

Seacroft Industrial Estate, Leeds

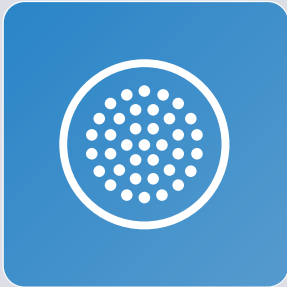
Coal Road, Leeds
LS14 2AQ

Warehouse units to let
4,705 – 9,711 sq ft

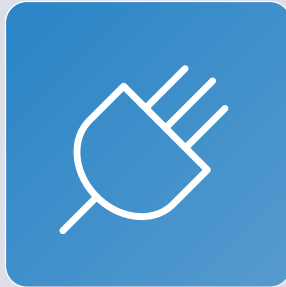


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LED Lighting



Three-phase
electricity



Two automatic roller
shutters



7 m eaves height



Secure gated yard



Central Leeds location

Seacroft Industrial Estate provides modern warehouse & trade counter accommodation across a number of units of varying size and specification, all currently undergoing significant refurbishment works. The accommodation is of steel portal frame construction finished with brick and metal profile cladding. Internally specification includes LED lighting throughout, modern ancillary office space, welfare facilities and kitchenette. Eaves heights vary across the estate and are up to 7m in height. Access to the units is via ground level roller shutter doors, with separate persons access.

Externally, each unit benefits from varying accommodation, from private secure yard space to shared estate, with all units benefitting from designated parking.

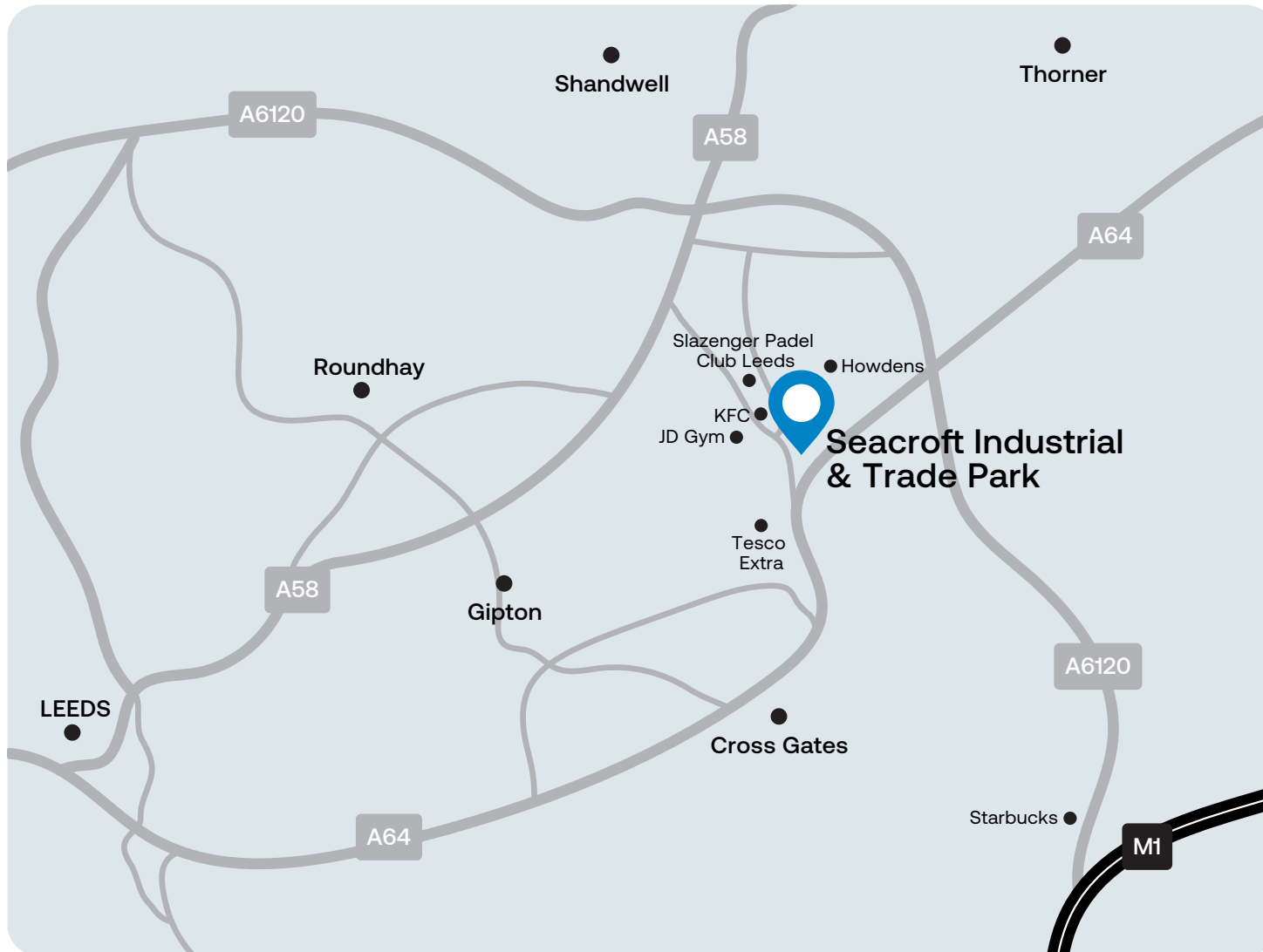
Site plan & accommodation

| Unit | Property Type | Area (Sq Ft) | Availability |
|--------------|---------------|---------------|--------------|
| Unit 2A | Warehouse | 9,711 | Immediately |
| Unit 2B1 | Warehouse | 4,705 | Immediately |
| Unit B | Warehouse | 4,895 | Immediately |
| Unit G | Warehouse | 5,856 | Immediately |
| Total | - | 25,167 | - |





Location



The property is located on 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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Further information:

EPC

EPC is payable upon request.

Terms

Available on new full repairing
and insuring leases.

VAT

VAT will be payable where
applicable.

Legal Costs

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

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