

SUPERB OFFICE INVESTMENT OPPORTUNITY

FOR SALE



**HAREHILLS ROAD, HAREHILLS, LEEDS
LS8 5HS**

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**BTG
Eddisons**

Harehills Road, Harehills,

Leeds, LS8 5HS



Tenure

For Sale



Property Type

Office Investment



Price

Upon application



Size

3,702sq m (39,851sq ft)



Location

Leeds, LS8 5HS



Property ID

731.4599a (1227079)

For Viewing & All Other Enquiries Please Contact:

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Property

The building provides a Grade II Listed former school which has been superbly refurbished to accommodate modern meeting rooms, offices and co-working space as well as a large atrium with cafe. The property benefits from fantastic natural light, raised access carpeted flooring incorporating floor boxes, LED lighting, gas central heating, passenger lift and high architectural merits including wooden flooring and exposed wooden roof beams.

Externally the building benefits from a large surfaced and fully secure car park incorporating 55 car parking spaces including accessible bays and 2 electric car charging points.

Total gross floor area 3,702sq.m (39,851sq.ft.) with a site area of approximately 1.12 acres.

SHINE is a well-established destination building, located just outside Leeds city centre. It has grown a strong and loyal client base entirely through word of mouth, with digital marketing efforts only now being introduced – highlighting the latent potential for further growth under more commercially aggressive ownership.

Energy Performance Certificate

The property has an Energy Performance Assset Rating of **C**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Available on request.

Tenancies

This unique property is currently let on a number of licences and a lease, generating a current income of £378,372 p.a. from office lettings alone. In addition, there is substantial supplementary income from meeting and conference room hire, parking, and an on-site food business, bringing total annual revenue to approximately £840,000.

The modernised building comprises a flexible mix of offices, meeting spaces, and a large, light-filled Atrium, alongside a commercial kitchen, service kitchen, tenant kitchen facilities, and numerous high-spec toilets and showers. The building is served by a 1GB dedicated fiber connection, wide scenic staircases, and provides secure on-site parking. Six street-level units are currently achieving £30/sq ft serviced, while the vast majority of the premium space off the Atrium commands £50/sq ft serviced, with no discrete service charge.

Importantly, only 48% of the lettable space is currently occupied by traditional office lets. The majority of the remaining space is used for meetings, conferences, and events, with kitchen operations occupying a relatively small footprint. This presents a significant opportunity for growth through increased traditional lettings – particularly given the limited availability of quality commercial space in the surrounding area and high public and private sector demand.

With multiple viable business models – including pure lettings, hospitality, events, education, and health – savvy operators will recognise the untapped yield potential within this building.

Our client is open to a variety of expressions of interest, including acquisition with or without the food or conferencing businesses. We welcome enquiries from pure investors, commercial space operators, public sector bodies, and those seeking a turnkey operational opportunity.

Further details available upon request.

Terms

The property is available **For Sale** on a 999 year long leasehold from 2007 under title number WYK865943 subject to the current tenants in situ.

Price

Price - upon application

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located on Harehills Road in the Harehills area of Leeds situated approximately 2½ miles north east of the city centre. The area is a diverse and vibrant community with a mix of residential and commercial properties.

Harehills Road is located just off the A58, which provides easy access to the M1 motorway and surrounding areas. Leeds Train Station is located approximately 2 miles in distance and Leeds Bradford Airport is located approximately 8½ miles north west.

Closeby are a variety of amenities as well as St James Hospital and Thackray Museum of Medicine.











