



Storage / Workshop Facility 34,681 Sq Ft (3,221.86 Sq M)

Unit 10B Leeds Bradford Airport Industrial Estate,
Harrogate Road, Leeds,
West Yorkshire, LS19 7WP

- Strategically located along Harrogate Road (A658)
- 24/7 on site security
- Estate wide landlord managed sprinkler system
- Mains gas and 3 phase electricity

Location

Leeds Bradford Airport Depot is located in the Yeadon part of the City of Leeds Metropolitan District immediately to the north of Leeds Bradford International Airport, the largest airport in Yorkshire.

The estate is prominently located fronting the A658 Harrogate Road, approximately 5 miles north-west of Leeds Centre and 9 miles north-east of Bradford. The intersection of the M1, M621 and M62 are approximately 7 miles to the south-east, whilst the A1M is approximately 15 miles to the north-east.

The estate is access directly from the A658 via two manned gatehouse-controlled access points.

Description

The Depot comprises a single building structure extending to some 1.3 million sq ft in total which has been divided into a number of units ranging from around 25,000 sq ft to 150,000 sq ft.

Unit 10b comprises Storage / workshop facility and separate ancillary welfare accommodation which is accessed via two ground level roller shutter doors. The unit benefits from loading access to the estate roads which links with the gatehouse-controlled access point to the A658.

The unit benefits from estate services such as:

- 24/7 on site security
- Estate wide landlord managed sprinkler system
- Mains gas and 3 phase electricity



Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

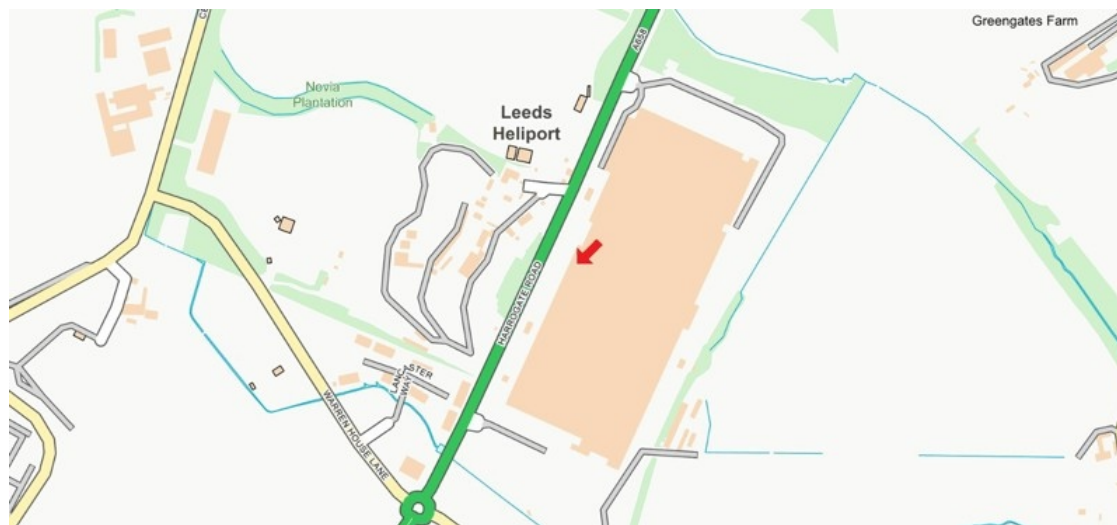
Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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