

4,100 sq ft F&B/ Leisure Unit – To Let (May Divide)

Unit 7b Central Square, Whitehall Road, Leeds LS1 4DL



Will Hepplewhite
M: 07846 006790
wh@pudneyshuttleworth.co.uk

Miriam Hughes
M: 07470 862042
mh@pudneyshuttleworth.co.uk

Richard Shuttleworth
M: 07747 008458
rs@pudneyshuttleworth.co.uk

4,100 sq ft F&B/ Leisure Unit – To Let (May Divide)

Unit 7b Central Square, Whitehall Road, Leeds LS1 4DL

Location

Prominently positioned in Central Square, the unit benefits from direct access externally from Whitehall Road and also from the impressive internal office atrium. Leeds Train Station is a 2 minute walk to the east, while MEPC's 2 million sqft Wellington Place development is a 2 minute walk to the west.

Nearby leisure operators on this established leisure circuit include [Toast](#), [The Soap Factory](#), [Leeds Postal Service Bar](#), [Lazy Lounge](#), [Whitehall Restaurant & Bar](#), [Veno Italian Wine Bar](#), [Hoist](#) and [The Good Luck Club](#)

Central Square is a flagship office building totaling approximately 128,000 sqft of grade A space. Key occupiers include PWC, SKY and Sanderson Weatherall. Please also see <https://centsquareleeds.com/the-location/surrounding-occupiers/>

Accommodation

The unit is situated on the ground floor and provides a Gross Internal Area (GIA) of approximately 4,100 sq ft ([May divide](#)).

Additional seating in the main office atrium may also be available. Details on request.

Planning

The premises currently benefit from Use Class E.

Terms

The unit is available for occupation on an effective Full Repairing and Insuring basis for a term of years to be agreed.

Rent on application.

Business Rates

To be assessed.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Will Hepplewhite
M: 07846 006790
wh@pudneyshuttleworth.co.uk

Miriam Hughes
M: 07470 862042
mh@pudneyshuttleworth.co.uk

Richard Shuttleworth
M: 07747 008458
rs@pudneyshuttleworth.co.uk

4,100 sq ft F&B/ Leisure Unit – To Let (May Divide)

Unit 7b Central Square, Whitehall Road, Leeds LS1 4DL

Immediately
Surrounding occupiers:

TRIB3

WOLFOX
ORGANIC COFFEE ROASTERS

TESCO
express

GREGGS

toast
BAR + BISTRO

**LAZY
LOUNGE**

**LEEDS POSTAL
SERVICE**

MANS
MARKET



4,100 sq ft F&B/ Leisure Unit – To Let (May Divide)

Unit 7b Central Square, Whitehall Road, Leeds LS1 4DL

Central Sq



Misrepresentation Act. The particulars in this brochure have been produced in good faith, are set out as a general guide and accuracy cannot be guaranteed. They do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. SUBJECT TO CONTRACT. **AML** - Pudney Shuttleworth are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed. June 2025