TO LET

Fully refurbished workspace

Up to 4,202 sq. ft available



TOWN CENTRE HOUSE

LEEDS LS2 8LY

A development by

Town Centre Securities

tcs-plc.co.uk

Welcome to Town Centre House.

Come discover your new office space in the heart of the city.

With over 40,000 sq. ft of high-quality workspace, Town Centre House is the ideal choice for businesses looking for excellence.





As the selected head office of Town Centre Securities PLC (TCS), Town Centre House has already attracted top-tier occupants including Gleeds and PureGym..

Featuring impressive glazing and abundant natural light, our suites offer a superior working environment tailored to meet your needs.

Experience the epitome of office convenience at Town Centre House.

We've now invested in new look floor plates to provide a modern and vibrant environment.



Building Features.

Sustainability is at the heart of our building, with various key initiatives aimed at cutting cost and impact on the environment.

EPC A rating

BREEAM 'Excellent'

LED Lighting System with PIR detectors

All electric building (No Gas)

VRF Cooling & Heating System

Full height windows with iconic views



4th Floor North Wing– Town Centre House

On-Site Concierge

DDA Compliant

Contract Parking Available

24 Hour CCTV

Electric Vehicle Charging

Two 8 persons passenger lifts

Secure access control

Prime location above shopping centre



A Work Life Balanced.

Morrisons · La Fiesta · co op · PUREGYM · Pizza Express · Superdrug

Iceland · GREGGS · home bargains · COSTA · tenpin



TOWN CENTRE HOUSE

At Town Centre House, we understand the importance of maintaining a healthy work/life balance.

Whether you want a swift lunchtime run or relax and refresh in the variety of on-site bars, cafes and restaurants, Town Centre House is at the heart of the action. A vibrant business community where work and life combines seamlessly.

Located above the Merrion Centre, our office spaces provide unparalleled access to a variety of facilities and amenities that make balancing work and leisure effortless.

On Your Doorstep:

Retail Therapy: The Merrion Centre boasts an array of shops, from high street brands to unique, independent businesses, perfect for a quick shopping break or after-work retail therapy. Many offer exclusive discounts to tenants of Town Centre House.

Dining Options: Enjoy a diverse selection of International restaurants and cafés offering everything from quick bites to gourmet meals, ideal for lunch breaks or client meetings.

Leisure Facilities: Stay active with easy access to nearby fitness and entertainment venues including Puregym, Tenpin bowling alley and Drift Stop Go Karting.

Health/Wellbeing: Take advantage of on-site pharmacies and health operator Holland & Barrett. The proximity to public green spaces also provides the perfect spot for some down time.

A Prime Location.

Situated at the crossroads of Leeds City Centre's retail, office, leisure, and newly defined 'Innovation District', Town Centre House offers unparalleled connectivity.

Fronting major bus routes and key roads including Woodhouse Lane, Great George St, and Merrion St, alongside its proximity to Albion Street, accessibility is effortless.

It is located close to the Inner Ring Road for fast access to the rest of the city, M621 and the national motorway network beyond. Leeds Railway Station is also just a mere 10-minute walk away

With motorcycle parking, bicycle storage, and 950 public car parking spaces in the on-site CitiPark Merrion Centre and first direct Arena car park, convenience is paramount. The car park also provides ample spaces for electric vehicle charging via CitiCharge.

Benefitting from substantial investment including the £60 million, 13,500 capacity first direct Arena, Town Centre House stands at the heart of a dynamic urban landscape.

Adjacent developments encompass residential, university facilities, hotels, offices, and the vibrant Arena Quarter.



1. Merrion Centre
2. Merrion House
3. first direct arena
4. Wade House
5. Millennium Square
6. The Light
7. Leeds Train Station
8. Trinity Leeds
9. Civic Hall
10. Carriageworks Theatre
11. Channel 4 Studios
12. LGI
13. Leeds Beckett University
14. Leeds Town Hall
15. 123 Albion Street

Explore

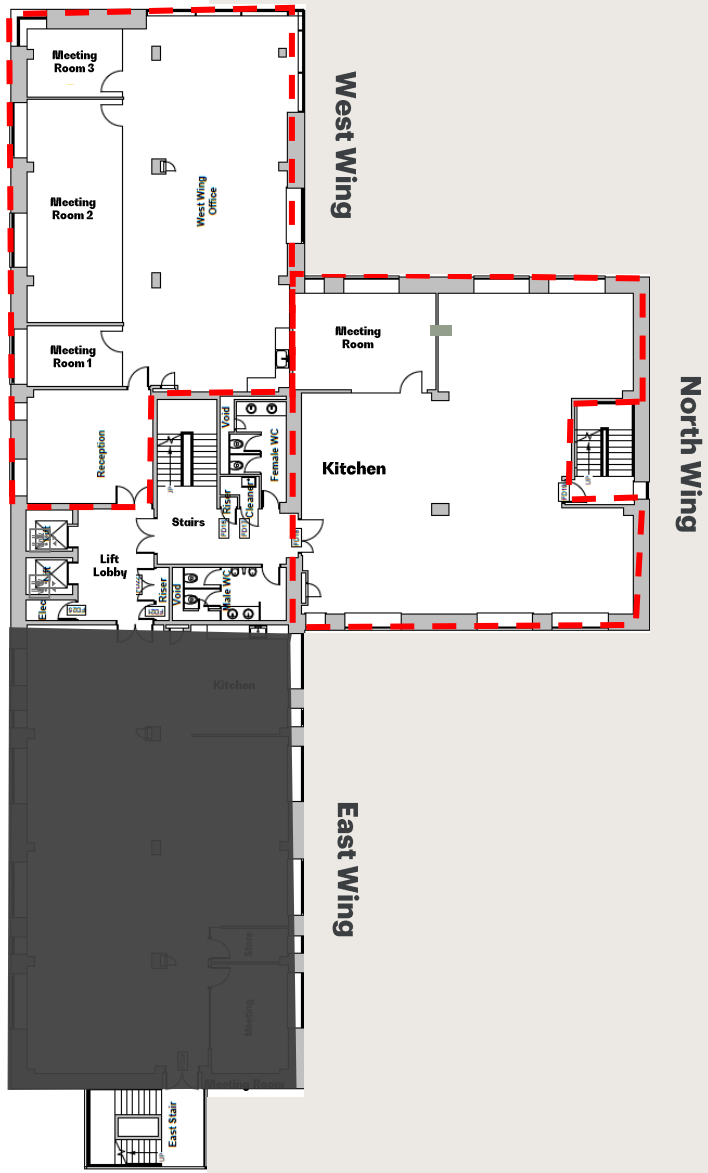
Our Floorplates.

SPACE	DESKS	SQ FT	SQ M	AVAILABILITY
GROUND FLOOR	-	-	-	LET
1st FLOOR	-	-	-	LET
2nd FLOOR	-	-	-	LET
3rd FLOOR	-	-	-	LET
4th FLOOR EAST	-	-	-	LET
4th FLOOR NORTH	Up to 26	2,000	186	AVAILABLE
4th FLOOR WEST	Up to 28	2,202	205	AVAILABLE
5th FLOOR	-	-	-	LET
6th FLOOR	-	-	-	LET
TOTAL AVAILABLE		4,202	390	

Town Centre House provides over 40,000 sq. ft of bespoke workspace accommodation offering maximum flexibility and value for money.

4th Floor

Indicative space plan



TOWN CENTRE HOUSE

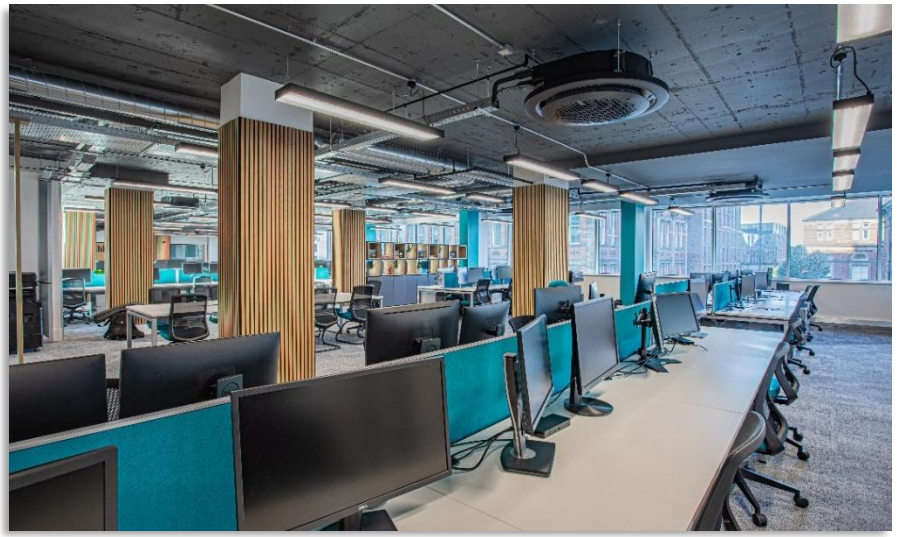
Discover Town Centre House.

With office suites ranging from 2,000 to 4,202 sq ft, you can customise to your preferred specification or move into a ready-made space.

You'll also benefit from 24/7 access, a private entrance, and on-site amenities such as bike storage and shower facilities—perfect for commuting employees.

Fully Fitted Suites

Whether you're looking for space for 24 or up to 90 desks, these modern, furnished offices are available for immediate occupancy, providing maximum flexibility and straightforward leasing terms. Easy to move in and get started, each suite comes equipped with high-speed broadband, cabled workstations, a private kitchen, dedicated meeting rooms, and welcoming breakout areas, allowing your team to settle in effortlessly.



TOWN CENTRE HOUSE

A collection of office suites designed to meet your business needs.



Traditional Workspace

Explore the chance to lease a full floor of premium, traditionally styled workspace, fully customisable to meet your specific requirements.

This modern workspace is designed to inspire productivity, with abundant natural light pouring in through dual-aspect windows, enhanced by generous floor-to-ceiling heights and open-plan layouts.


TOWN
CENTRE
HOUSE
Enjoy iconic,
stunning city views.

Enquiries.

Town Centre Securities
0113 222 1234

Matthew Wright
Associate Director
matthew.wright@tcs-plc.co.uk

Leila Fell
Apprentice Asset Manager
leila.fell@tcs-plc.co.uk

CBRE
+44 (0)113 394 8800
cbre.co.uk

Clair McGowan
clair.mcgowan@cbre.com

Ellie McCollin
ellie.mccollin@cbre.com

FOX LLOYD JONES
+44 (0)113 243 1133
fljltd.co.uk

Harry Finney
harry.finney@fljltd.co.uk

Bethan Linehan
bethan.linehan@fljltd.co.uk



DISCLAIMER: Town Centre Securities PLC (TCS), their subsidiaries and their real estate advisors (REA) as vendors or lessors of this property, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst TCS, and their REA use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. TCS, and their REA as such cannot be held responsible for any loss or damage without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of TCS, and their REA have any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices, costs, and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service charge, rates, ground rent (where applicable) and other residual costs are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. DOI: NOVEMBER 2026