

Seacroft Industrial & Trade Park

Coal Road, Leeds
LS14 2AF

Offices to let
8,252 sq ft

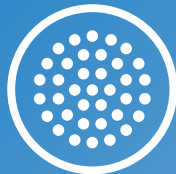


Offices to let

8,252 sq ft



Open-plan with
meeting rooms



LED Lighting



Air conditioning



Secure 24 hour
access



Ample car parking



M1 (J46) 3 miles

The accommodation is of steel portal frame construction finished with brick and metal profile cladding. Internally, the specification is of good quality, with a mixture of open plan accommodation with partitioned offices/meeting rooms, LED lighting throughout, perimeter trunking, a heating and cooling system, and 2 kitchenettes. Access to the units is via ground level roller shutter doors, with separate persons access.

Externally, each unit benefits from varying accommodation, from shared estate to private on-site car parking, with all units benefitting from designated parking.

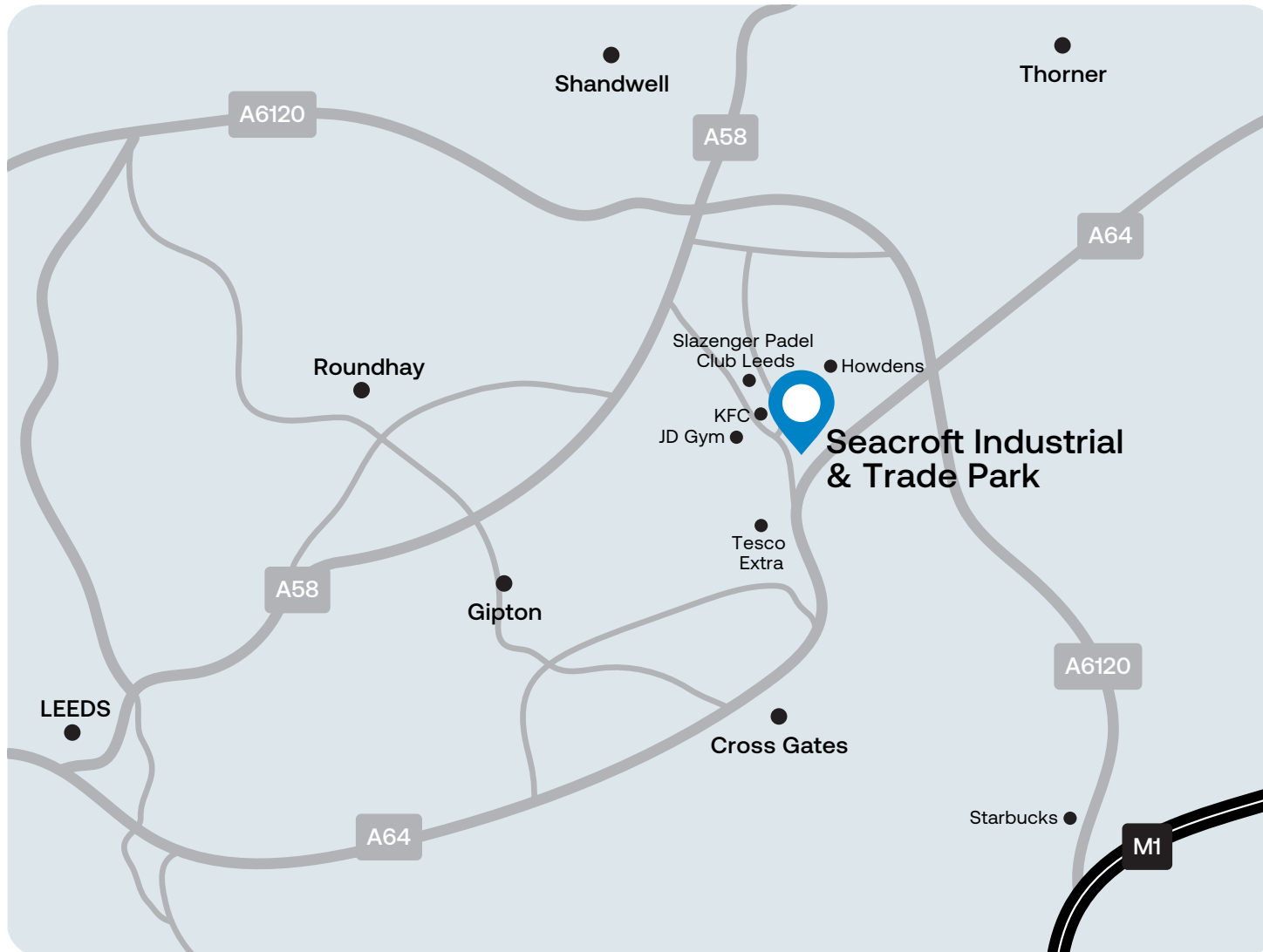
Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Area (sq m)	Availability
Unit 1A1 (Offices)	Office	8,252	767	Immediately
Total		8,252	767	





Location



The property is located at the entrance of the well-established Seacroft Industrial Estate, approximately 4 miles north-east of Leeds City Centre. Positioned on Coal Road, it offers direct access to the A6120 Leeds Outer Ring Road, which connects to major routes including the A58 (Wetherby Road) and A64 (York Road).

The surrounding area is a mix of industrial, and leisure uses, providing excellent connectivity and convenience. The location has recently benefited from enhanced transport infrastructure, notably the East Leeds Orbital Route (ELOR). This new route links the A6120 to Thorpe Park and Junction 46 of the M1 motorway, just 4.3 miles away, significantly improving access to the national motorway network.

Nearby amenities include popular retailers and food outlets such as Tesco, JD Sports, KFC, Greggs, and Subway, making it a convenient location for both staff and visitors.

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[Book a viewing](#)

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VAT will be payable where
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for their own legal costs
incurred in the transaction.

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