



Catella APAM Launches Sale of Prime Leeds Build-to-Rent Opportunity

Catella APAM, on behalf of its client NPV International (NPV), is pleased to announce the launch of the sale of Zurich House, a fully consented Build-to-Rent (BTR) development opportunity in a prime location within Leeds city centre.

Situated at 4 Canal Wharf, Zurich House occupies a gateway site in the city's South Bank regeneration area – just a five-minute walk from Leeds Train Station and Granary Wharf. Planning consent has recently been secured for the comprehensive redevelopment of the site into a 170-unit residential scheme, featuring a mix of studios, one, two, and three-bedroom apartments.

The proposed development includes a high-quality amenity offer with a gym, cinema room, co-working spaces, dining/function room, landscaped ground floor and a generous rooftop terrace with panoramic city views.

"Zurich House represents an exceptional opportunity to acquire a planning-approved, design-led BTR scheme in one of the UK's strongest regional rental markets," said Rhys Williams, Associate Director at Catella APAM.

"With its strategic location, ESG-focused design, and short walk to key transport and employment hubs, this asset is ideally positioned for forward funders, investors, or developers seeking scalable urban rental stock."

The scheme has been progressed by Bankfoot APAM, Catella APAM's specialist development joint venture. Full planning consent was granted in February 2025, with JLL appointed to bring the site to market.

For further information, access to the data room or to arrange a site visit, please contact JLL:

- **James Hendry** – james.hendry@jll.com / 07581 469 627
- **James Mohammed** – james.mohammed@jll.com / 07833 451 943
- **Connor Rogers** – connor.rogers@jll.com / 07557 895 735

Members of the Catella APAM team will be at UKREiF in Leeds from 20–22 May. If you're attending and would like to discuss Zurich House or wider opportunities across our portfolio, we'd be delighted to speak with you.

For further information, please contact:

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About Catella APAM

Catella APAM, an independent and market-agnostic asset and investment manager, has been delivering sustainable real estate solutions since 2010, managing £4B worth of assets across the UK and Ireland. As part of the Catella AB Group, we leverage our global network and extensive market knowledge to provide tailored, effective solutions across all market cycles to achieve remarkable outcomes for our clients.

Image Attachments

[Zurich House CGI Leeds](#)

Attachments

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