

VELOCITYPOINTLEEDS.CO.UK

VELOCITY POINT LEEDS LS12 2EN

UNIT 4

**TO LET
18,327 SQ FT
AVAILABLE IMMEDIATELY**

Strategically located for last-mile deliveries and Leeds City access, Unit 4 offers 18,327 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.

UNIT 4
18,327 SQ FT
 AVAILABLE IMMEDIATELY

EPC - A (6)

LEEDS IS THE LARGEST MANUFACTURING BASE OUTSIDE OF LONDON

70kVA POWER

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

BREEM EXCELLENT

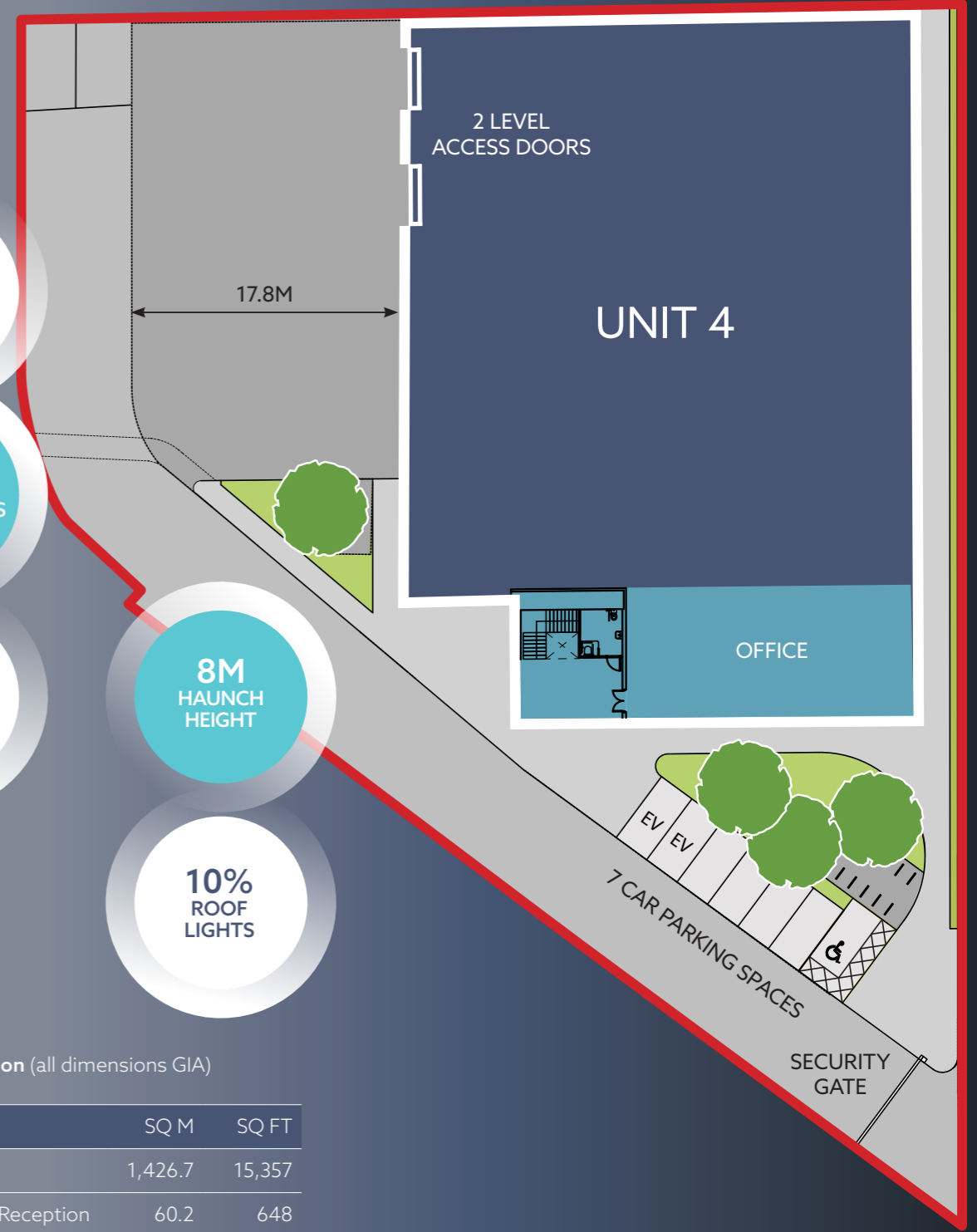
17.8M YARD

2 LEVEL ACCESS DOORS

2 EV CHARGING POINTS

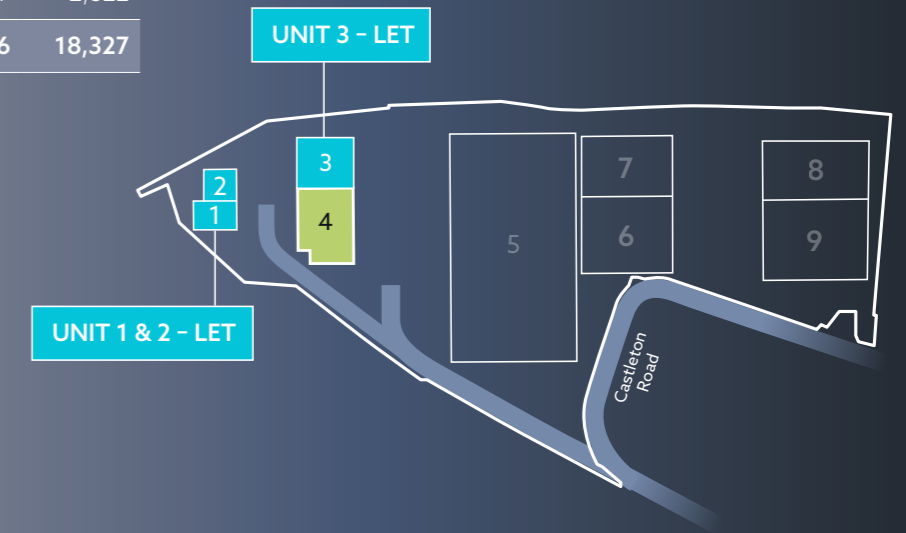
8M HAUNCH HEIGHT

10% ROOF LIGHTS



Accommodation (all dimensions GIA)

UNIT 4	SQ M	SQ FT
Warehouse	1,426.7	15,357
Ground Floor Reception	60.2	648
First Floor Office	215.7	2,322
TOTAL	1,702.6	18,327





40kN/M²
FLOOR
LOADING

SOLAR
PVS

FULL GATED
SECURE
SITE

VRF HEATING /
COOLING SYSTEM
TO OFFICE

LIVING
FENCE

PRIVATE
BIKE
SHELTER

LANDSCAPED
BUSINESS PARK
ENVIRONMENT



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POINT LEEDS
LS12 2EN





Sat Nav: **LS12 2EN** what3words: [///fetch.luxury.villa](https://www.what3words.com/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

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A Development By

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TUNGSTEN
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