

Immediate opportunities now available at

WADEHOUSE LEEDS, LS2 8LY

an asset of Town Centre Securities PLC

WELCOME TO

WADEHOUSE

Town Centre Securities PLC (TCS) are pleased to be able to offer **immediate opportunities** for work space within **WADE** HOUSE.

With 12 principle floors, 2 passenger lifts, an additional passenger/goods lift and 2 escape staircases, the building has direct access from the upper balcony level of the Merrion Centre with a secondary private rear access point available.

The current, self contained spaces available range from **1,000 sq.ft to c.50,000 sq.ft** and include private kitchens, w.c facilities and **fantastic views** overlooking the city.

The opportunities that have arisen to secure space immediately at **WADE** HOUSE are outlined within this proposal.



LOCATION



Leeds Beckett Business school



Nexus Leeds

WADE HOUSE is situated at the overlap of Leeds City Centre's office, leisure and retail core, as well as being within the newly defined 'Innovation District' which is characterised by the presence of Leeds Universities, Leeds General Infirmary and Nexus (amongst others).

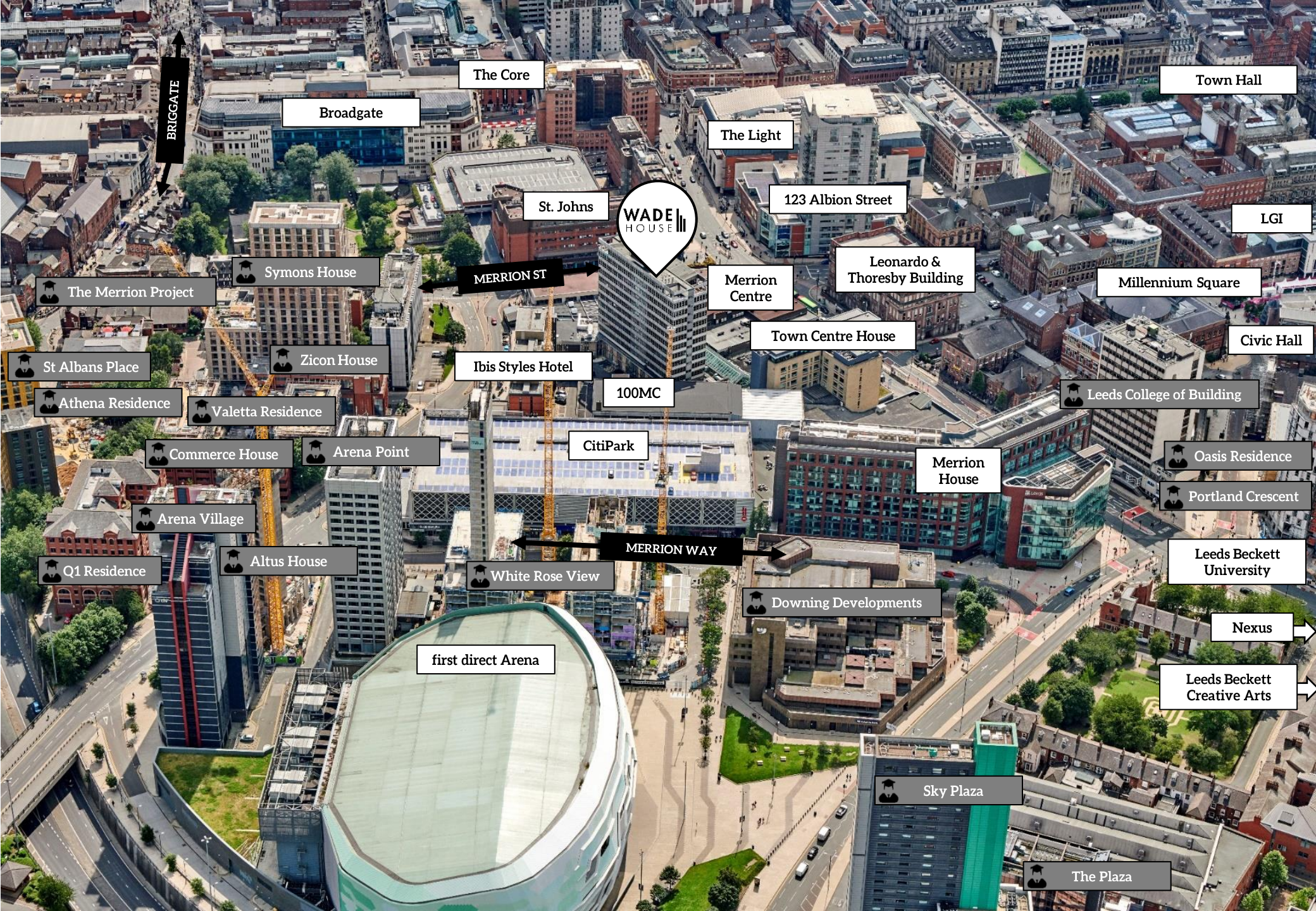
The property sits immediately above the Merrion Centre, giving direct access to it's amenities.

It is just a 10 minute walk to Leeds Railway Station and within range of several major bus routes and the main arterial road of Merrion Street, Merrion Way, Wade Lane and Woodhouse Lane (to North Leeds).

There are 950 public car parking spaces in the CitiPark Merrion Centre car park which also offers plenty of spaces for the charging of electronic vehicles. Private parking with direct access is also available on-site.

Located close to the Inner Ring Road, it offers easy access to the rest of the city, M621 and the national motorway network beyond.

The location has benefited from significant investment in recent years with the £60 million development of the First Direct Arena which holds 13,500 people. This has acted as the catalyst for subsequent development projects with many new developments nearby including residential, university facilities, hotels, offices and the Arena Quarter.


BRIGGATE
The Core
Broadgate
The Light
Town Hall
St. Johns
WADE HOUSE
123 Albion Street
LGI
Symons House
MERRION ST
Leonardo & Thoresby Building
The Merrion Project
Merrion Centre
Millennium Square
Town Centre House
Civic Hall
St Albans Place
Zicon House
Ibis Styles Hotel
100MC
Leeds College of Building
Athena Residence
Valetta Residence
Commerce House
Arena Point
CitiPark
Merrion House
Oasis Residence
Portland Crescent
Arena Village
MERRION WAY
Leeds Beckett University
Q1 Residence
Altus House
White Rose View
Downing Developments
Nexus
first direct Arena
Leeds Beckett Creative Arts
Sky Plaza
The Plaza


WADE HOUSE
Space from 1,000 to c.50,000 sq.ft
Flexible terms available
Immediately available
space ready to occupy
WE ARE OPEN
KFC
CORAL
GREGGS
RECORDS
GREGGS
RECORDS
THE KEY CLUB
JUST MEN
ARENA Q

WADE HOUSE

- Equality compliant
- Flexible terms available
- Commissionaire/Reception
- Secure Basement Servicing
- Ample car parking
- Three passenger lifts
- Refurbished W.C's
- 24 hour CCTV
- Showers
- Part of the wider Merrion Centre Community with discounts available
- Private Cycle Storage



Stunning **cityscape views** with excellent levels of **natural light**

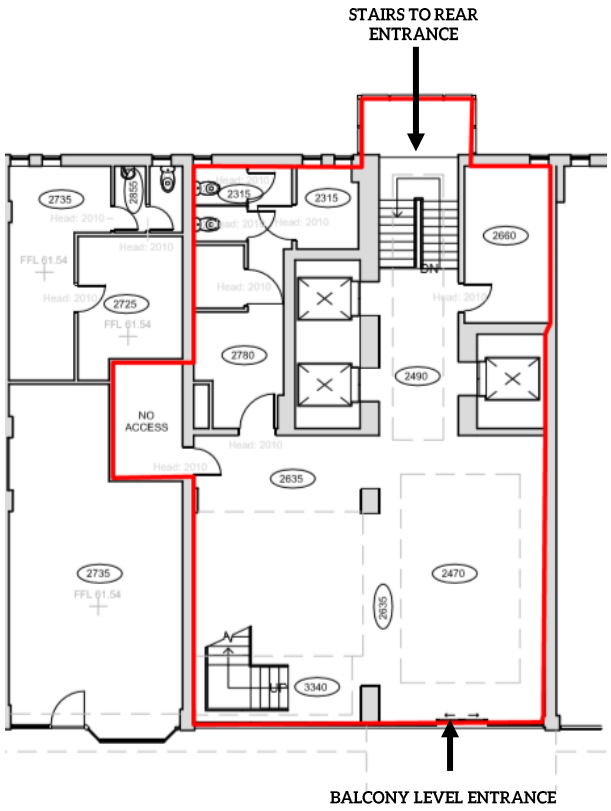


WADE HOUSE

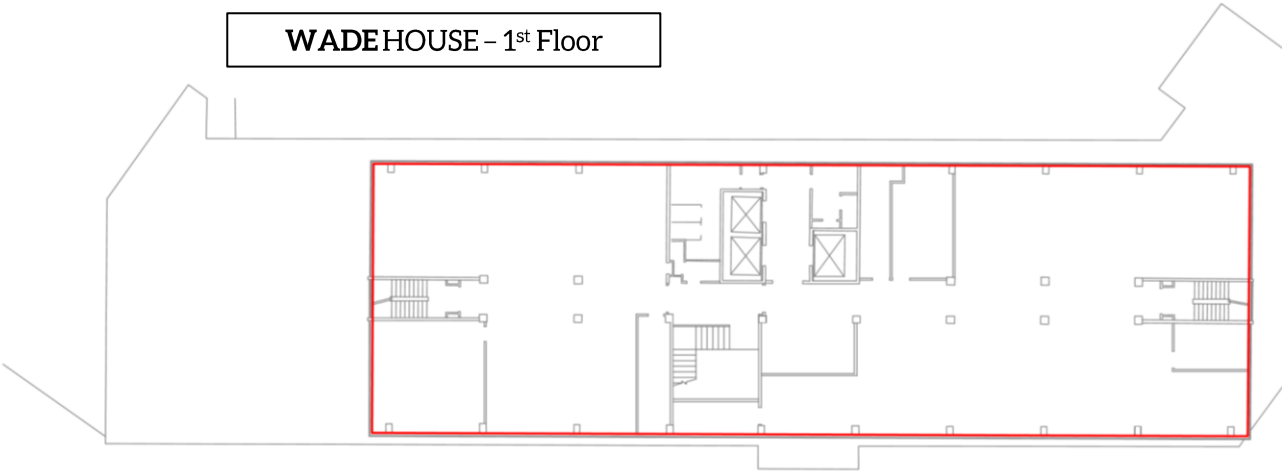
Floor **Plans**

Net area is c.5,800 sq.ft per floor
(c.50,000 sq. ft available in total)

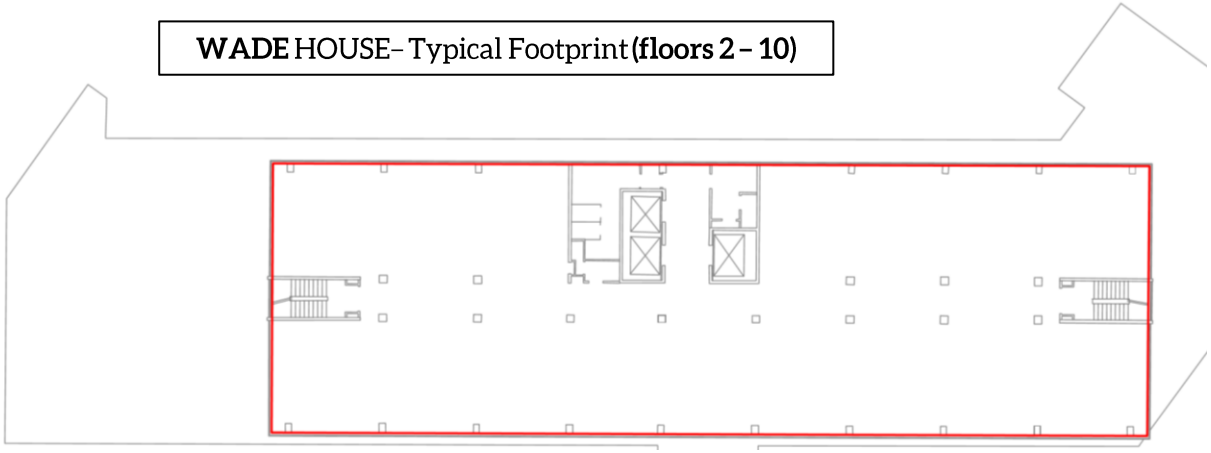
WADE HOUSE – Merrion Balcony

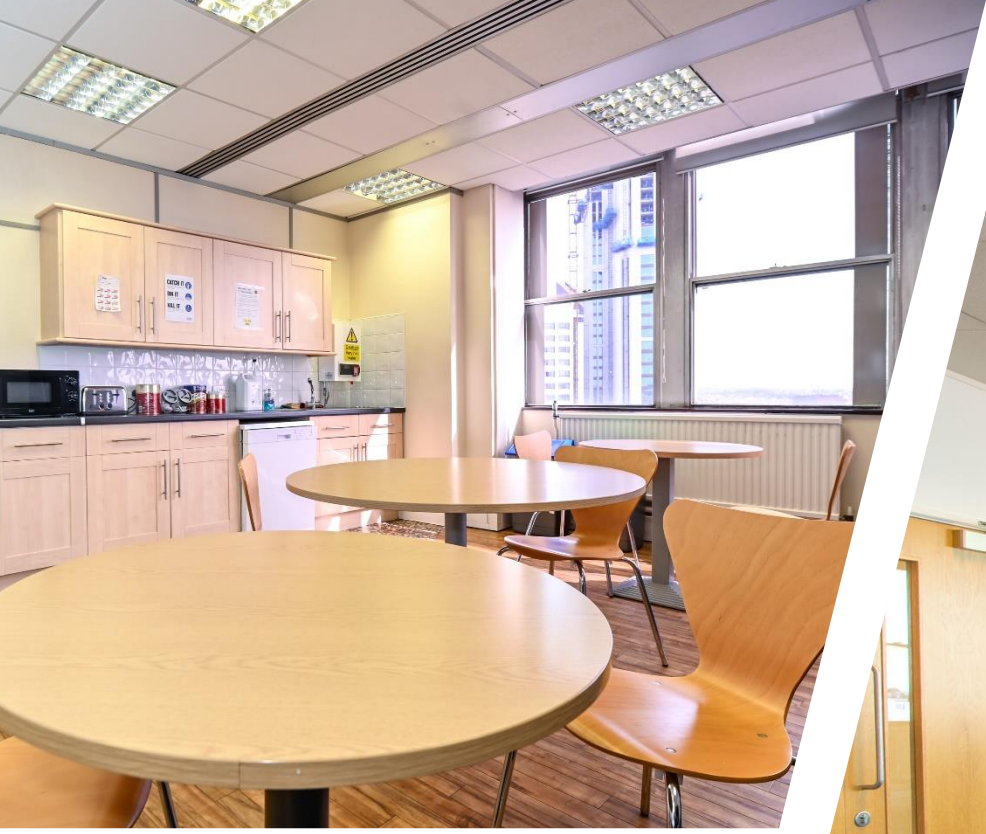


WADE HOUSE – 1st Floor



WADE HOUSE– Typical Footprint **(floors 2 – 10)**









Example **Interiors**

WADE HOUSE





Wade **House**

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate
Non-Domestic Building

HM Government

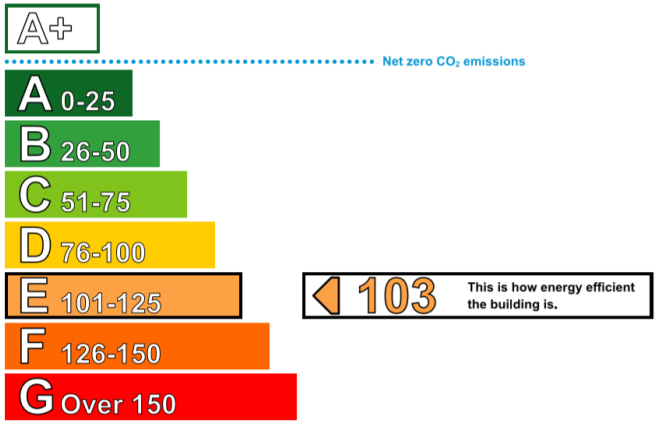
FLOORS 1-11
Wade House
Merrion Centre
LEEDS
LS2 8NG

Certificate Reference Number:
0687-0138-9549-5502-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m^2):	7029
Building complexity (NOS level):	4
Building emission rate ($kgCO_2/m^2$ per year):	69.18
Primary energy use (kWh/m^2 per year):	401.92

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

79 If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.4.a using calculation engine SBEM v5.4.a.1
Property Reference:	854501590007
Assessor Name:	Mark Beswick
Assessor Number:	EES/019528
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Procters
Employer/Trading Address:	Prospect House, 4a, George Street, Pocklington, York. YO42 2DF
Issue Date:	19 Feb 2018
Valid Until:	18 Feb 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0095-0129-4540-6500-8873.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

WADE HOUSE

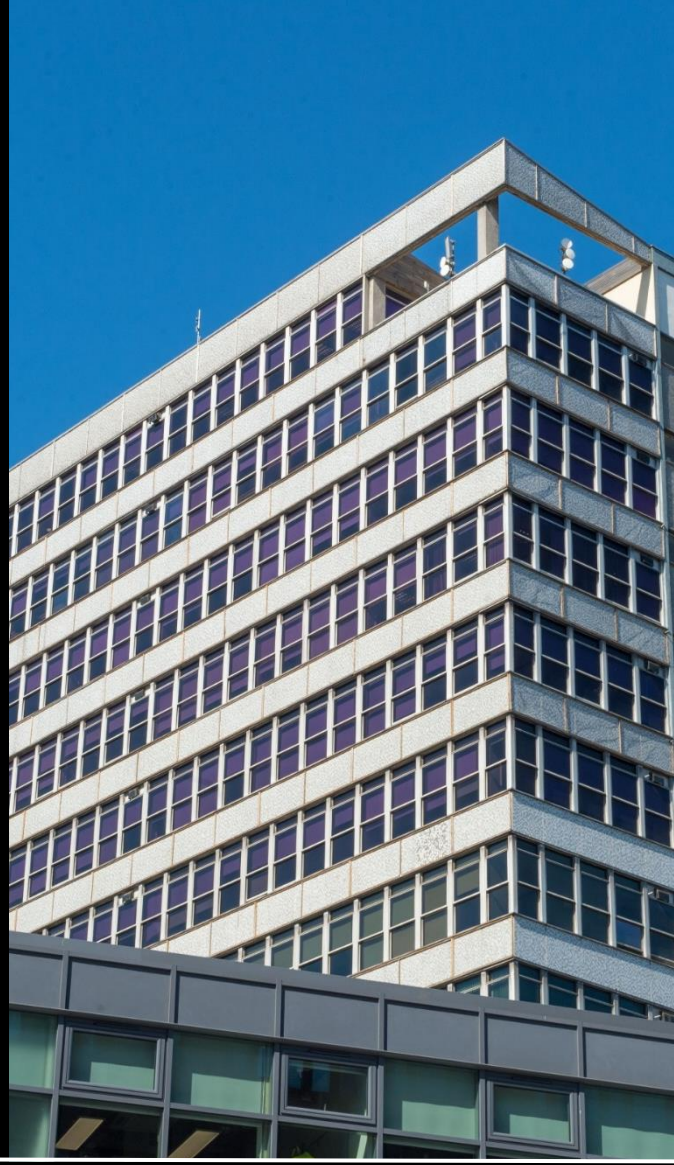
ENQUIRIES

Any queries regarding the content please do not hesitate to contact:

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