

TO LET – A LEADING INDUSTRIAL SITE
Cost Effective Warehouse Accommodation
20,973 SQ FT – Available Now

▶ STRATEGICALLY LOCATED ADJACENT TO
LEEDS BRADFORD INTERNATIONAL AIRPORT

▶ COST EFFECTIVE SPACE

▶ SITUATED BETWEEN LEEDS
& BRADFORD CITY CENTRES

▶ FLEXIBLE LEASE TERMS AVAILABLE



Leeds Bradford Airport Industrial Estate,
Harrogate Road, Leeds, West Yorkshire, LS19 7WP

LOCATION

LBAIE is strategically located adjacent to Leeds Bradford International Airport, approximately 5 miles north west of Leeds City Centre and 9 miles north east of Bradford City Centre.

The estate is accessed directly off Harrogate Road (A658).

DESCRIPTION

The property provides effective warehouse/storage accommodation which benefits from the following specification:



**EAVES HEIGHT
OF 3.57 METRES**



**1 ELECTRIC
ROLLER SHUTTER**



**HIGH BAY LED
LIGHTING**



**FULLY
SPRINKLERED**



**ANCILLARY OFFICE
ACCOMMODATION WITH
STAFF FACILITIES**



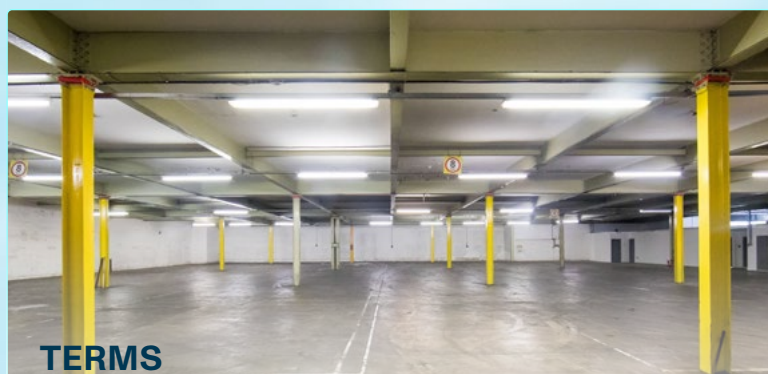
**3 PHASE POWER SUPPLY
WITH 180KVA***



**FULLY SECURE SITE
with 24/7 manned
security and barrier
entry system**



**EPC D83
RATING**



TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

RATEABLE VALUE - £76,000

*Additional power available subject to tenant requirements.

ACCOMMODATION	SQ M	SQ FT
WAREHOUSE	1696.03	18,256
OFFICES & WC FACILITIES	252.41	2,717
TOTAL	1948.45	20,973

For further information please contact:



Iain McPhail
07962 360 297
iain.mcphail@knightfrank.com

Max Vause
07718 110 258
max.vause@knightfrank.com



Josh Holmes
07984 444 972
joshholmes@cartertowler.co.uk

Hazel Cooper
07811 234 627
hazelcooper@cartertowler.co.uk