

Unit 2A Seacroft Industrial Estate, Leeds

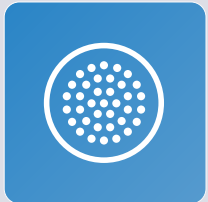
Coal Road, Leeds
LS14 2AQ

Warehouse to let
9,711 sq ft

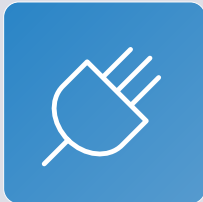


Refurbished Warehouse Unit To Let

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.

Site plan & accommodation



Unit	Property Type	Area (Sq Ft)	Availability	PCM
Unit 2A	Warehouse		Immediately	7,688
Total	-	9,711	-	7,688



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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Mileway

Charles O'Hara
yorkshire@mileway.com
0113 868 3776



Matthew Ewin
matthew.ewin@savills.com
T 07811 676 695

Leona Benfield
leona.benfield@savills.com
T 07815 032 132



Elliot Bloodworth
EBloodworth@lsh.co.uk
T 07597 019 265

Matt Jackson
mjackson@lsh.co.uk
T 0113 245 9393

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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