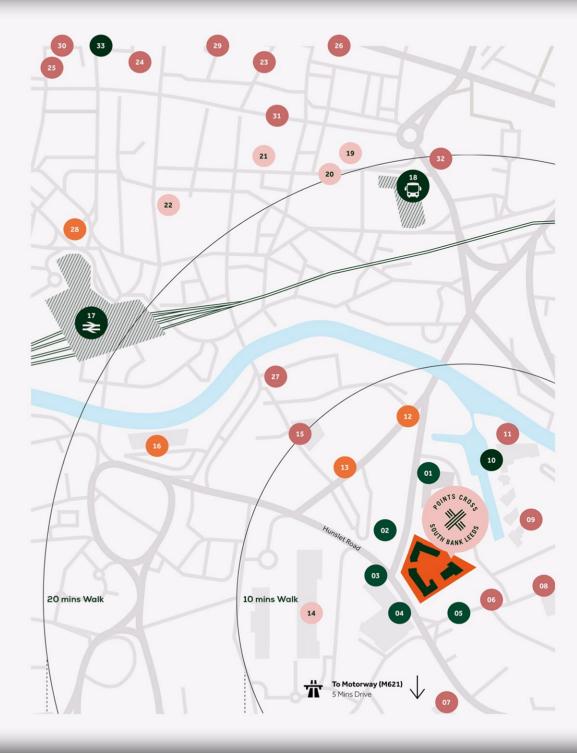
- on Crown Point Shopping Park
- oz Victoria Gate
- os Kirkgate Market
- 04 Victoria Quarter
- os Trinity Leeds

### **Employers**

- The Firm
- Duke Studios
- Asda house
- Channel 4 HQ

#### Transport

- The Water Taxi
- Leeds Railway Station
- 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.

### Stephen Fixman BSc MRICS

stephen@fortygroup.co.uk (email)

07961 411 284 (mobile) 0204 541 4410 (office)



