

Seacroft Industrial Estate Leeds

Available to Let
Warehouse
9,711 sq ft (902 sq m)

UNIT
2a

LED lighting



Three-phase electricity



Two automatic roller shutters



7 m eaves height



Secure gated yard

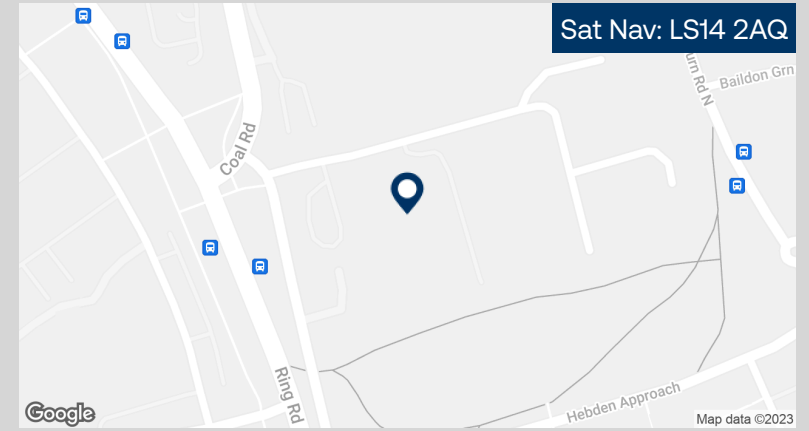


Central Leeds location



Seacroft Industrial & Trade Park

Seacroft Industrial & Trade Park Leeds LS14 2AF



Description

Unit 2A is a modern detached industrial unit of steel portal frame construction with brick and profile metal clad elevations. Internally, the warehouse benefits from two automatic ground level roller shutter doors, UFO LED lighting, three-phase power and a clear internal eaves height of 7 m.

The unit also offers a single storey office and welfare block to the front of the unit which includes a kitchenette and WC facilities. There is a first-floor mezzanine area to the front of the unit providing additional storage, whilst parking is located to the front of the unit within a secure gated yard.

Location

The property is located on the established Seacroft Industrial Estate 4 miles north east of Leeds City Centre. The immediate surrounding is both industrial and leisure based, providing great access to the city and national motorway network.

The location now benefits from improved transport links with a newly opened East Leeds Orbital Route (ELOR), linking the A6120 Leeds Outer Ring Road to Thorpe Park and Junction 46 of the M1 motorway approximately 4.3 miles away.

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EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

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

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 2A	Warehouse	9,711	902	Immediately
Total		9,711	902	