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Seacroft Industrial Estate, Leeds

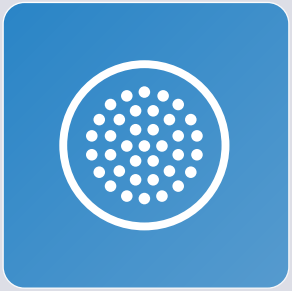
Coal Road, Leeds
LS14 2AQ

Warehouse unit to let
5,856 sq ft

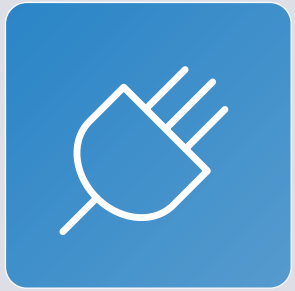


Warehouse unit to let

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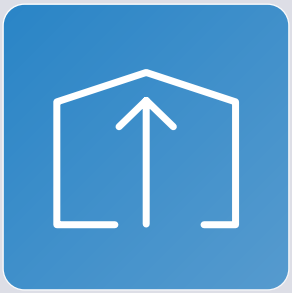
LED Lighting



Three-phase electricity



Roller shutter



3.5 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 having undergone 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 3.5m in height. Access to the unit is via ground level roller shutter doors, with separate persons access.

Externally, Unit G benefits from designated parking.

Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Unit G	Warehouse	5,856	Immediately
Total	-	**5,856**	-





For illustration purposes only – not actual unit

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.

Unit G Seacroft Industrial Estate, Leeds

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Book a viewing

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EPC
Unit G: D

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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