

# Trio of lettings announced at prominent Leeds office and retail complex

A trio of deals has been completed at a prominent office and retail complex in Leeds city centre.

IT healthcare services provider Synanetics, e-commerce and marketing agency Ayko and dental practice Smmile have all signed up for space in Equity House, one of the three self-contained buildings which comprise the 50,000 sqft Bourse. Synanetics has taken 966 sqft on a five-year lease, Ayko has taken 1,476 sqft, also on a five-year lease, and Smmile has signed for 2,360 sqft on a ten-year lease.

The Bourse is a landmark building on Boar Lane close to Leeds Station, with 50,000 sqft of space over three buildings, overlooking a central courtyard. Each of the buildings, Equity House, Sterling House and Bond House, has its own entrance with an NCP multi-storey car park to the rear. The Bourse has undergone a comprehensive multimillion-pound refurbishment to create new Grade A offices.

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Victoria Harris, senior surveyor with Knight Frank in Leeds, who advised landlords Paloma Capital on the Synanetics and Ayko deals, said: "We are delighted companies of the calibre and reputation of Synanetics and Ayko, together with Smmile, have taken quality space at the Bourse. These three deals underline the Bourse's reputation as one of the finest office buildings in central Leeds."

"Meanwhile there is another deal currently with lawyers, which will see Bond House fully let. As a result of this, Sterling

House's 2,701 sqft ground floor will be comprehensively refurbished.

"There are currently office suites from 627 sqft to 2,701 sqft available to lease at the Bourse. Given the high-quality of the space in this special building, together with its magnificent location, these offices should prove very popular, especially to up-and-coming creative firms which are starting to thrive in Leeds."

"The extensive renovation works have transformed The Bourse into a welcoming and attractive environment. Meanwhile the vibrancy of the immediate area, with the new bars and restaurants, as well as the brilliant Trinity Leeds shopping centre, gives occupiers exactly what they want. The Bourse is a hidden gem in the centre of the city."

James Hyett, the CEO of Ayko, said: "The location of the Bourse is perfect for commuting, surrounded by options to park and a stone's throw from the train station. The buildings appearance aligns to the image we wish to project as an established agency in the city centre, it's equally welcoming for our SME clients, multi and international alike."

The joint marketing agents with Knight Frank for the Bourse are Carter Towler.

Carter Towler director Clem McDowell added: "To have secured lettings so promptly on these three office suites is quite remarkable. It is testament to the quality of the extensive refurbishment scheme and the excellent lease deals offered. We wish all three companies the very best, I'm sure they will flourish at the Bourse."

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