

VELOCITYPOINTLEEDS.CO.UK

# VELOCITY POINT LEEDS LS12 2EE



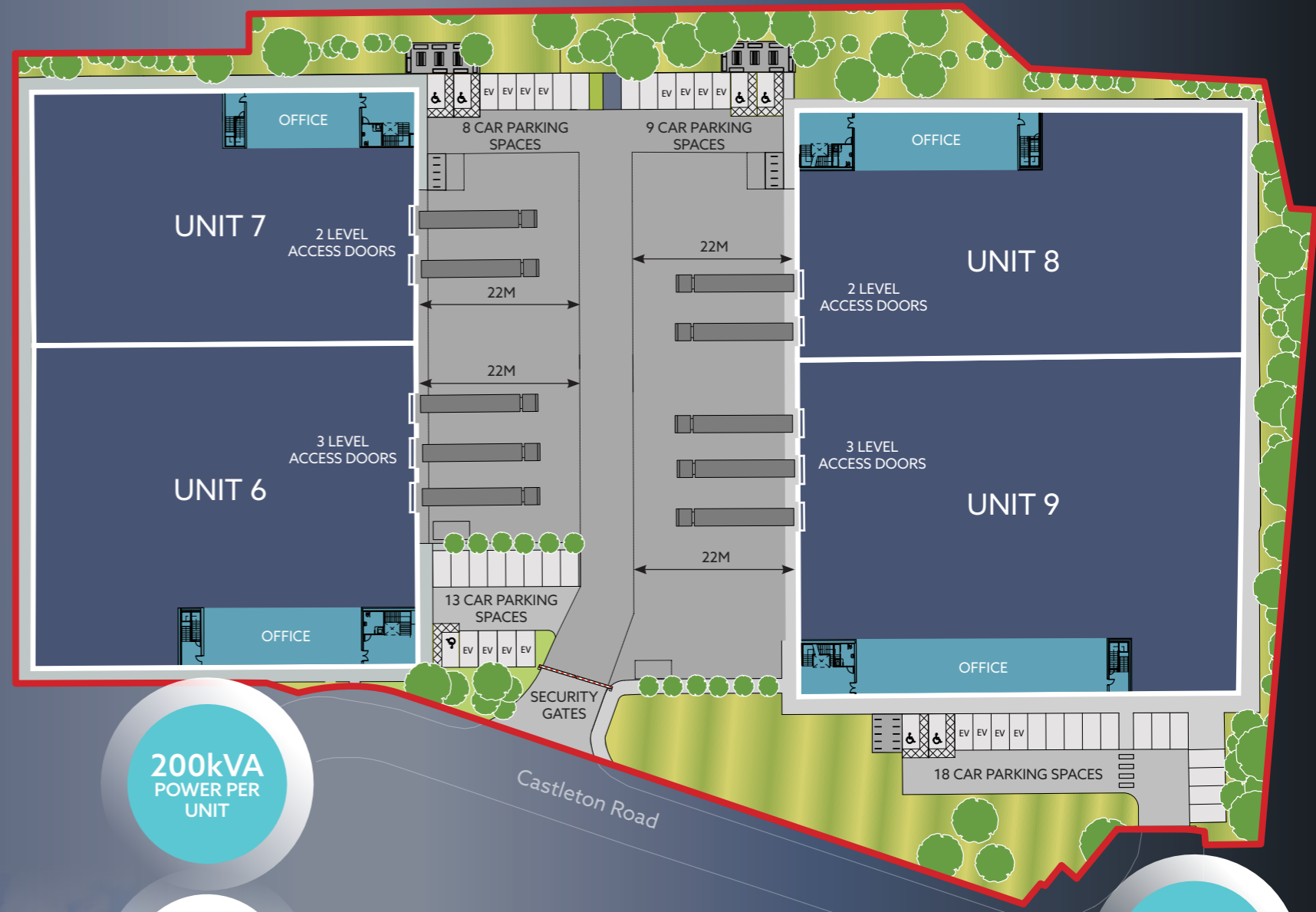
UNITS 6 – 9

TO LET  
21,100 – 33,550 SQ FT  
AVAILABLE Q3 2023



Perfectly located for last-mile deliveries, these four units offer 21,100 - 33,550 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  
**21,100 - 33,550 SQ FT**  
 AVAILABLE Q3 2023



PLANNING GRANTED

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

TARGET BREEAM EXCELLENT RATING

200kVA POWER PER UNIT

52kN/M<sup>2</sup> FLOOR LOADING

10M HAUNCH HEIGHT

4 EV CHARGING POINTS PER UNIT

Accommodation (all dimensions GIA)

UNIT 6	SQ M	SQ FT
Ground Floor	2,276.1	24,500
First Floor	232.3	2,500
<b>TOTAL</b>	<b>2,508.4</b>	<b>27,000</b>

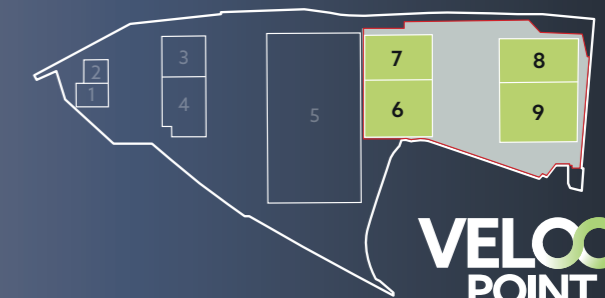
UNIT 8	SQ M	SQ FT
Ground Floor	1,974.2	21,250
First Floor	213.7	2,300
<b>TOTAL</b>	<b>2,187.9</b>	<b>23,550</b>

UNIT 7	SQ M	SQ FT
Ground Floor	1,765.2	19,000
First Floor	195.1	2,100
<b>TOTAL</b>	<b>1,960.3</b>	<b>21,100</b>

UNIT 9	SQ M	SQ FT
Ground Floor	2,810.3	30,250
First Floor	306.6	3,300
<b>TOTAL</b>	<b>3,116.9</b>	<b>33,550</b>

22M YARD DEPTH

SOLAR PVS



VELOCITY POINT

Indicative CGI - Units 8 & 9

# Driving Forward Connectivity



Sat Nav: **LS12 2EE** 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

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A Development By

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