

SAT NAV : LS10 1RJ

OLD  
MILL  
BUSINESS PARK

New Build Industrial Unit  
27,850 SQ FT

Full Planning Permission in place

UNIT 8, GIBRALTAR ISLAND ROAD, LEEDS



# OLD MILL

BUSINESS PARK

Located on the established Old Mill Business Park, 1 mile south-east of Leeds City Centre.

Old Mill Business Park is in an unrivalled location benefiting from accessibility to both local and national networks.

Full planning consent was secured in early 2023 for the development within use classes B2/B8 and E(i).



# OLD MILL

BUSINESS PARK

## 35 PARKING SPACES INCLUDING

- > 2 ELECTRIC VEHICLE SPACES
- > 2 ACCESSIBLE SPACES
- > 2 PTW/MOTORCYCLE SPACES
- > 6 CYCLE HOOPS
- > 6 CYCLE LOCKERS

WAREHOUSE	25,350 SQ FT
FIRST FLOOR OFFICE	2,500 SQ FT
<b>TOTAL</b>	<b>27,850 SQ FT</b>

## Specification.



CLEAR WORKING HEIGHT  
OF 8M TO UNDER SIDE  
OF HAUNCH



10% INTERNAL  
OFFICE CONTENT



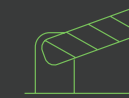
GENEROUS  
YARD AREAS



MODERN STEEL  
PORTAL FRAME  
CONSTRUCTION



FULL HEIGHT  
INSULATED SECTION  
OVERHEAD DOORS



FENCED AND  
GATED SECURE  
CONCRETE YARD

Layout  
plan.

WAREHOUSE

4 LEVEL ACCESS  
LOADING DOORS

25M TURNING CIRCLE

BINS

2.4M HIGH WELD ME FENCING

GIBRALTAR ISLAND ROAD



# A unique business location.

Old Mill Business Park lies approximately 1 mile to the south-east of Leeds City Centre and is easily accessible from Junction 7 of the M621 and Junction 44 of the M1 via the A639 (Pontefract Road).



J7 M621 0.5 MILES  
J44 M1 1.5 MILES



Leeds Railway Station  
1.6 MILES



Leeds Bradford Airport  
8 MILES



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## TERMS / LEASE

Available leasehold by way of a new full repairing and insuring lease on a pre-let basis.

## VAT

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance Certificate for this property will be commissioned once construction of the property has been completed.

## SERVICES

All mains services including water, drainage, gas and three phase power will be connected to the property.

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## FURTHER INFORMATION

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