

Mileway

Seacroft Industrial Estate Leeds

Available to Let
Warehouse
6,898 sq ft (641 sq m)



Automatic roller shutter doors

Three-phase electricity

LED lighting

Office space

Secure gated yard with parking

Central Leeds location

Seacroft Industrial Estate

Seacroft Industrial & Trade Park Coal Road Leeds LS14 2AF



Description

The estate comprises modern, industrial units of steel portal frame construction with brick and profile metal clad elevations. Each unit offers three-phase electricity, UFO LED lighting, office space and a staff welfare block with kitchenette and WC facilities.

Unit 2A benefits from two roller shutter doors, 7 m eaves and a first-floor mezzanine area providing additional storage space.

Unit F includes a ground level roller shutter door, 3.5 m eaves, a single storey blockwork extension to the rear, providing additional storage space and a meeting room.

Externally, there is parking to the front of both units within a secure gated yard.

Location

The units are located on the established Seacroft Industrial Estate, 4 miles to the northeast of Leeds City Centre. The immediate surrounding is both industrial and leisure based, providing great access to the city and national motorway networks. The location has benefitted from improved transport links with the newly opened East Leeds Orbital Route (ELOR) linking the A6120 Leeds Outer Ring Road to Thorpe Park and Junction 46 of the M1 motorway 4.5 miles away.

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EPC

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Terms

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Viewing / Further Information

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VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Lambert Smith Hampton
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit F	Warehouse	6,898	641	Immediately
Total		6,898	641	

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