

22.2%

predicted rental increase within the next 5 years

3RD

biggest population in the UK

Economy worth

£64.4b

Home to the biggest regeneration project in Europe



65,000

students from Leeds's universities

WHY INVEST IN

LEEDS

Leeds is the largest city in West Yorkshire and with over 750,000 people, it is the **third most populated city in the UK**. A diverse economy and booming business outlook has resulted in Leeds being the driving force behind the success of the West Yorkshire Urban Area.

As a thriving university location and thriving business district, the city's success has been as a result of years of investment and constant regeneration. The main project currently underway is the *biggest regeneration project in Europe* - the South Bank regeneration scheme. This project will see 185 hectares of land completely transformed, resulting in Leeds city centre doubling in size. Throughout the course of the project and upon completion, the South Bank regeneration scheme will create 35,000 new jobs as well as 4,000 new homes.

With an economy estimated to be worth £64.6 billion, Leeds has been named as one of the top 5 cities in the UK for quality of life which is determined by a range of factors including property market activity, rental costs and disposable income. This thriving location has become a hotspot for investment.

For investors, tenant demand is key and there is certainly no shortage of this in Leeds. City centre properties

INVESTMENT PROJECTS INCLUDE:

Leeds will benefit from £95 million investment into the region by March 2018

Aire Valley & M62 Corridor Enterprise Zones will create over 15,000 jobs and £5m GVA by 2025

£500m remodel of Leeds station

Phase II of £400m Kirkstall Forge project

are so sought after by tenants that the rental market dominates housing activity in the area; plans for new developments are well underway as construction attempts to keep up with demand. Compared to Manchester

21.6% HOUSE PRICE INCREASE PREDICTED FROM 2017-2021

STRONG RENTAL DEMAND

22.2% RENTAL PRICE INCREASED PREDICTED OVER THE NEXT 5 YEARS

STRONG ECONOMIC AND BUSINESS GROWTH

THRIVING STUDENT AND HIGHER EDUCATION LOCATION

and Liverpool, Leeds is set to see the largest *increase in rents over the next 5 years with growth reaching 22.2%*.

Leeds has three major universities – The University of Leeds, Leeds Trinity University and Leeds Beckett University (formerly Leeds Metropolitan University).

The city itself attracts students in large numbers and receives more student applications than anywhere else in the country. With the highest student populations in Yorkshire, (over 65,000) both Leeds University and Leeds Beckett have led to the city becoming the fourth most populated university town in the UK as well as having one of the largest urban economies.