

# Unit 2A Seacroft Industrial Estate, Leeds

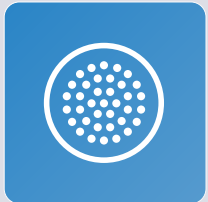
Coal Road, Leeds  
LS14 2AQ

Warehouse to let  
9,711 sq ft

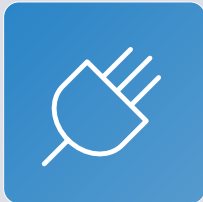


# Refurbished Warehouse Unit To Let

9,711 sq ft



LED Lighting



Three-phase electricity



7 m eaves height



Two automatic roller shutters



Secure gated yard



Central Leeds location

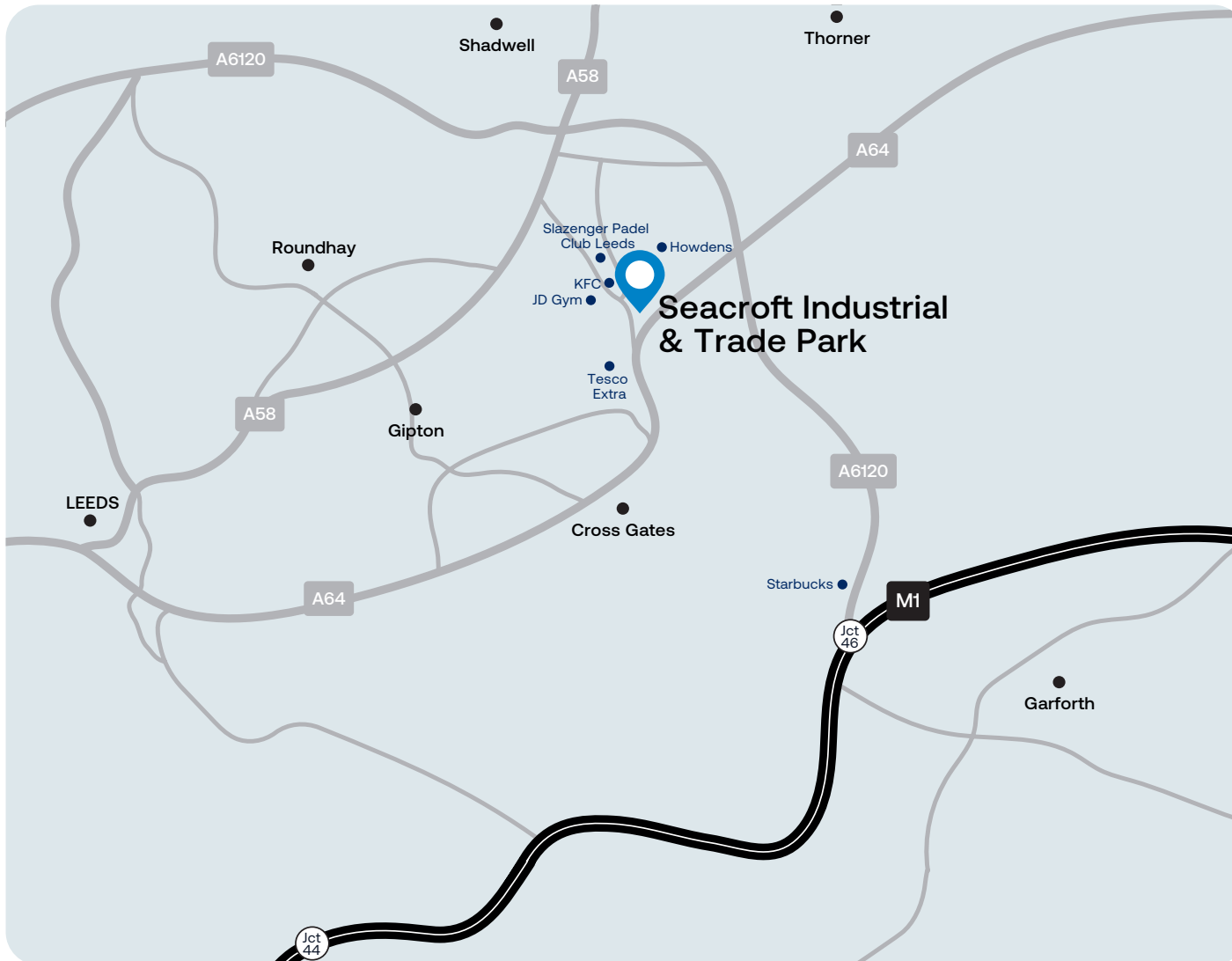


The property provides a modern end terrace industrial warehouse / trade counter unit which has recently undergone significant refurbishment works. The accommodation is of steel portal frame construction finished with brick and profile metal cladding elevations and surmounted by a brand-new profile metal sheet roof with translucent roof panels. Internally, specification includes LED lighting throughout, an eaves height of 7m and ancillary office, welfare and kitchen facilities which have recently been upgraded. Access to the unit is via two electrically operated ground level loading doors, with separate personnel access. Externally, the unit benefits from a private gated service yard and parking area with dual access points.





# Location



The property is located on the well-established Seacroft Industrial Estate, approximately 4 miles north-east of Leeds City Centre. Positioned just off 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 benefitted from enhanced transport infrastructure, notably East Leeds Orbital Route (ELOR). This new route links to 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.

By Car

Time

Leeds

18 mins

J46 M1 Motorway

12 mins

J44 M1 Motorway

12 mins

A64

14mins

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Warehouse Unit 2A to let  
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## Further information:

**EPC**  
Unit 2A: B

**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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