

Junction 1, M621, Elland Way  
Leeds, LS11 0EY



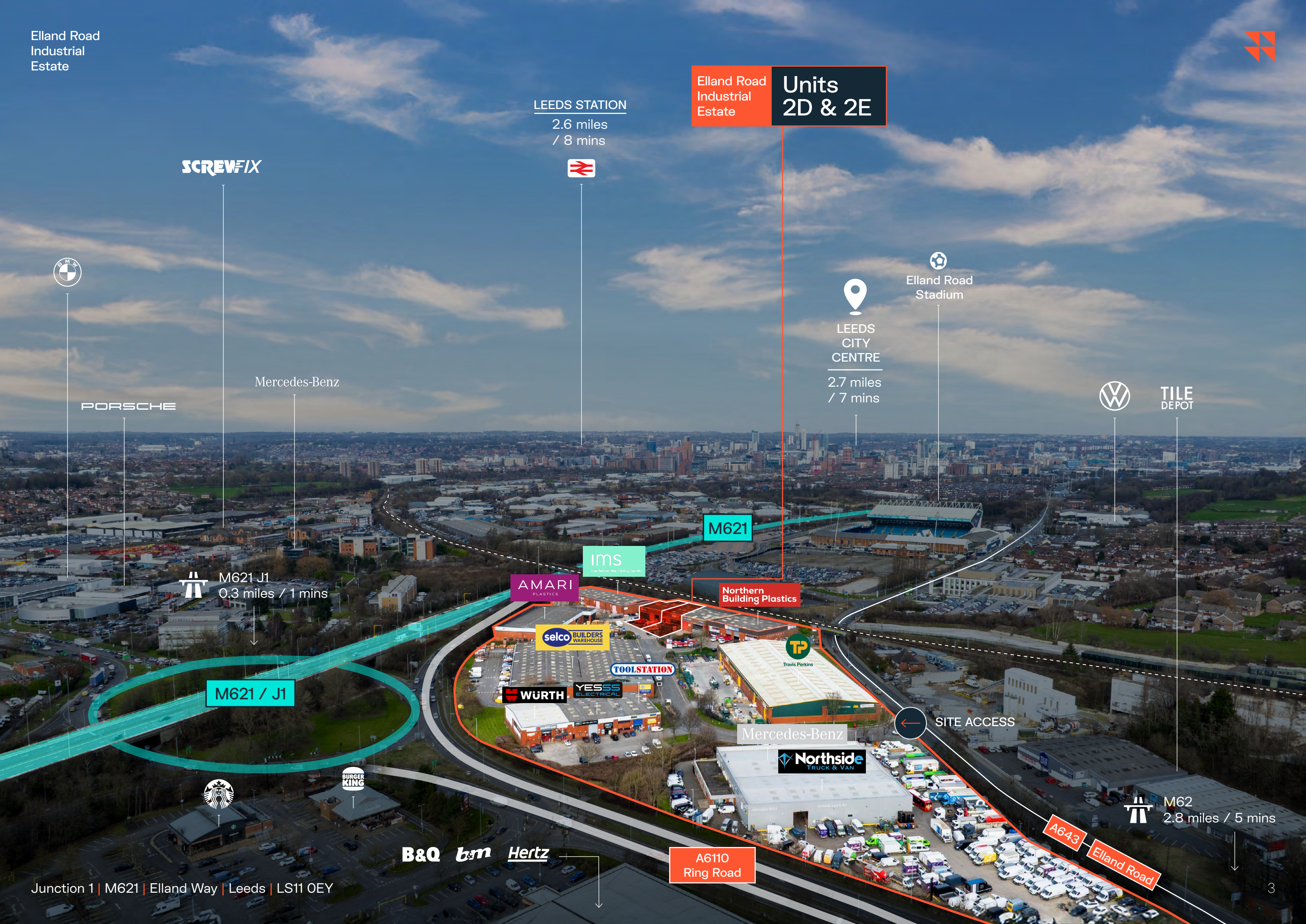
# Elland Road Industrial Estate

## TO LET

Refurbished Trade Counter / Warehouse Units  
Units 2D & 2E / 6,750 SQ FT – 13,869 SQ FT  
Undergoing extensive refurbishment

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Elland Road  
Industrial  
Estate

Units  
2D & 2E

LEEDS STATION  
2.6 miles  
/ 8 mins



LEEDS  
CITY  
CENTRE  
2.7 miles  
/ 7 mins

Elland Road  
Stadium



TILE  
DEPOT

SCREWFIX

PORSCHE

Mercedes-Benz

M621 J1  
0.3 miles / 1 mins

M621 / J1

M621

ims  
Industrial Machinery Services

AMARI  
PLASTICS

Northern  
Building Plastics

selco  
BUILDERS  
WAREHOUSE

TOOLSTATION

WÜRTH

YESSS  
ELECTRICAL

TP  
Travis Perkins

Mercedes-Benz

Northside  
TRUCK & VAN

SITE ACCESS



BURGER  
KING

B&Q

b.m

Hertz

A6110  
Ring Road

A643

Elland Road



M62  
2.8 miles / 5 mins





# Highly Prominent & Superbly Located Industrial Park

DUE TO BE FULLY REFURBISHED

6,750 SQ FT – 13,869 SQ FT (627.10 SQ M – 1288.48 SQ M)

Elland Road Industrial Estate is a highly prominent and superbly located trade counter industrial park providing just under 240,000 sq ft of high quality and modern industrial warehouse trade counter accommodation in units from approximately 7,000 sq. ft (650 sq m) to 55,000 sq ft (5,109 sq m).

Existing trade counter tenants on the estate include Booker, Selco, Toolstation, Yesss Electrical, Hire Station and Northern Building Plastics. Other neighbouring trade counter occupiers include Tile Depot and Jewson.





# Specifications

High quality and modern accommodation on a well maintained and managed estate.



Eaves height of 6.25 metres



Service Yard



Loading via a single electric ground level door per unit



High quality ancillary office and welfare facilities



Undergoing extensive refurbishment including new roof



Established trade counter estate

# Accommodation

UNIT 2D	SQ M	SQ FT	UNIT 2E	SQ M	SQ FT
Warehouse	505.04	5,479	Warehouse	461.36	4,966
GF Office	71.53	770	GF Office	115.76	1,246
FF Office	46.53	501	FF Office	84.226	907
SUB TOTAL	627.10	6,750	SUB TOTAL	661.38	7,119
TOTAL			1288.48	13,869	

Established trade counter estate where existing tenants include Selco, Travis Perkins, Yesss Electrical, Toolstation, Northern Building Plastics, Würth and Amari Plastics.



# Location

Elland Road Industrial Estate is strategically located adjacent to Junction 1 of the M621 Motorway and approximately 2 miles south west of Leeds City Centre.

The estate is accessed directly off Elland Road which leads to Junction 1 of the M621 Motorway via the Leeds Outer Ring Road (A6110) to the south or to Junction 2 of the M621 Motorway to the north.



DRIVE TIMES	DISTANCE	TIME
M621 J1	0.7 mile	3 mins
M62 J27	4.2 miles	8 mins
Leeds	3.2 miles	13 mins
M1 J42	5.2 miles	15 mins
Bradford	10.8 miles	21 mins
Sheffield	35.8 miles	51 mins
York	31.7 miles	46 mins
Manchester	41.7 miles	53 mins



DRIVE TIMES	DISTANCE	TIME
Leeds Bradford Airport	12.2 miles	29 mins
Manchester Airport	54.3 miles	57 mins



DRIVE TIMES	DISTANCE	TIME
Hull	61.5 miles	1hr 16 mins
Liverpool	71.0 miles	1hr 25 mins
Immingham	74.3 miles	1hr 17 mins

# Demographics



**Population:**  
811,953 (2021 Census) – One of the UK’s fastest-growing cities.



**£69 billion economy**  
One of the largest outside London.



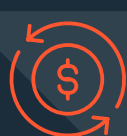
**Workforce**  
Over 392,000 people employed, with strong logistics, manufacturing, and distribution sectors.



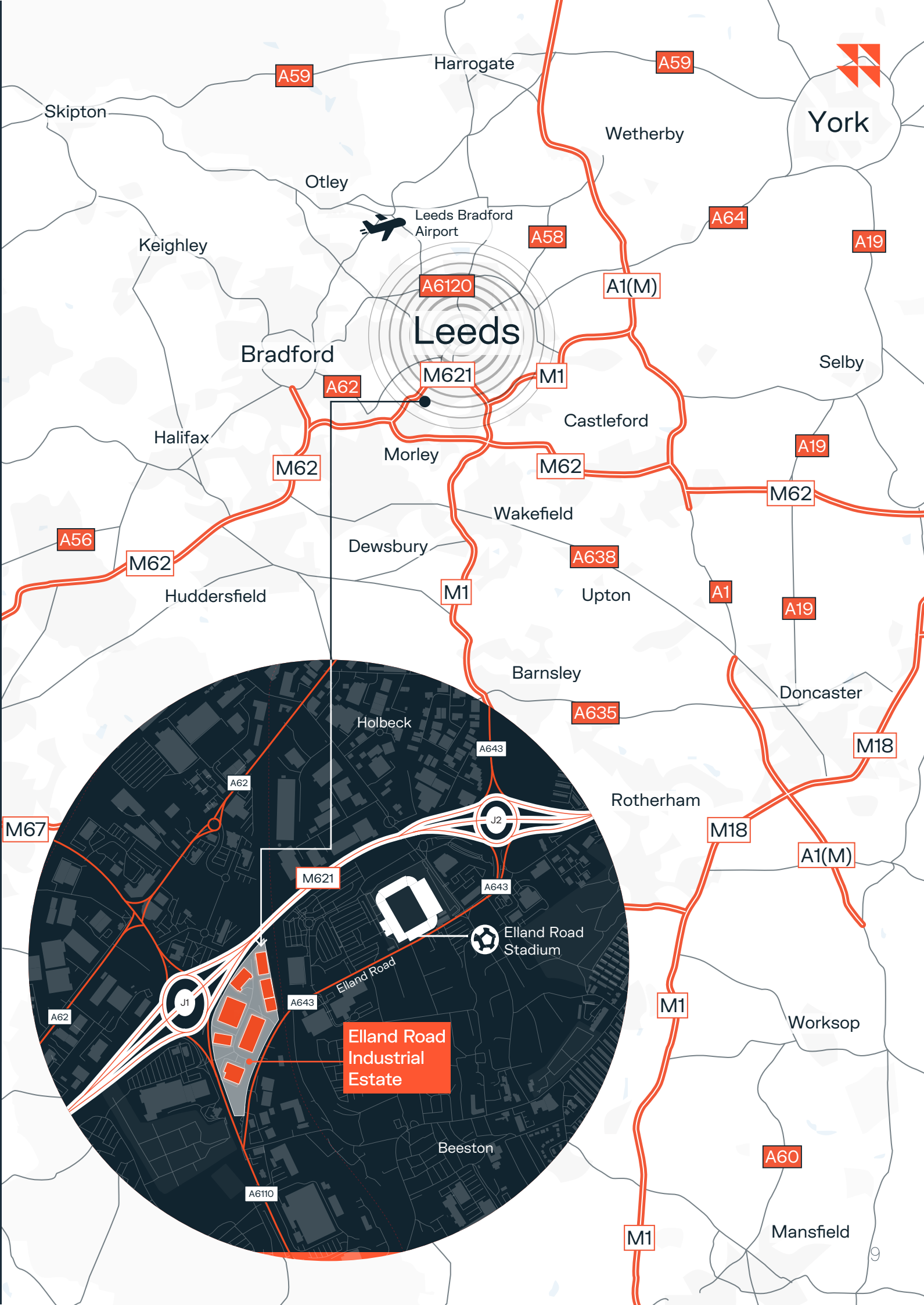
**Strategic Logistics Hub**  
Leeds is at the heart of the Northern Powerhouse, with access to over 5 million people within an hour’s drive.



**Motorway Access**  
Direct links to the M1, M62, and A1(M) – prime routes for national distribution.



**Lower Costs**  
Industrial and logistics space in Trade Counter and Warehouse space in Leeds is more cost effective compared to Manchester and the South.





# Elland Road Industrial Estate

## Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

## Contact



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