

TO LET – A LEADING INDUSTRIAL SITE

Cost Effective Warehouse Accommodation

94,711 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



SITE ENTRANCE

HARROGATE ROAD (A658)

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 recently refurbished high bay warehouse accommodation which benefits from the following specification, including an EPC rating of C53



**EAVES HEIGHT
OF 7.6 METRES**



**4 GROUND LEVEL
LOADING DOORS**



**HIGH BAY LED
LIGHTING**



**FULLY
SPRINKLERED**



37M YARD DEPTH



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

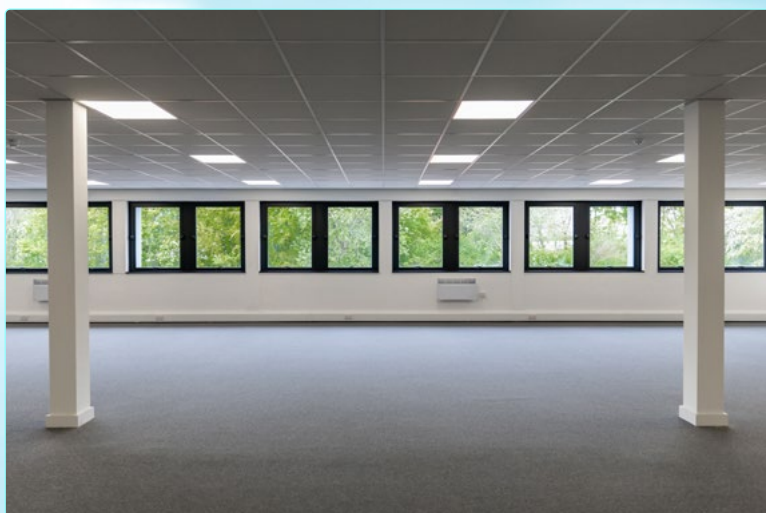
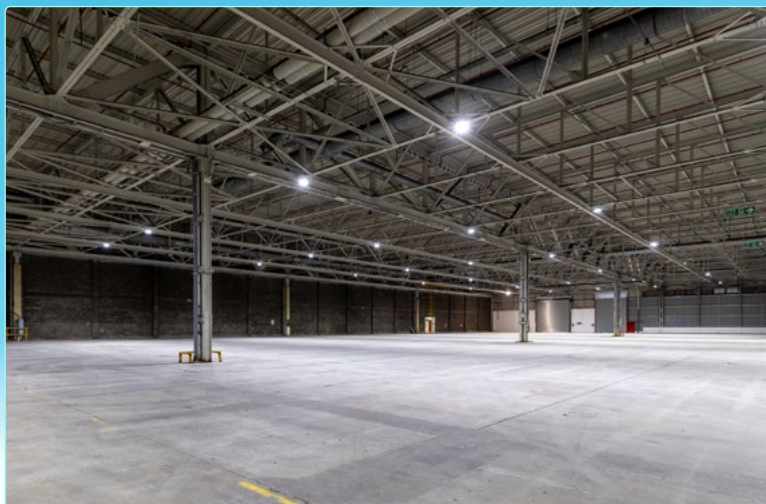


**FULLY REFURBISHED
high quality offices
and welfare facilities**



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

*Additional power available subject to tenant requirements.



TERMS

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

EPC C53 Rating

For further information please contact:



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ACCOMMODATION	SQ M	SQ FT
WAREHOUSE	7,909.89	85,141
GROUND FLOOR OFFICES	444.54	4,785
FIRST FLOOR OFFICES	444.54	4,785
TOTAL	8,799	94,711