

VELOCITYPOINTLEEDS.CO.UK

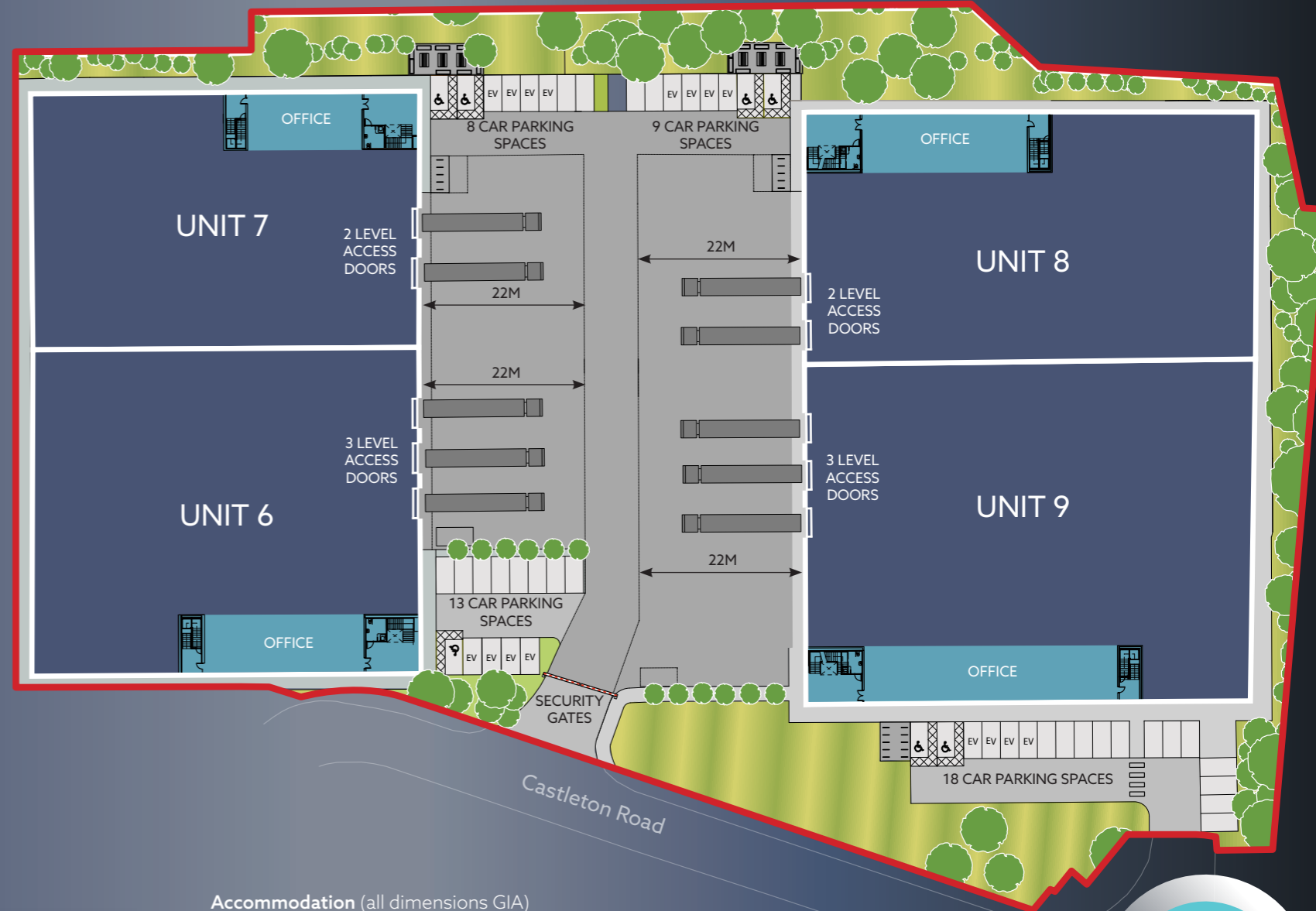
# VELOCITY POINT LEEDS LS12 2EN

UNITS 6 – 9

TO LET  
21,225 – 33,780 SQ FT  
AVAILABLE IMMEDIATELY

Perfectly located for last-mile deliveries, these four units offer 21,225 - 33,780 sq ft of highly-specified space. Providing access to A643, Junction 2 of the M621 and Leeds City Centre in less than a 10-minute drivetime, Velocity Point is amplifying connectivity to place ambitious occupiers in prime position for growth.

UNITS 6 - 9  
**21,225 - 33,780 SQ FT**  
 AVAILABLE IMMEDIATELY



EPC - A

LEEDS IS THE **LARGEST** MANUFACTURING BASE OUTSIDE OF LONDON

FULL GATED SECURE SITE

**PERFECTLY POSITIONED** TO SERVE LEEDS, WITH DIRECT LINKS TO THE UK MOTORWAY NETWORK

BREEAM EXCELLENT RATING

**10M HAUNCH HEIGHT**

**2 EV CHARGING POINTS PER UNIT**

Accommodation (all dimensions GIA)

UNIT 6	SQ M	SQ FT
First Floor Office	239.5	2,578
Ground Floor Office	57.3	617
Warehouse	2,233.2	24,038
<b>TOTAL</b>	<b>2,530</b>	<b>27,233</b>

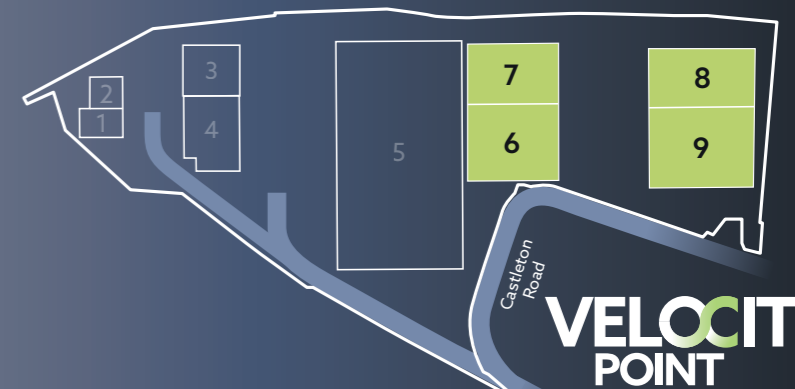
UNIT 8	SQ M	SQ FT
First Floor Office	221.7	2,386
Ground Floor Office	53.9	580
Warehouse	1,937.2	20,852
<b>TOTAL</b>	<b>2,212.8</b>	<b>23,818</b>

UNIT 7	SQ M	SQ FT
First Floor Office	199.8	2,151
Ground Floor Office	58.5	630
Warehouse	1,713.5	18,444
<b>TOTAL</b>	<b>1,971.8</b>	<b>21,225</b>

UNIT 9	SQ M	SQ FT
First Floor Office	312.7	3,366
Ground Floor Office	55.8	601
Warehouse	2,769.8	29,554
<b>TOTAL</b>	<b>3,138.3</b>	<b>33,780</b>

**22M YARD DEPTH**

**SOLAR PVS**



**VELOCITY POINT**



50kN/M<sup>2</sup>  
FLOOR  
LOADING

200kVA  
POWER  
PER UNIT

VRF HEATING /  
COOLING SYSTEM  
TO OFFICE

LIVING  
FENCE

PRIVATE  
BIKE  
SHELTER

LANDSCAPED  
BUSINESS PARK  
ENVIRONMENT

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AVAILABLE IMMEDIATELY

[VELOCITYPOINTLEEDS.CO.UK](http://VELOCITYPOINTLEEDS.CO.UK)



**VELOCITY**  
POINT LEEDS  
LS12 2EN



Sat Nav: **LS12 2EN** what3words: **///fetch.luxury.villa**

Drive times	Minutes	Miles
Leeds City Centre	5	1.5
M621 Junction 2	7	2.4
M1 Junction 44	11	6.0
M62 Junction 28	15	6.1
M1 Junction 43	12	6.6
Leeds Bradford Airport	25	9.2

# Driving Forward Connectivity

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A Development By

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**UBS**

**TUNGSTEN**  
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