

# UNIT 4

## CENTRAL POINT

WHITEHALL ROAD, LEEDS LS12 1AP

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URBAN LOGISTICS / LAST MILE OPPORTUNITY

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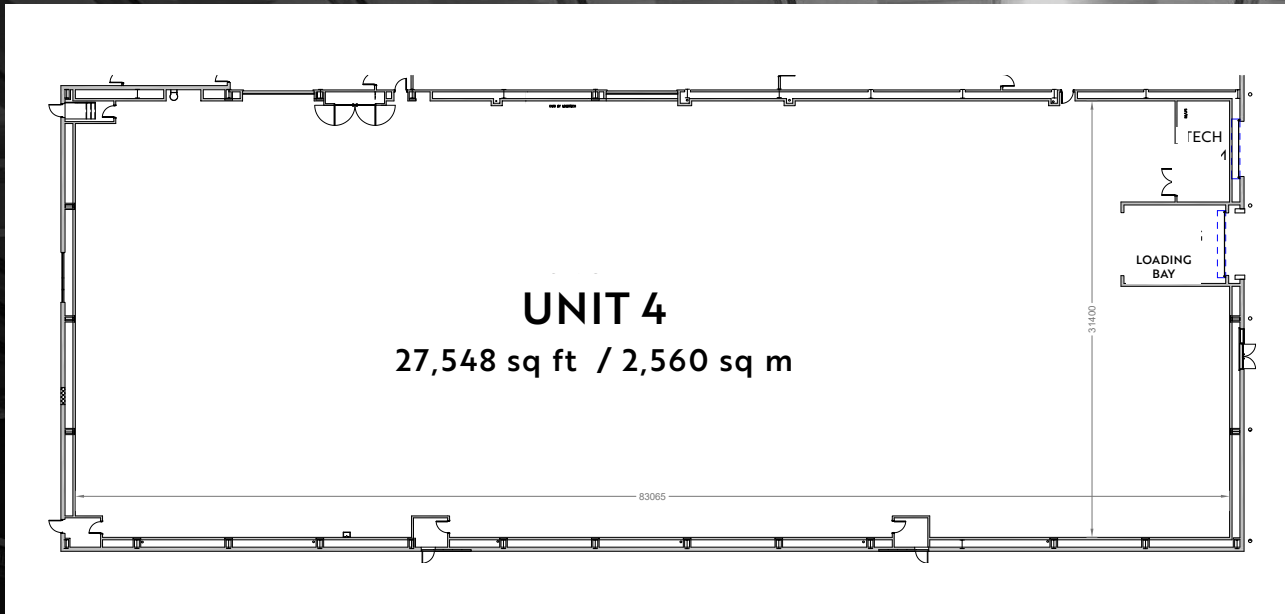
INDUSTRIAL / WAREHOUSE  
27,548 sq ft / 2,560 sq m

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# THE UNIT



# SPECIFICATION



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

- Modern steel portal frame warehouse unit built to a high specification.
- 1 Electric sectional ground level loading door 5.62m x 7.65m.
- Internal height of 8m to the eaves.
- Self-contained secure service yard and parking area.
- Concrete floor slab designed to support a load of 30kN per m<sup>2</sup>.

# 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 M1 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
 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

