

WHITEHALL ROAD, LEEDS LS12 1AP

URBAN LOGISTICS / LAST MILE OPPORTUNITY

INDUSTRIAL / WAREHOUSE 27,548 sq ft / 2,560 sq m

THE UNIT





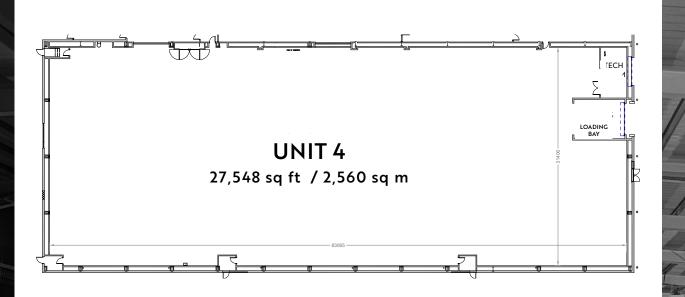








SPECIFICATION



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Description	Area (sq m)	Area (sq ft)
Warehouse	2,535	27,289
Ground Floor	24	258
Total (Sq.M)	2,559	27,548

- to a high specification.
- 1 Electric sectional ground level loading door 5.62m x 7.65m.
- Internal height of 8m to the eaves.
- Modern steel portal frame warehouse unit built . Self-contained secure service yard and parking area.
 - · Concrete floor slab designed to support a load of 30kN per m².

SUMMARY

RATEABLE VALUE

The site has currently been assessed as a whole and will require reassessment upon occupation. For further information, please contact the sole agent Knight Frank or Leeds City Council directly.

TERMS

The property is available by way of new repairing and insuring lease for a number of years to be agreed. For further information in respect of annual rent, please contact Knight Frank.

EPC

The property has been assessed for an Energy Performance Certificate and has a rating of C. A full EPC and Recommendation Report can be accessed via this link

https://find-energy-certificate.service.gov.uk/energy-certificate/5230-8653-6021-8538-5970

SERVICES

The property benefits from all mains services including: gas, 3 phase electricity, water and drainage.

APPROVALS

An incoming tenant may be asked to provide financial information as well as relevant counter party identification on agreement of terms.

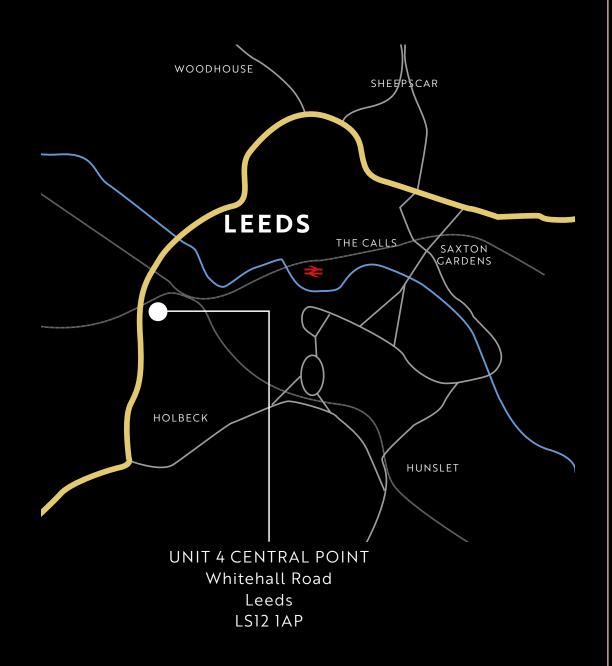
LEGAL COSTS

Each party is to pay for their own legal costs incurred in this transaction.

LOCATION

Central point is strategically situated in the vibrant Holbeck district of Leeds, providing convenient and direct access to the city centre, which is only one mile away.

This prime location boasts exceptional transportation links, making it easily accessible by road, rail, and air. The MI motorway is less than four miles away, ensuring smooth connections, while the M621 can be reached within three minutes, and the A58 in less than one minute. Leeds train station is conveniently located within one mile of the property.







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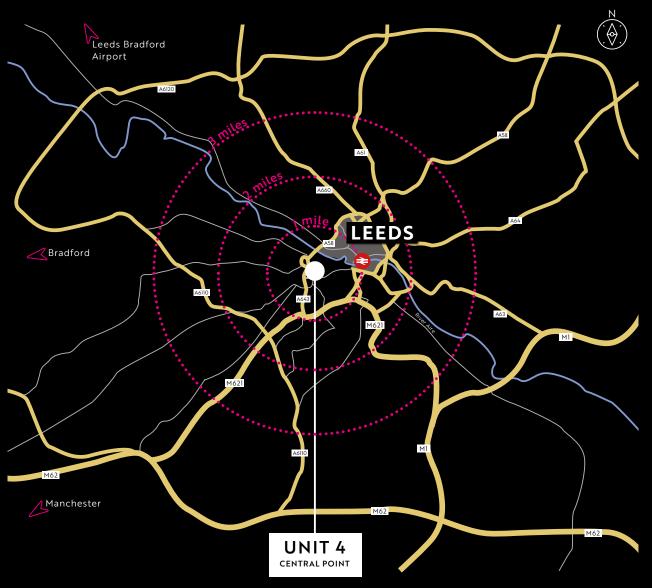
CONNECTIONS

The unit benefits from excellent transportation connections via road, rail, and air.

	CONNECTION	DISTANCE	TIME
	A58	0.3 miles	1 min
	M621 [J2]	1.5 miles	4 mins
	M621 [J3]	1.2 miles	3 mins
	M1 [J43]	3.5 miles	8 mins
	M62 [J27]	5.5 miles	10 mins
	A1(M)	12 miles	21 mins
	Leeds Station	0.8 miles	5 mins
ST.	Leeds Bradford Airport	8 miles	18 mins
	Leeds city centre	1.1 miles	4 mins
	Bradford city centre	9.5 miles	20 mins

Manchester city centre 42 miles

60 mins



CONTACT

For further information, or to arrange a viewing, please contact Knight Frank.



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Particulars dated []. Photographs and videos dated []

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