

To Let | Logistics Warehouse Hub

CARTER  
TOWLER

CBRE

# Howley Park Logistics Hub

9,654 sq ft – 86,812 sq ft



Howley Park  
Howley Park Road East  
Leeds  
LS27 0FU



The property is available as a whole or in part. The site offers warehousing accommodation from 9,654 – 86,812 sq ft across a range of interconnected buildings.

## Specification



LARGE YARD



SECURE SITE



8 LEVEL ACCESS DOORS



3 DOCK LEVEL DOORS



4.5 – 9M  
EAVES HEIGHT



2 SITE  
ACCESS POINTS

## Location

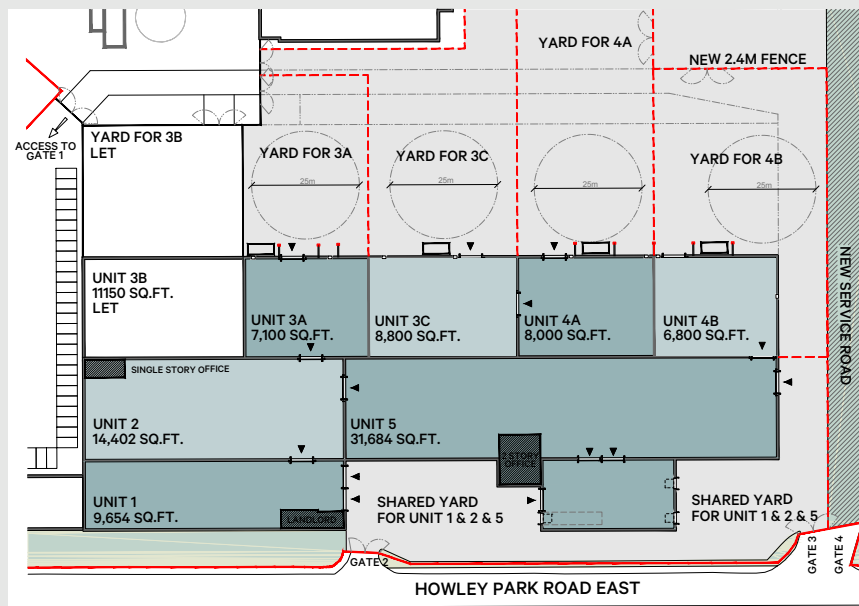
### TRAVEL TIMES BY CAR

**M62 Junction 28**  
5 minutes (1.6 miles)

**M62 Junction 27**  
7 minutes (1.7 miles)

**M1 Junction 42**  
12 minutes (4.3 miles)

**Leeds City Centre**  
20 minutes (7.5 miles)



## ACCOMMODATION

UNIT	SQ FT (GIA)	SQ M (GIA)
Unit 3A (secure yard)	7,100	660
Unit 3C (secure yard)	8,800	818
Unit 4A (secure yard)	8,000	743
Unit 4B (secure yard)	6,800	632
Unit 1&2 (shared yard)	24,056	2,235
Unit 5 (with offices & shared yard)	31,684	2,943
<b>Unit 1,2,3,4&amp;5 combined</b>	<b>86,440</b>	<b>8,031</b>

## EPC

The EPC certificate is available on request.

## RENT

On application.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Contact

Viewing is strictly by prior appointment, please contact the joint agents:

**Danielle Raunjak**  
07714 145 984  
danielle.raunjak@cbre.com

**Josh Holmes**  
07984 444 972  
joshholmes@cartertowler.co.uk

**Mike Baugh**  
07885 284 994  
mike.baugh@cbre.com

**Ian Greenwood**  
07961 306 299  
iangreenwood@cartertowler.co.uk

**Mia Devine**  
07443 358 637  
mia.devine@cbre.com

**Hazel Cooper**  
07811 234 627  
hazelcooper@cartertowler.co.uk



Howley Park lies adjacent to the M62 Motorway at Morley, Leeds. The estate is a well established and successful business location providing over 700,000 sq ft of warehouse/industrial and office accommodation on a site of 120 acres.

### Subject to contract disclaimer: CBRE Limited, Carter Towler, March 2024

Important notice relating to the Misrepresentation Act 1967. CBRE and Carter Towler act for themselves and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary outlined in yellow should be treated as for indicative purposes only and should not be construed as the actual site boundary 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.