



# SUBSTANTIAL INDUSTRIAL FACILITY

Manston Lane, Leeds LS15 8AH



Sanderson  
Weatherall



# Summary

- 21,030 sq m (226,370 sq ft) freehold industrial facility
- Secure site of approximately 4.23 hectares (10.44 acres)
- Well positioned for access to the M1, M62 and A1 motorways
- Substantial power of around 3 megawatts available
- Suitable for owner occupation or subdivision, subject to the usual consents

# Description

The property provides a mix of warehousing, production and office accommodation on a fully secured site with gated access from Manston Lane and secondary accesses from Sandreas Way to the rear / north of the property.

Having been adapted and extended over the years, the property provides mostly interconnected accommodation and offers generous car parking provision and good access and circulation space for HGV's.





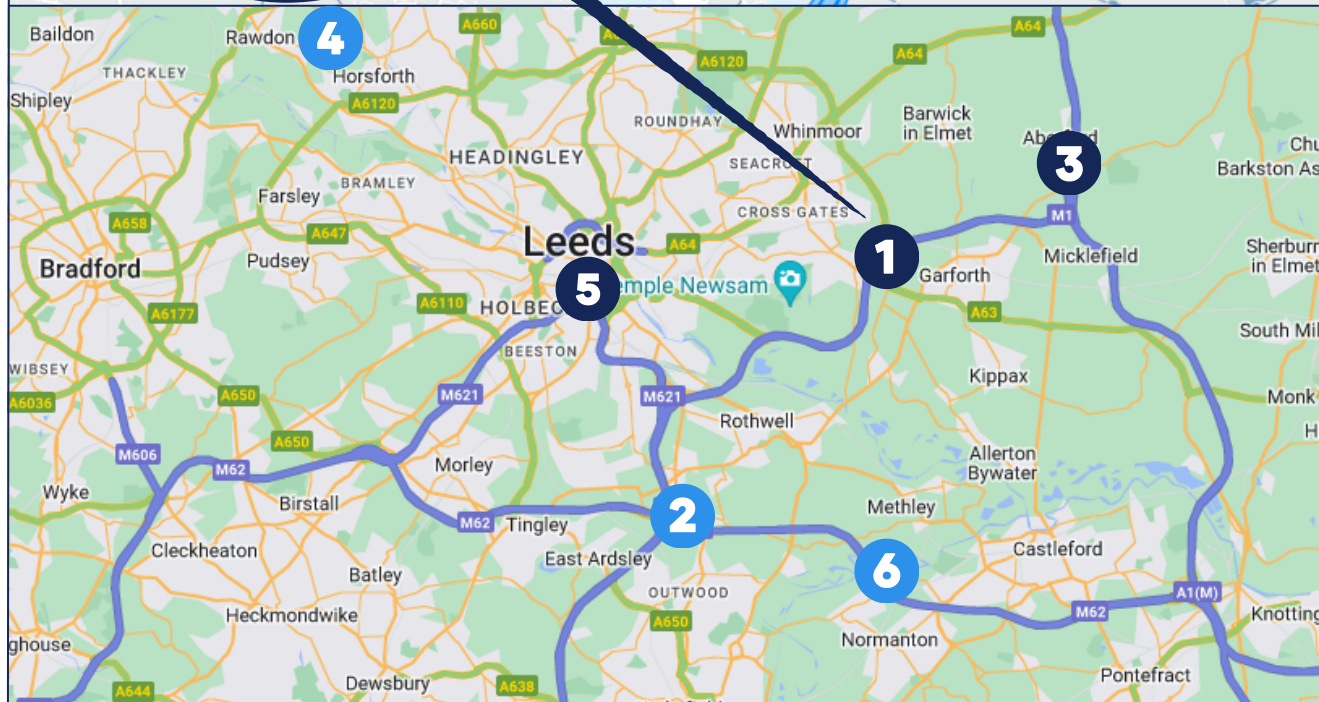
# Location

The property is prominently positioned fronting Manston Lane which is around 0.5 miles west of the A6120 Manston Lane roundabout / East Leeds Orbital Route (ELOR) which leads to the M1 motorway (J46).

The immediate surroundings including other industrial occupiers including Longs of Leeds and Sound Leisure Ltd. Thorpe Park office park and The Springs retail and leisure park are only minutes from the property.

# Drive Times

Map No.	Location	Distance / Drive Time (Approx)
1	M1 Motorway (Junction 46)	1 mile / 3 mins
2	M1 / M62 Lofthouse Interchange (Junction 42)	8.9 miles / 16 mins
3	A1 Motorway	4.5 miles / 8 mins
4	Leeds Bradford Airport	15 miles / 34 mins
5	Leeds City Centre	5.5 miles / 23 mins
6	Wakefield Europort	11 miles / 23 mins





# Accommodation

The available warehousing and production space is configured across three interconnected buildings providing varying eaves heights of 3.1 metres (Area A), 5 metres (Area B) and 7 metres in the most recent (1990's) extension (Area C).

Open plan and cellular offices are provided within Areas A & C and there is also a detached two storey office building to the north east corner of the site.

Description	Gross Internal Area (GIA)	
	Sq M	Sq Ft
Area A	7,100.4	76,429
Area B	3,773.4	40,617
Area C	9,272.7	99,811
Detached Offices	883.8	9,513
<b>TOTAL</b>	<b>21,030.3</b>	<b>226,370</b>





## Planning

The property is part designated for employment uses under Policy E3C of the Leeds Local Plan which aims to safeguard existing employment land and industrial areas.

Specific planning related queries should be directed to Leeds City Council - see [www.leeds.gov.uk/planning](http://www.leeds.gov.uk/planning).

## Tenure

The property is held freehold under six separate parcels with the following Land Registry title numbers:

WYK224576	WYK592323
WYK280944	WYK593538
WYK552847	WYK555939

## Business Rates

We understand that the property has a Rateable Value of £615,000 within the 2023 rating list, assessed as "Factory & Premises".

## EPC

A copy of the Energy Performance Certificate is available on request.





## Further Information

Further information is available on request including:

- Land Registry title information
- OS Site Plan
- Floor plans (NTS)
- Asbestos Survey

## Asking Price

Offers in the region of **£10.8 million** are invited for the freehold interest.

## VAT & Costs

The property has been elected for VAT which will therefore be payable at the prevailing rate.

Each party is to be responsible for their own costs.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.







## Contacts

Please contact the sole agents for further information or to arrange a viewing:

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