

An architectural rendering of a modern, multi-story glass skyscraper development in Leeds. The building features a curved facade and a prominent glass entrance. The scene includes a paved plaza with people walking, a street with a car, and a clear blue sky with light clouds. The text 'bridge street LEEDS' is overlaid in a large, white, stylized font.

bridge street

LEEDS

A stunning development opportunity for over
1,000,000 sq ft of mixed use including 843 apartments
on a site of 2.45 acres



the opportunity

The Bridge Street site presents a rare opportunity for the comprehensive development of a large city centre gateway site with the potential for a residential led development of significant proportions. The site benefits from a detailed planning consent for over 1,000,000 sq ft of development including 843 apartments.

The site is located off Regent Street and New York Road; two of the main city centre thoroughfares.

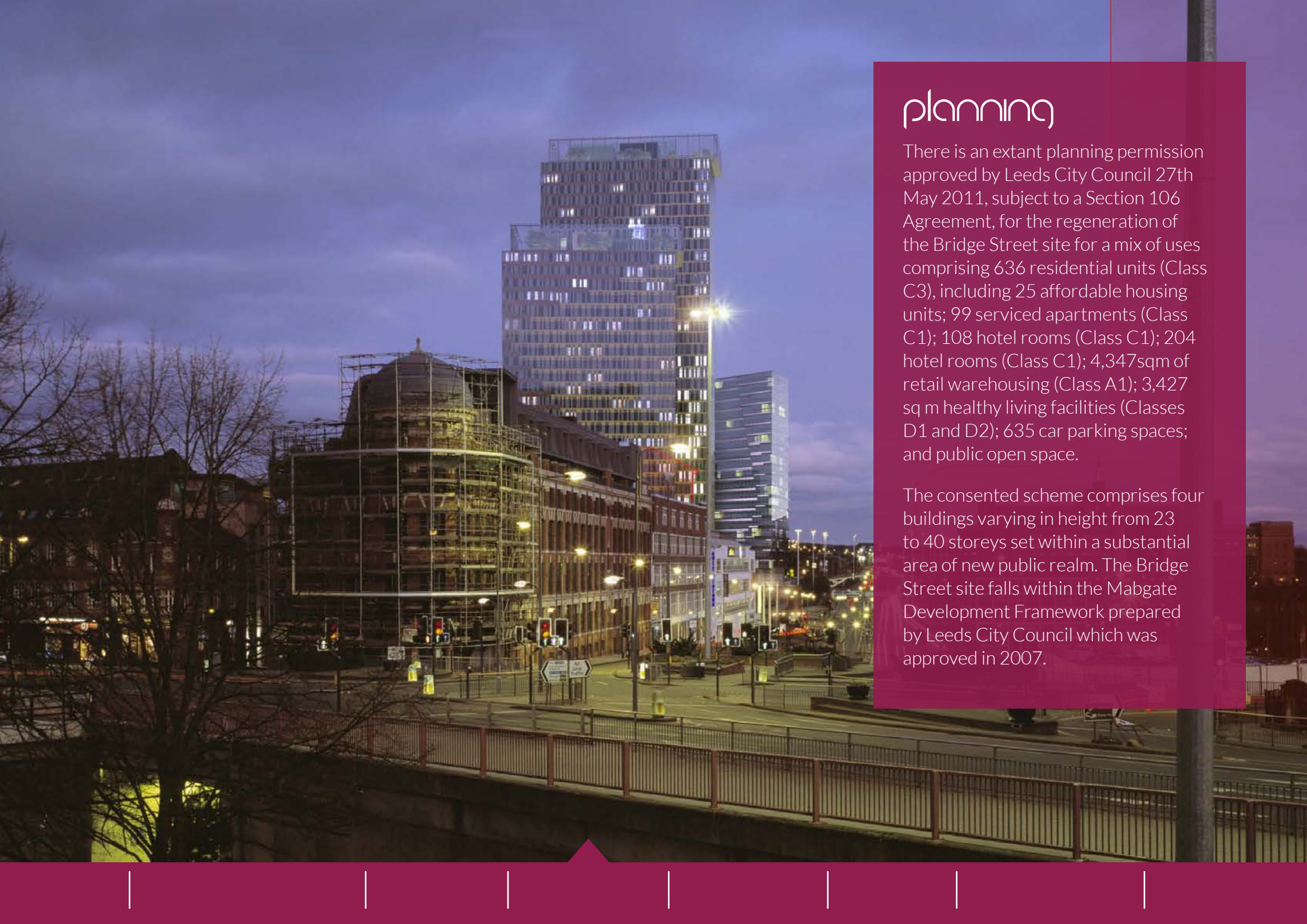
This area of Leeds is currently witnessing significant investment; the site being within a few hundred yards of Hammersons' Victoria Gate scheme and the new 265,000 sq ft John Lewis store, and only a few minutes walk from the new Leeds Arena as well as the vibrant and lively bars and restaurants of the Northern Quarter and the city's main retail core.

the site

The site is broadly rectangular in shape and totals approximately 2.45 acres (0.99ha) with New York Road running along its Southern boundary.

Currently the site comprises a range of vacant buildings totalling 101,205 sq ft together with surfaced areas capable of accommodating 158 vehicles.



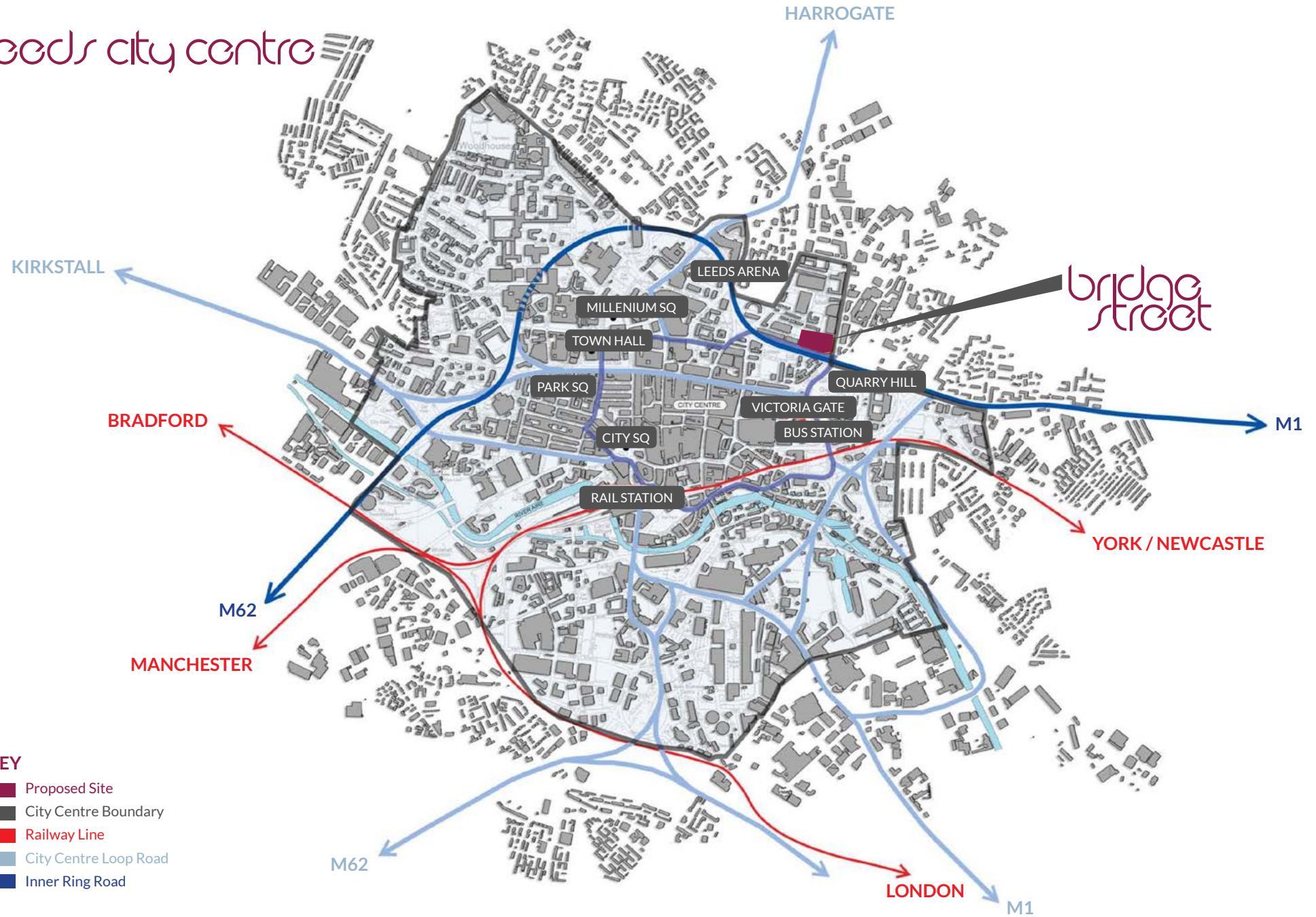


planning

There is an extant planning permission approved by Leeds City Council 27th May 2011, subject to a Section 106 Agreement, for the regeneration of the Bridge Street site for a mix of uses comprising 636 residential units (Class C3), including 25 affordable housing units; 99 serviced apartments (Class C1); 108 hotel rooms (Class C1); 204 hotel rooms (Class C1); 4,347sqm of retail warehousing (Class A1); 3,427 sq m healthy living facilities (Classes D1 and D2); 635 car parking spaces; and public open space.

The consented scheme comprises four buildings varying in height from 23 to 40 storeys set within a substantial area of new public realm. The Bridge Street site falls within the Mabgate Development Framework prepared by Leeds City Council which was approved in 2007.

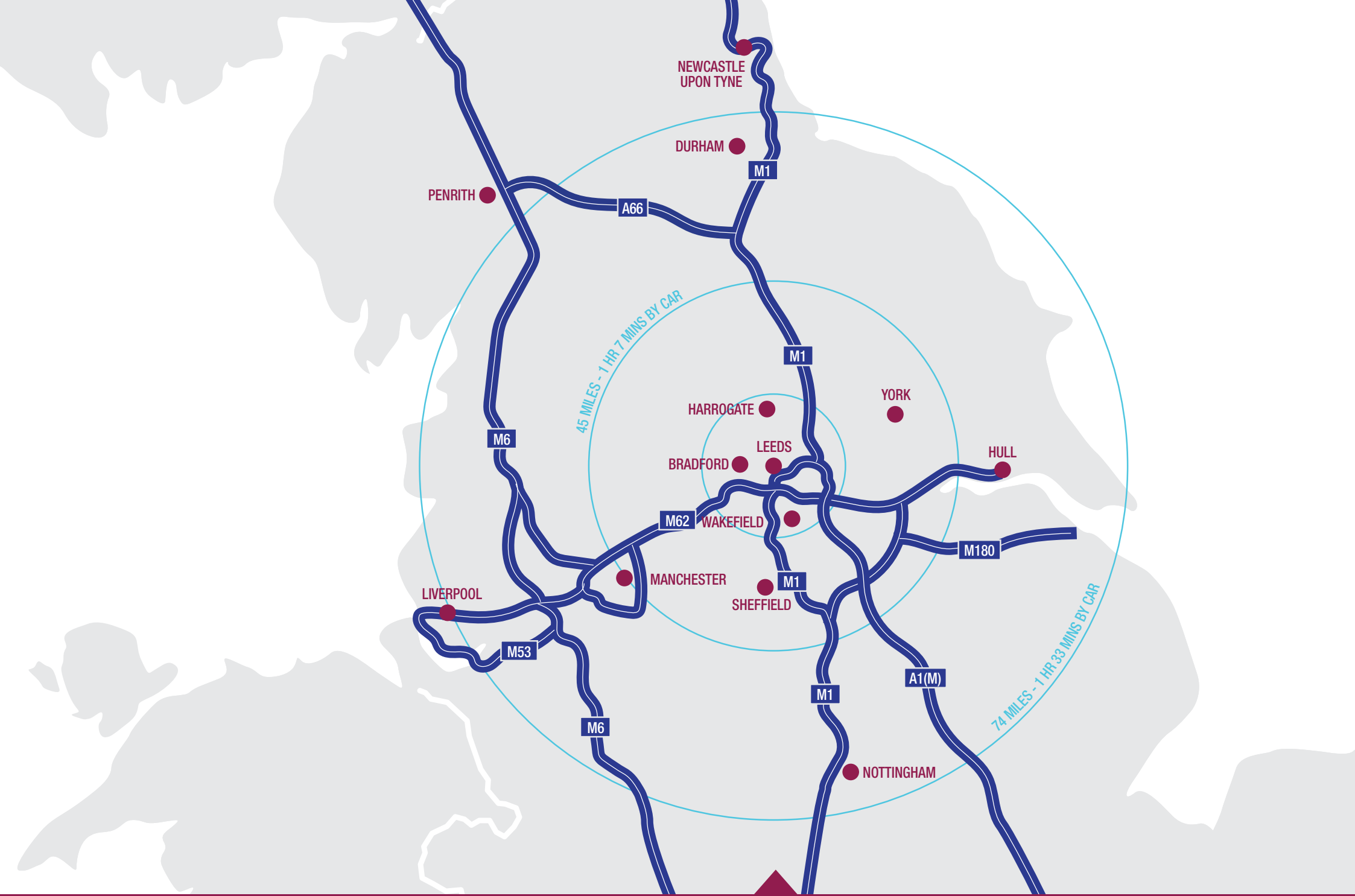
leeds city centre



bridge street

KEY

- Proposed Site
- City Centre Boundary
- Railway Line
- City Centre Loop Road
- Inner Ring Road



from the air



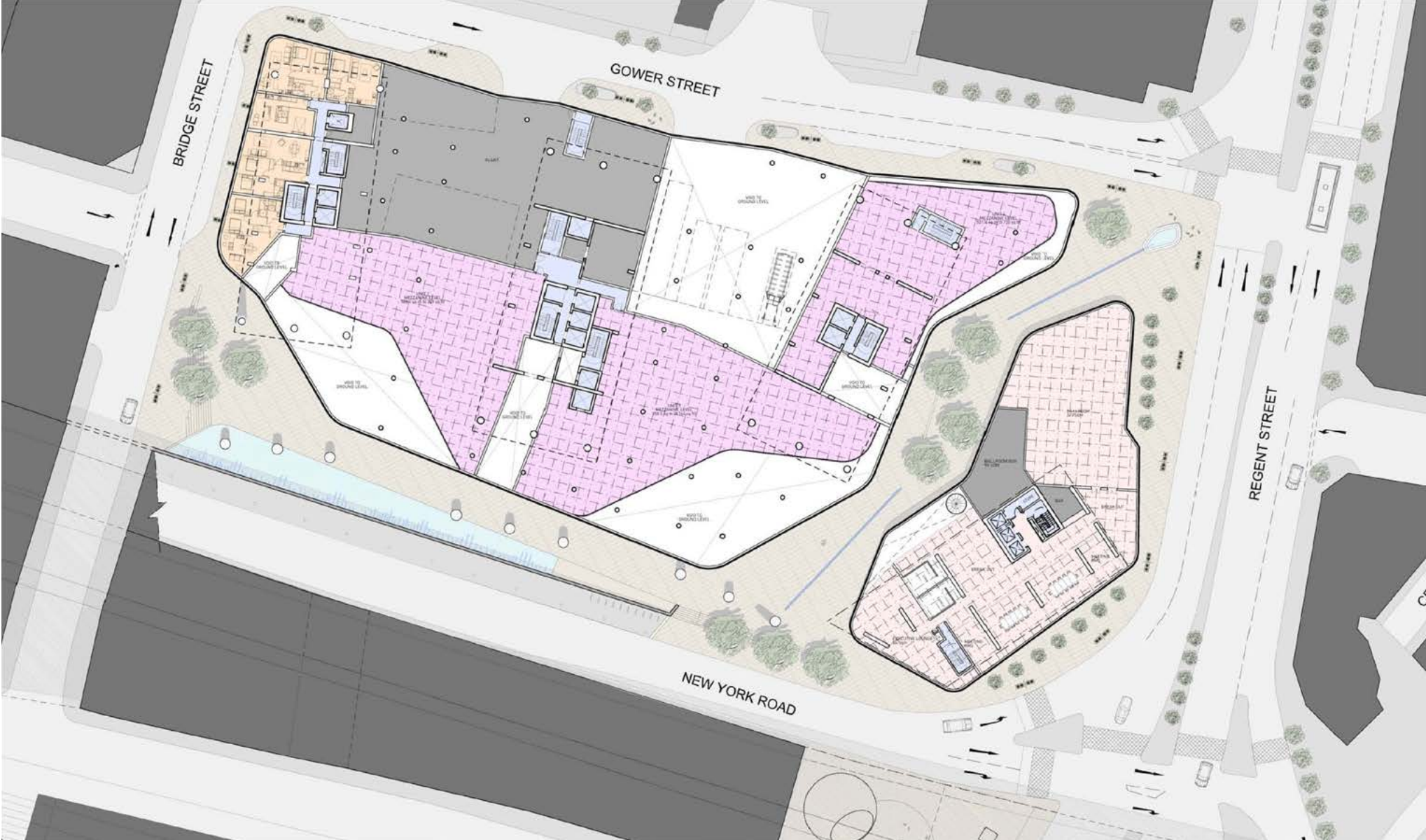
close up



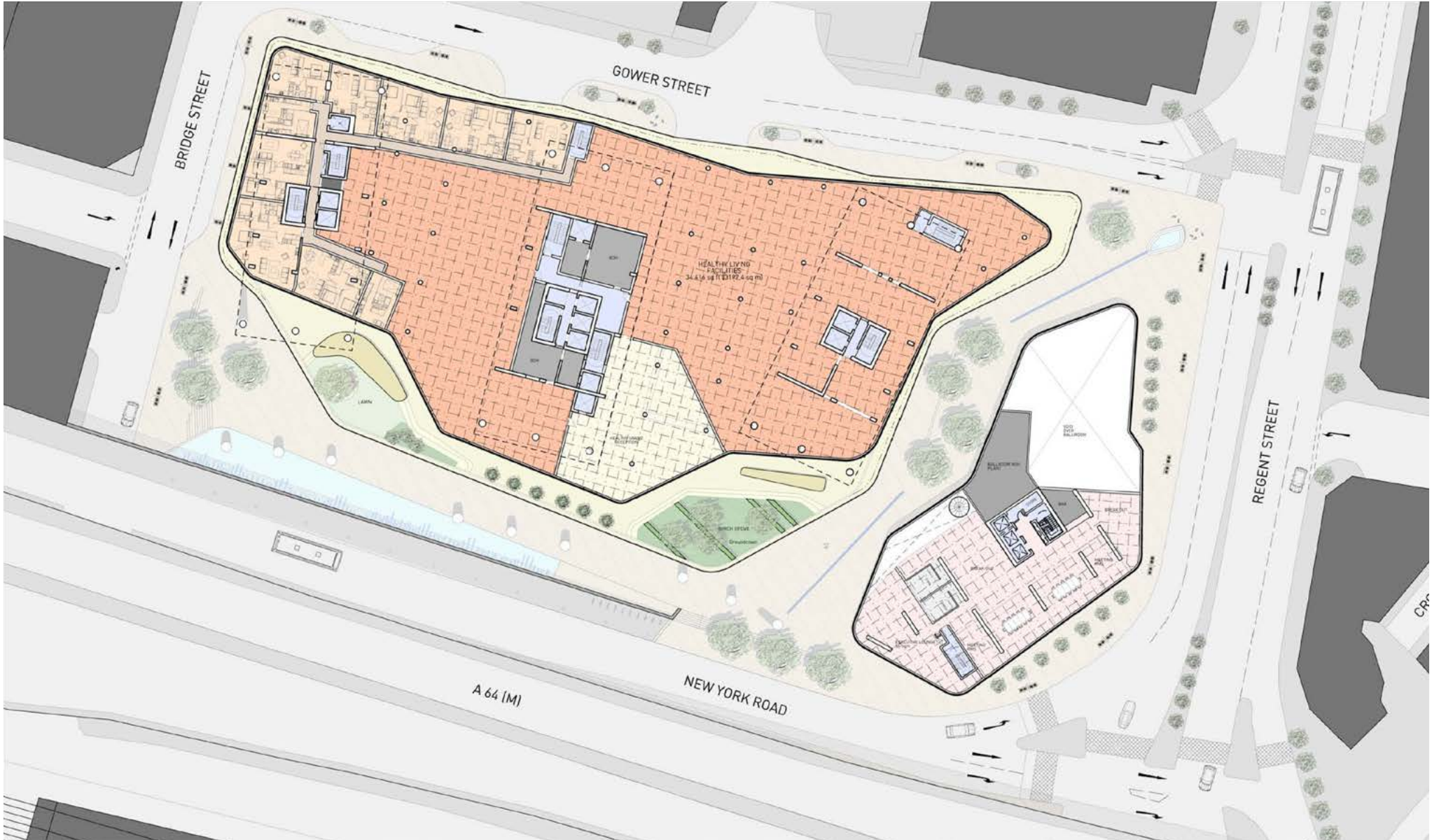
ground floor



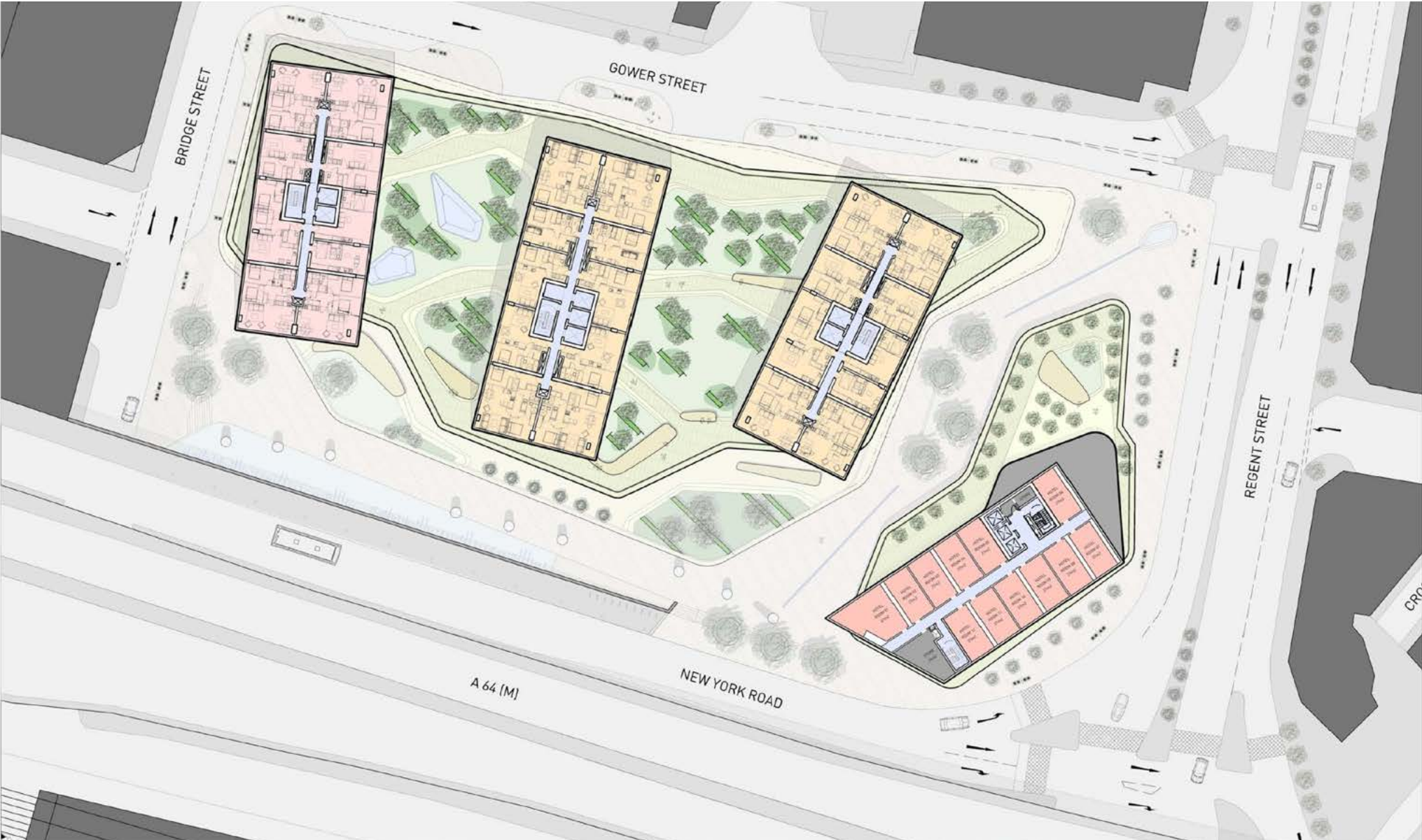
mezzanine level



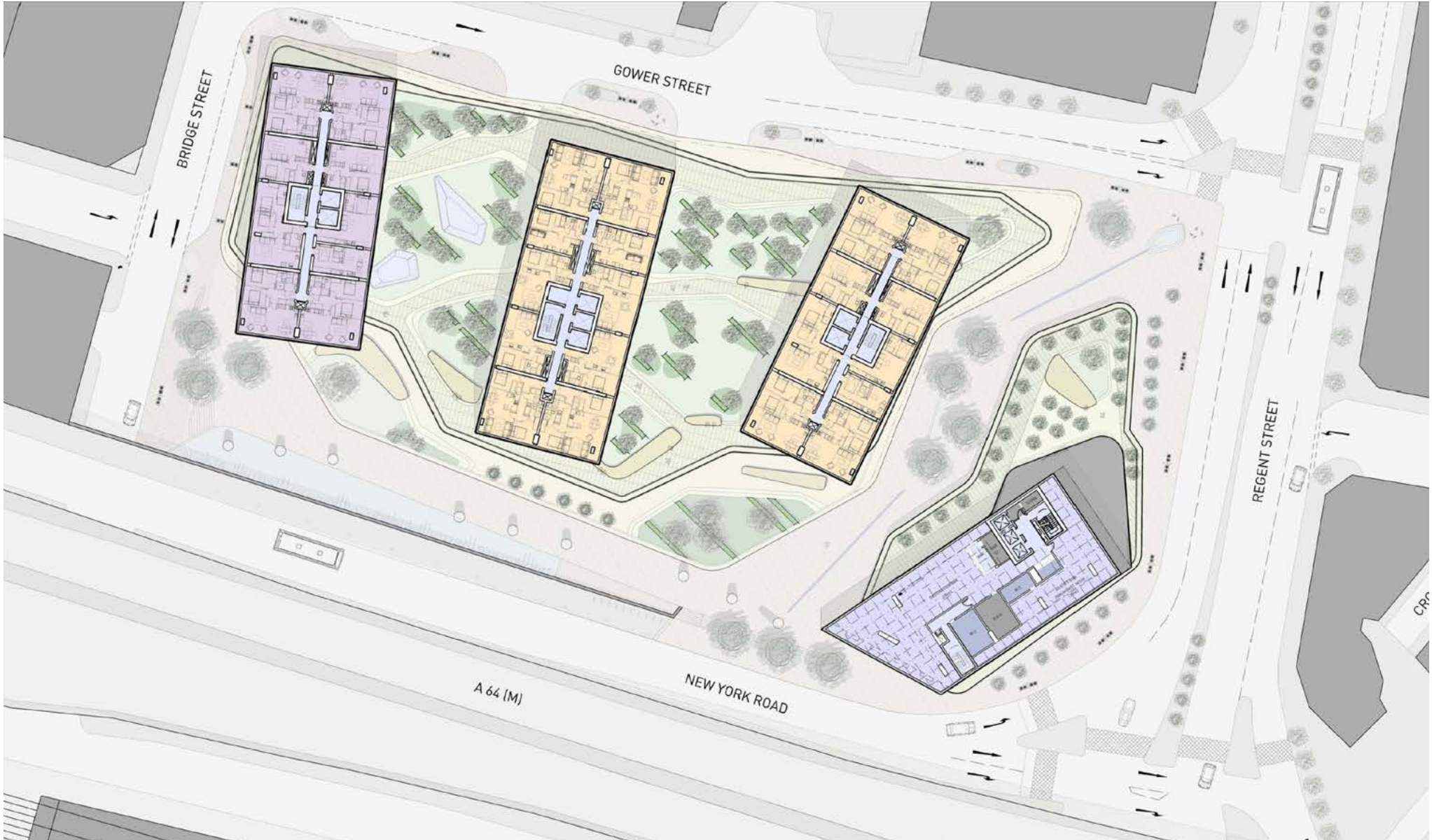
level 1



level 4



level 21



use class diagram

KEY Use Class A1-5 Use Class C1 Use Class C3 Use Class D1



1. LEVEL 00 PLAN



2. LEVEL 0M - MEZZANINE PLAN



3. LEVEL 01-02 PLAN



4. LEVEL 04+ PLAN

tenancies

The property is currently income-producing and generating £20,000 per annum for 2 x advertising hoardings on a rolling six-monthly agreement with Maxx Media Limited.

tenure

Freehold.

further information

Further information hosted in a data room is available on request from the joint selling agents.



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