



THE RADIANT

A PRIME CITY CENTRE BUILD TO RENT INVESTMENT OPPORTUNITY

111 ONE, TWO AND
THREE BEDROOM
APARTMENTS
LOCATED
WITHIN LEEDS
CITY CENTRE

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS INCLUDE:



A prime city centre
build to rent operational
investment opportunity

Completed in December 2024
comprising 111 luxury BTR
apartments within a prominent
position on Kirkstall Road

111



All apartments are generously
sized, fully furnished and finished
to a high specification



Amenity provision including:
entrance lobby and co-working
lounge, residents lounge,
24-hour parcel collection, bike
storage and car parking

An operational investment
opportunity 78% let
and reserved with
reversionary potential

78%



Prime position within Leeds city
centre, a short walk from major
employment hub Wellington
Place as well as key leisure and
entertainment offerings



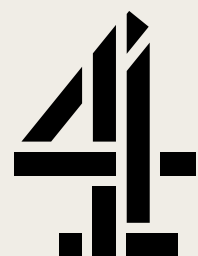
LOCATION

LEEDS: A GROWING CITY

LEEDS IS A VIBRANT AND DYNAMIC CITY CENTRE WITH A THRIVING AND DIVERSE CULTURAL OFFERING UNDERGOING A PERIOD OF RAPID AND SUSTAINED REGENERATION.



MAJOR EMPLOYERS INCLUDE:



1.4M
Workforce

£65BN
GVA (2nd largest GDP contributor outside of London)

5 further education institutions

30%
economic growth in last decade

City accounts for over
40% of West Yorkshire's economy

56%
graduate retention rate
Median income of city centre residents
22% above regional average

352,000
people in professional services

Growth sectors:
Financial services, healthcare and digital industries

35%
of working age population educated to degree level

LEEDS
UNIVERSITYLEEDS GENERAL
INFIRMARYFIRST
DIRECT ARENAMILLENNIUM
SQUARETOWN
HALLTHE
HEADROWOFFICE
HUBTRINITY
LEEDSLEEDS
DOCKSWELLINGTON
PLACELEEDS TRAIN
STATION

LOCATION: KIRKSTALL ROAD, LEEDS

- Prominent position on Kirkstall Road an area undergoing significant regeneration
- 10 minute walk to Wellington Place which is home to over 80 companies in over 1 million sq ft of new office space
- 15 minute walk to key city centre amenities including Trinity Shopping Centre, Leeds Art Gallery and Briggate.
- Other local amenity within walking distance includes Leeds General Infirmary, Cardigan Fields Retail Park, Leeds Docks and Victoria Gate Shopping Centre.

10min
walk to key city
centre amenities

LEEDS BUILD TO RENT MARKET

THE RESIDENTIAL MARKET IN LEEDS HAS WITNESSED CONSIDERABLE GROWTH IN RECENT YEARS
BUILDING ON THE STRONG ECONOMIC AND DEMOGRAPHIC FUNDAMENTALS OF THE CITY CENTRE

c.11,500
BTR units (operational & pipeline)

c.57%
of city centre residents
in rental sector



Supply constraints
support continued
rental & sales growth
over coming years

Av price of new
build apartments up

8.4% over
3 years

Av rents of new
build apartments up

30% over
3 years



Projected population
growth of 15% by 2030,
creating sustained
housing demand

Forecast rental growth

17.6%
2025-2029

Forecast sales price growth

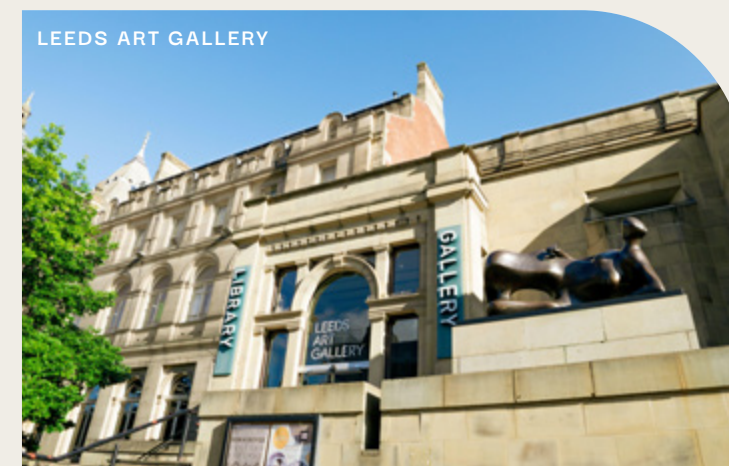
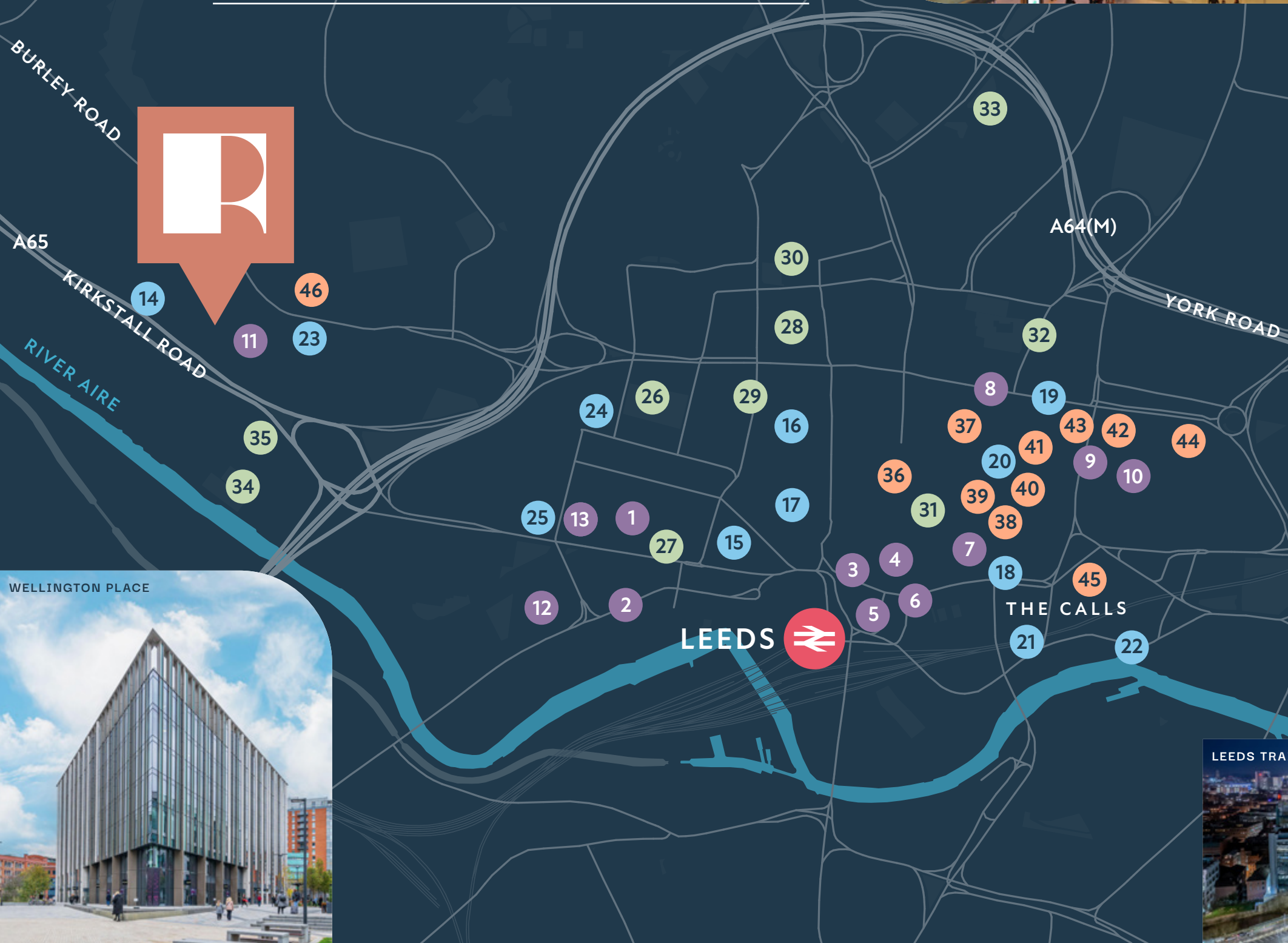
19.9%
2025-2029



Young professional
tenant base with
average age of 29
in city centre driving
rental demand



LOCATED ON KIRSTALL ROAD
CLOSE TO EXCELLENT TRANSPORT
LINKS AND AN ABUNDANCE OF
FANTASTIC LOCAL AMENITIES



LOCATION

NEARBY AMENITIES

EAT

- 1 Phranakhon
- 2 The Whitehall
- 3 The Collective 4. Mowgli
- 5 Bundobust
- 6 Rudy's Pizza
- 7 The Botanist
- 8 Ox Club
- 9 The Cut & Craft
- 10 The Ivy
- 11 MyLahore
- 12 The Good Luck Club
- 13 My Thai

DRINK

- 14 Kirkstall Brewery
- 15 Green Room
- 16 Greek Street
- 17 Restaurant Bar & Grill
- 18 The Alchemist Trinity
- 19 Headrow House
- 20 Harvey Nichols Fourth Floor
- 21 Call Lane
- 22 Salt Calls Landing
- 23 Highland Laddie
- 24 La Bottega
- 25 Editors Draught

RELAX

- 26 Park Square
- 27 Trib3
- 28 Leeds Art Gallery
- 29 Ryde Studios
- 30 Millennium Square
- 31 Everyman Cinema
- 32 The Grand Theatre & Opera House
- 33 First Direct Arena
- 34 Powerleague Leeds Central
- 35 Grosvenor Casino

SHOP

- 36 Trinity Leeds
- 37 Queens Arcade
- 38 Briggate
- 39 Zara
- 40 Flannels Flagship Store
- 41 Victoria Quarter
- 42 Victoria Gate
- 43 County Arcade
- 44 John Lewis
- 45 Leeds Corn Exchange
- 46 Co-op Food

SPECIFICATION



BESPOKE
DESIGNED FLOOR
TO CEILING
WINDOWS



FULLY
FITTED MAGNET
KITCHENS



FITTED
WARDROBES IN
EACH BEDROOM



24-HOUR
FOB ACCESS



100% EPC B RATING
WITH PV PANELS



DUAL
WATERFALL
SHOWERS



BALCONIES WITH
STUNNING VIEWS OF
THE LEEDS SKYLINE



WINDOW
BLINDS

ACCOMMODATION SCHEDULE

	1 Bed	2 Bed	3 Bed Duplex	Total
Number of units	48	59	4	111
Average Size (sq ft)	456	715	1,152	619
Floor Area Range (sq ft)	388-613	634-779	1,095-1,253	-
No of Apartments with a Balcony or Terrace	12	19	4	35



BRIGHT, OPEN-PLAN LIVING AREAS,
WITH CLEAN, CONTEMPORARY
FURNISHINGS AND TIMELESS FINISHES



SCHEME

AMENITY

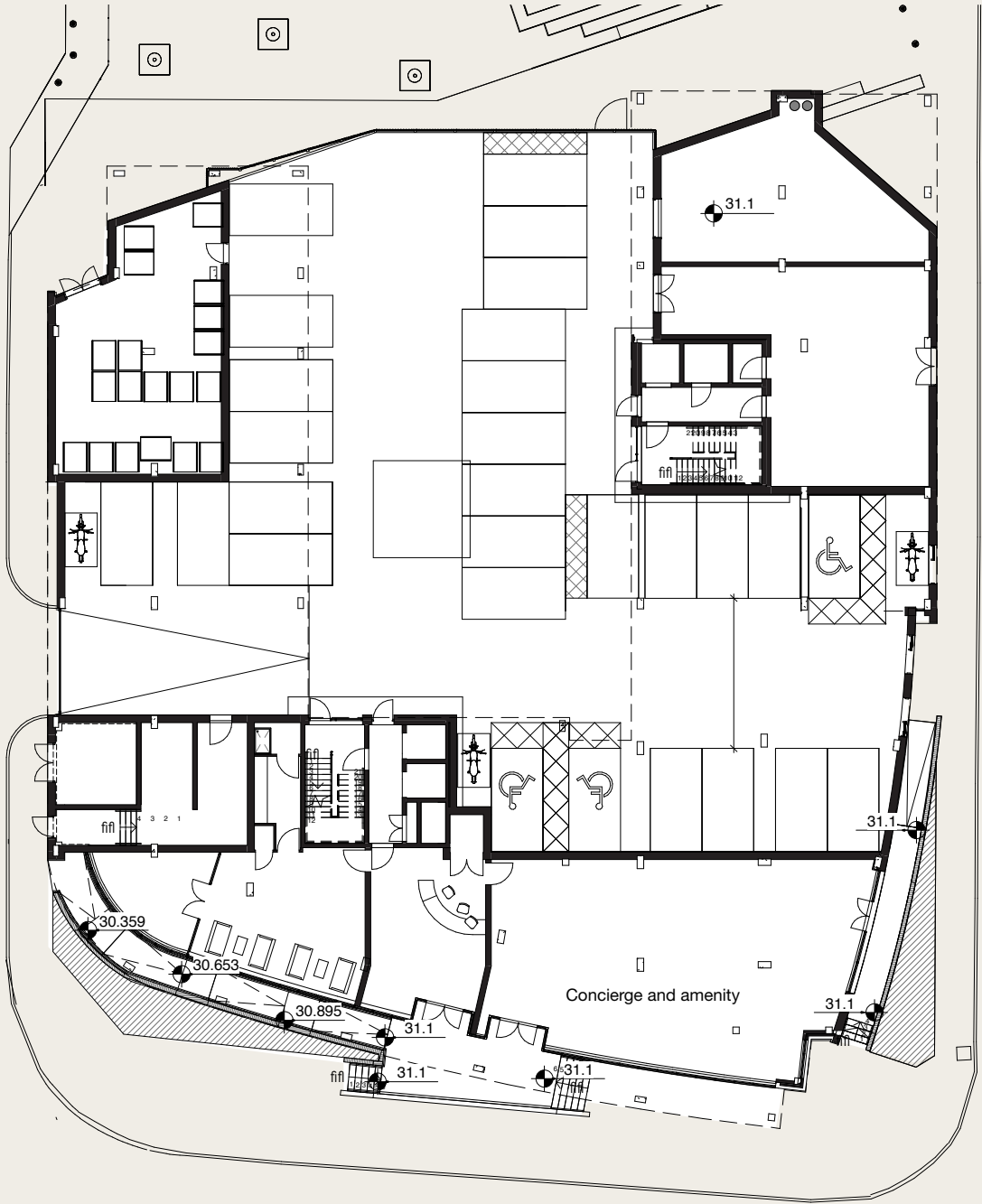
ALL APARTMENTS ARE FULLY FURNISHED AND BENEFIT FROM ACCESS TO THE ENTRANCE LOBBY AND COFFEE LOUNGE, VIBRANT RESIDENTS LOUNGE, 24-HOUR PARCEL COLLECTION, BIKE STORAGE. THE BUILDING ALSO BENEFITS FROM 27 SURFACE CAR PARKING SPACES AND EV CHARGING POINTS.



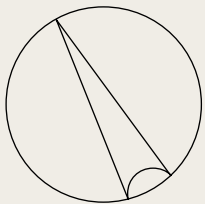
SCHEME

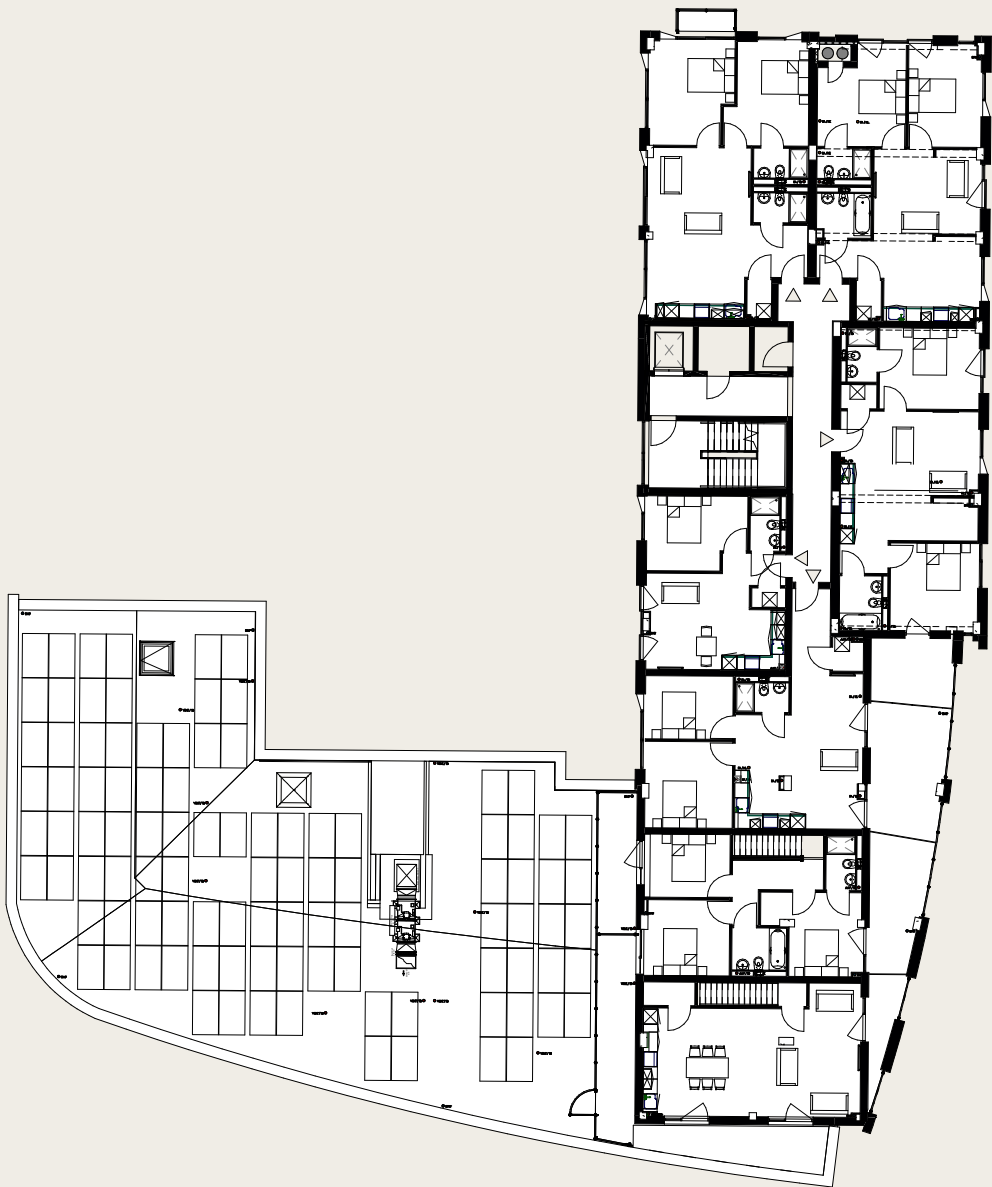
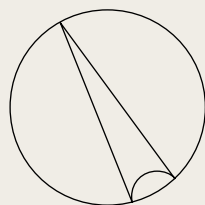
FLOOR PLANS

GROUND FLOOR

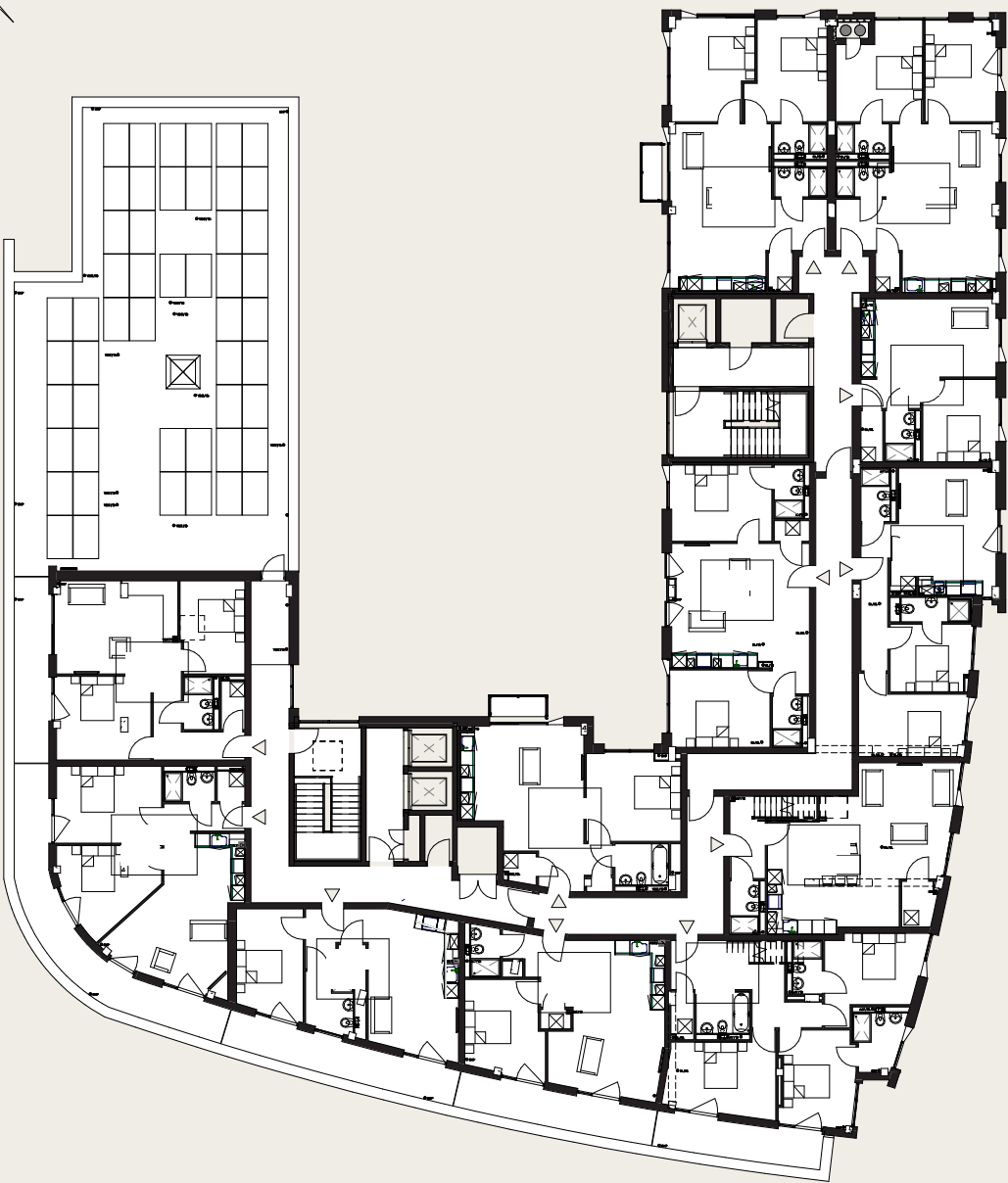


FIRST FLOOR





SEVENTH FLOOR



SIXTH FLOOR

SCHEME

FLOOR PLANS

ANALYSIS

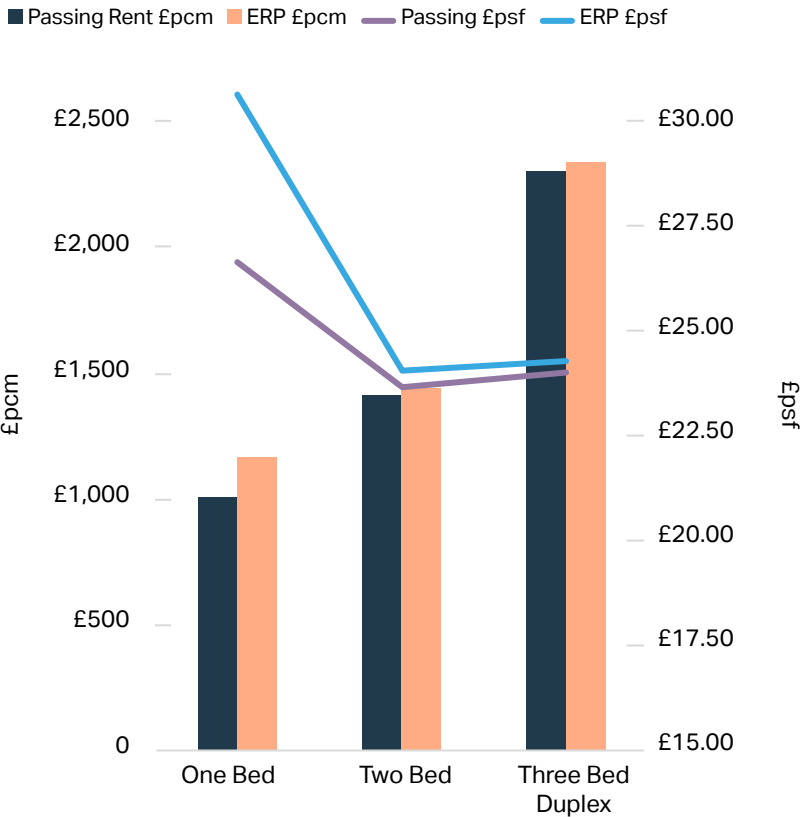
INCOME ANALYSIS AND TENANT DEMOGRAPHICS

The Radiant has a passing rent including ancillary income (plus reservations and ERP on void) of £1,786,992 per annum and a ERP of £1,888,020 per annum, a 5.6% reversion.

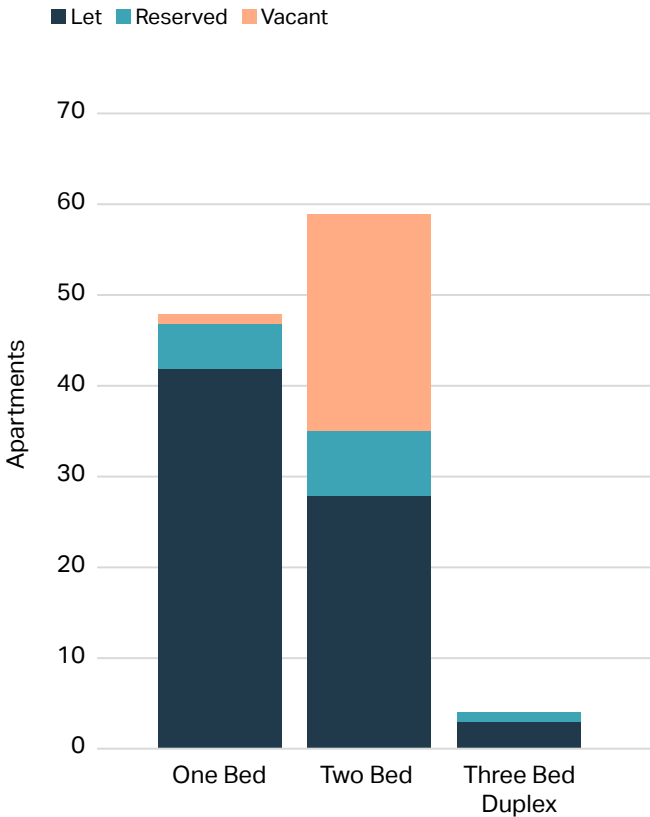
Ancillary income is generated through 27 surface level car parking spaces (ERP £150pcm) and Broadband which is charged a £30 pcm.

The ground floor amenity provision was completed and launched in October 2025 offering the opportunity to further enhance the rental offering.

RENTAL ANALYSIS

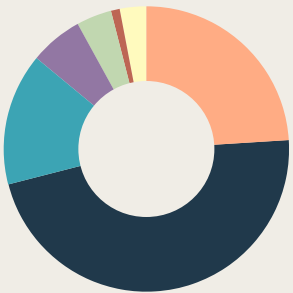


OCCUPANCY ANALYSIS



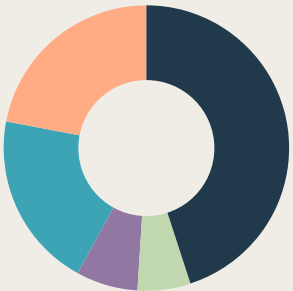
APPLICANT AGE PROFILE

18-21	24%
22-25	47%
26-30	15%
31-35	6%
36-40	4%
41-45	1%
51-60	3%



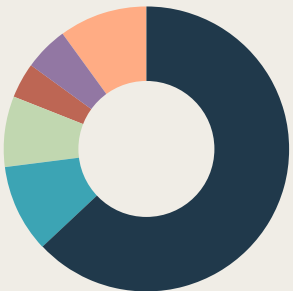
EMPLOYMENT ANALYSIS

Permanent	45%
Temporary/Contract	6%
Self-employed	7%
Other	20%
Student	22%



GLOBAL COMMUNITY

Great Britain	63.1%
China	9.6%
India	7.9%
Europe	4.4%
Africa	5.3%
Other	9.6%



PASSING RENT £ P.A.
(PLUS RESERVATIONS
PLUS ERP ON VOID)

£1,786,992

ERP £ P.A.

£1,888,020

ERP £ PSF

£26.20

ANCILLARY ERP

£88,560

LET & RESERVED

78%

32

AVERAGE AGE
OF TENANT

10

DIFFERENT
NATIONALITIES

THE RADIANT

FURTHER INFORMATION

FOR FURTHER INFORMATION
OR TO ACCESS THE DEDICATED
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