

Title Landsec announces Freight Island as new operator of Trinity Kitchen ahead of £15m expansion
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Landsec has announced Freight Island - the team behind one of the UK's leading food hall and entertainment venues - as the new operator of Trinity Kitchen at Trinity Leeds shopping centre ahead of its major £15m expansion.

The expansion represents Landsec's largest single investment in Trinity Leeds since opening and will bring a new, unrivalled experience to the city of Leeds. The project reinforces Landsec's commitment to curating retail environments which blend shopping with food, leisure and entertainment into unmissable experiences for anyone visiting.

Since its launch in 2013, Trinity Kitchen has redefined the food court model with its authentic indoor street-food concept, combining permanent eateries with a rotating line-up of street-food vans. Over the past decade, it has supported almost 300 independent traders, offering exposure to more than 800,000 guests annually.

The redevelopment, approved by Leeds City Council, will add 15,000 sq ft to Trinity Kitchen, creating a 63,000 sq ft food and leisure destination that includes a striking new outdoor terrace overlooking the city.

Construction will begin in late spring 2026, and the new space is set to open with Freight Island in summer 2027. Trinity Kitchen will continue to trade throughout works. The Trinity Leeds location will be Freight Island's fourth venue, supporting job creation, attracting new, independent brands, and further elevating the guest experience with a broader mix of operators and enhanced spaces for food, drink and socialising.

The project reflects Landsec's continued focus on targeted, earnings-accretive capital investment across its retail portfolio, using food, leisure and entertainment to strengthen destination appeal and support long-term performance.

Mark Warne, Director of Hospitality and Leisure at Landsec, said: "Trinity Kitchen was a pioneer in bringing fresh, innovative food concepts into a retail environment, and this significant investment marks the next chapter in its evolution. We're building on Trinity Kitchen's success and reimagining it for a new generation with a greater emphasis on evening trade and entertainment, creating a landmark destination in Leeds which our guests will return to time and time again.

"Our investment reflects the growing importance of food, drink and leisure in creating destinations where people want to spend time, not just shop, and reflects our Landsec portfolio-wide ambition to deliver social dining environments across our major retail schemes. By partnering with Freight Island, we're able to elevate the experience even further -

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introducing bigger, more dynamic spaces, new opportunities for traders and new reasons for people to visit and stay longer."

Dan Morris, managing director of Freight Island, said: "Trinity Kitchen is an iconic Leeds destination with a decade-long reputation for championing independent food traders and creating a genuinely social dining experience. We're incredibly excited to be bringing Freight Island to Trinity Leeds as part of this landmark expansion.

"This project allows us to build on what Trinity Kitchen already does so well, while introducing new energy, scale and creativity through an expanded food and leisure offer, a brand-new entertainment space and a standout rooftop terrace overlooking the city. Food will remain at the heart of the venue, with menus driven by independent chefs and operators, alongside a programme of DJs, sports, performances, cultural and family events, all with a strong focus on showcasing and supporting local Leeds talent.

"Leeds is a city with a powerful cultural identity and a thriving creative and food scene. We look forward to working closely with Landsec and Trinity Leeds to create a destination that supports local operators, creates jobs, nurtures homegrown talent and delivers something truly special for the city."

Freight Island, which first opened at Landsec's Mayfield Depot in Manchester city centre in 2020, has grown into one of the UK's most popular food and entertainment destinations. A new site in Newcastle is also under development and due to open this summer.

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This is how we've created the UK's leading portfolio of urban places and one of the largest real estate companies in Europe.

Our £10 billion portfolio is built around premium workplaces, the country's pre-eminent retail platform, and a residential pipeline that will redefine urban life.

We've honed this ability over 80 years. Spotting the opportunities, building the partnerships, and continually adapting to shape the places that meet the needs of a changing world.

Places where life happens. Where businesses grow. And where cities are defined.

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