Town Centre Securities







Proud to be making a difference in Leeds

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Town Centre Securities

Town Centre Securities PLC (TCS) is a leading UK property investment & car parking company with property assets of approximately £400 million.

With almost 60 years' experience, a commitment to sustainable development and a reputation for quality & innovation, TCS creates outstanding mixed-used developments close to transport hubs in Leeds, London, Manchester, Edinburgh and Glasgow. We are renowned for producing vibrant developments that exceed the expectations of stakeholders across leading UK cities.

TCS provide world-class residential, office and commercial accommodation and robust investment opportunities through a high-quality portfolio that delivers an annual income of more than £30m.



Merrion Centre

In the heart of Leeds since 1964

- 1,000,000 sq. ft. mixed-use island site in a prime location in Leeds city centre.
- Comprising of an original mixed used scheme offering retail, leisure, offices, 960 space multi-storey car park and an ibis Styles hotel.
- Major tenants include Morrisons, Sainsbury's, Costa Coffee, Boots, O2, Pure Gym, Step Change and Leeds City Council.
- The strength and numerous benefits of this property's location are illustrated in the high footfall figures, with over 200,000 internal visitors per week. This together with external visitors generates footfall in the region of 18 million visitors per year.
- An extensive phased enhancement, development and refurbishment programme is well underway at the Centre in line with its latest 10 year strategic plan.

Key Stats:

Opposite award-winning first direct arena with 2.5M visitors & 13,500 capacity

3 Universities within close proximity. Over 200,000 students in the city

Over 70,000 office workers in a 75m radius

11.2M Internal footfall

Find out more at: **merrioncentre.co.uk**

themerrioncentre **@merrioncentre** **@merrioncentre**

Merrion House

State of the art office building

- Merrion House is a 170,000 sq. ft. state of the art office building let for 25 years to Leeds City Council.
- It has all of the Council's public facing departments and houses over 2,200 employees.
- The redevelopment (completed in 2018) has transformed a 1970's office block into an innovative public sector building and has facilitated a significant decrease in Leeds City Councils' costs.
- The Merrion House milestone completes TCS's successful £70m, ten year development and improvement project for its largest single asset, the Merrion Centre, of which Merrion House forms part.

"It was clear to me that the partnership between Town Centre Securities and Leeds City Council has led to an outstanding redevelopment of Merrion House that bears no resemblance to the tired 70's office block that many of us will remember.

The transformation is the product of our partnership with TCS, the hard work of many colleagues across the council and our design and construction partners. It presents a dramatic new gateway into the city centre on Woodhouse Lane but, far more than that, it will support the next chapter in the council's ongoing modernisation and provision of vital services for the people of Leeds"

- Martin Farrington, Director of City Development, Leeds City Council







"In partnering with TCS we have enjoyed the benefits that come with working with a professional developer who knows what quality looks like and is prepared to take the time to get it right. The finished hotel and restaurant project opened on time and on point with high standards, giving Interstate the right foundations to maximise profits for all stakeholders. We continue to enjoy the professional support that comes with such an alliance through cogent asset management and forward thinking around the value that can be realized."

- Matt Stray, Regional VP Operations, Interstate Hotels & Resorts

ibis Styles Hotel

£10m refurbished hotel

- Originally built in 1964 as the Merrion Hotel, the venue underwent an extensive £10m redevelopment programme to deliver a new contemporary 134 bedroom ibis Styles Leeds City Centre Arena hotel.
- The hotel is ideally situated in the heart of Leeds' Arena Quarter (which forms part of the Merrion Centre) and offers easy access to bars, restaurants and shopping plus attractions including the First Direct Arena.
- The hotel décor is inspired by Yorkshire culture but with a modern twist.
- The opening of the hotel and adjoining Arnold's Restaurant & Bar has transformed this area of Leeds and helped further establish the Arena Quarter.

Key Stats:

Offers free continental breakfast, unlimited Wi-Fi and a reduced parking rate is available at CitiPark Merrion Centre.

Less than a mile from Leeds Train Station & only 5 minutes from the A58 inner ring road around Leeds City Centre

134 bedrooms

Undergone a £10m refurbishment

Whitehall Riverside Development

- The masterplan totals 324,000 sq. ft. of offices in 3 buildings along with a 500 space multi-storey car park.
- The site's central location and river frontage gives particular appeal.
- This area of Leeds has seen substantial development in recent times including the development of the Government Property Unit office directly opposite this site.
- We are currently planning to start work on the car park over the next year to capitalise on the increasing demand which will result from developments on adjoining sites.

whitehallriverside.co.uk







Whitehall Road

Whitehall Road is a 4.35 acre site established at the core of the Grade A office district for Leeds City Centre. Currently, Whitehall Road consists of a 136 bedroom Premier Inn, No. 1 Whitehall Riverside and a 460 space surface car park.

Premier Inn Whitehall Road

In the heart of Leeds City Centre

- Premier Inn is a modern 136 bedroom hotel arranged over 8 floors. The building incorporates bar/restaurant facility and is adjacent to the forthcoming Whitehall Riverside Development.
- Located half a mile from Leeds train station and in the heart of the city centre's West End, Premier Inn sits within one of the most desired office locations in Leeds.
- The build was completed on time and on budget of £10m Handover to Premier Inn triggered the new 25 year lease (with the Whitbread guarantee).

No. 1 Whitehall Riverside

Grade A office building with waterside frontage

- Sold in 2006, No1 Whitehall Riverside represented a very unique opportunity within Leeds city centre to acquire up to 19,707 sq. ft. over 2 floors.
- Boasting a commanding presence in the West End district of Leeds, No 1 Whitehall Riverside comprises eight floors of accommodation with all the benefits of the city centre and transport links on its doorstep.

The Cube

Prime mixed use property in the heart of Leeds

- The property is situated on the edge of the newly defined ‘Innovation District’ of Leeds City Centre and located equidistant Leeds retail and office core.
- The building comprises of 22,000 sq ft of ground floor retail space, an additional 55,000 sq ft of prime offices on floors 1-3 and long leasehold residential space in the K2 tower directly above.
- TCS are planning a significant investment in this asset to provide newly refurbished offices in this strategically located building in the heart of Leeds.
- Approximately 10 minutes’ walk from Leeds Railway Station, it is adjacent to TCS’ largest asset, the Merrion Centre and St Johns, with the Merrion Centre reporting 11.5 million visitors in 2016 and St Johns reporting a footfall of circa 8.5 million people per annum.
- The location has benefited from significant investment in recent years with the £60 million development of the 13,500 capacity Leeds First Direct Arena.





Vicar Lane

Island site in Leeds' Victoria area

- Vicar Lane is a 0.65 acre island site comprising of 10 retail units together with upper floor offices and 17 apartments.
- Current tenants include Flannels, Fired Earth, STA Travel and Michelin starred restaurant Man Behind the Curtain.
- Vicar Lane is adjacent to Victoria Gate and Victoria Quarter which houses a variety of high-quality retailers such as John Lewis.
- The total ownership on Vicar Lane currently comprises of 10 retail units, a total of 40,000sq ft of retail space together with upper floor offices and 17 apartments.
- Detailed proposals are being considered regarding refurbishment/ redevelopment of this key asset within this part of Leeds new prime retail district. We believe these plans will provide asset and rental growth over the next few years.



George Street

An area set to transform between Kirkgate Market and Victoria Gate

- Town Centre Securities were chosen as Leeds City Council's development partner to carry out a major scheme to revitalise this historic site in Leeds city centre.
- The proposals include replacing the current outdated 1930s and 1980s buildings with a new 136 bedroom apart-hotel with 9 commercial units at ground floor. The scheme will bring more visitors into the area and improve the flow of customers between the market and Victoria Gate.
- The high standard of the proposed development will attract high quality retailers which will not only add value to but also complement the existing offer in the market.
- The ground floor commercial units will have entrances on George Street and form connections through to the former Butchers Row, which offers the opportunity to access the market from several points along George Street. The apart hotel will also link directly into the market as well as from George Street to encourage guests to visit Kirkgate during their stay in Leeds.











Locations of Property Portfolio

Leeds City Region

Central Road
The Cube
The Merrion Centre
Merrion House
Thorntons Chambers
Town Centre House (TCS Head Office)
Vicar Lane
Wade House
Waterside Business Park
Whitehall Road
West Park, Harrogate
CitiPark: Merrion Centre
CitiPark: Whitehall Road
CitiPark: Leeds Dock

Edinburgh

Princes Street
Shandwick Place

Glasgow City Region

Bath Street
Buchanan Street
Byres Road
King Street, Kilmarnock
Main Street, Milngavie
Waitrose, Milngavie
Nerston, East Kilbride
Tannochside Business Park, Uddingston

Ilford

CitiPark: Clements Road

London

CitiPark: Bell Street
9-13 Cheapside, Wood Green
CitiPark: Clipstone Street
6 Duke Street
448-450 Holloway Road
106a Kilburn High Road

Manchester City Region

Abingdon Street Market, Blackpool
AVRO (formally Brownsfield Mill)
Belgravia Living Offices
Carver's Warehouse
Ducie House
69-77 Dale Street
75 Dale Street
Urban Exchange
CitiPark: Dale Street
CitiPark: Ducie Street
CitiPark: Port Street
CitiPark: Tariff Street

Rickmansworth

CitiPark: Rickmansworth

Watford

CitiPark: Church
CitiPark: Gade
CitiPark: Sutton

For further details on Town Centre Securities and our extensive portfolio, please visit tcs-plc.co.uk

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