

# Enterprise Park Industrial Estate

LOGICOR.EU

Old Lane, Moorhouse Avenue, Leeds, LS11 8HA  
WHAT3WORDS: lion.lodge.rushed

Well located industrial estate

1,114 - 4,389 sq ft

To Let

Available now



# Enterprise Park Industrial Estate

This modern estate is conveniently located approximately 4 miles south of Leeds City Centre. Enterprise Park offers recently refurbished industrial/warehouse units of steel frame construction with good eaves height, roller shutter doors, three-phase power supply, partitioned office space and separate WC facilities. The site also offers allocated parking with customer access from Moorhouse Avenue.



DePuySynthes  
THE ORTHOPAEDIC COMPANY OF Johnson & Johnson

Moorhouse Ave

ASDA

Old Lane

Cardinal Road



## Accommodation (GIA)

Unit	Warehouse (sq ft)	EPC Rating
25	2,031	D

## Availability & terms

The units are offered to let on a new full repairing and insuring lease for a term to be agreed.

## Rental

Upon application.

## VAT

To be levied.

## Service charge

Payable for upkeep of common parts.

## Specification



Roller shutter loading doors



Allocated parking



Steel portal frame construction



LED lighting



Partitioned office space

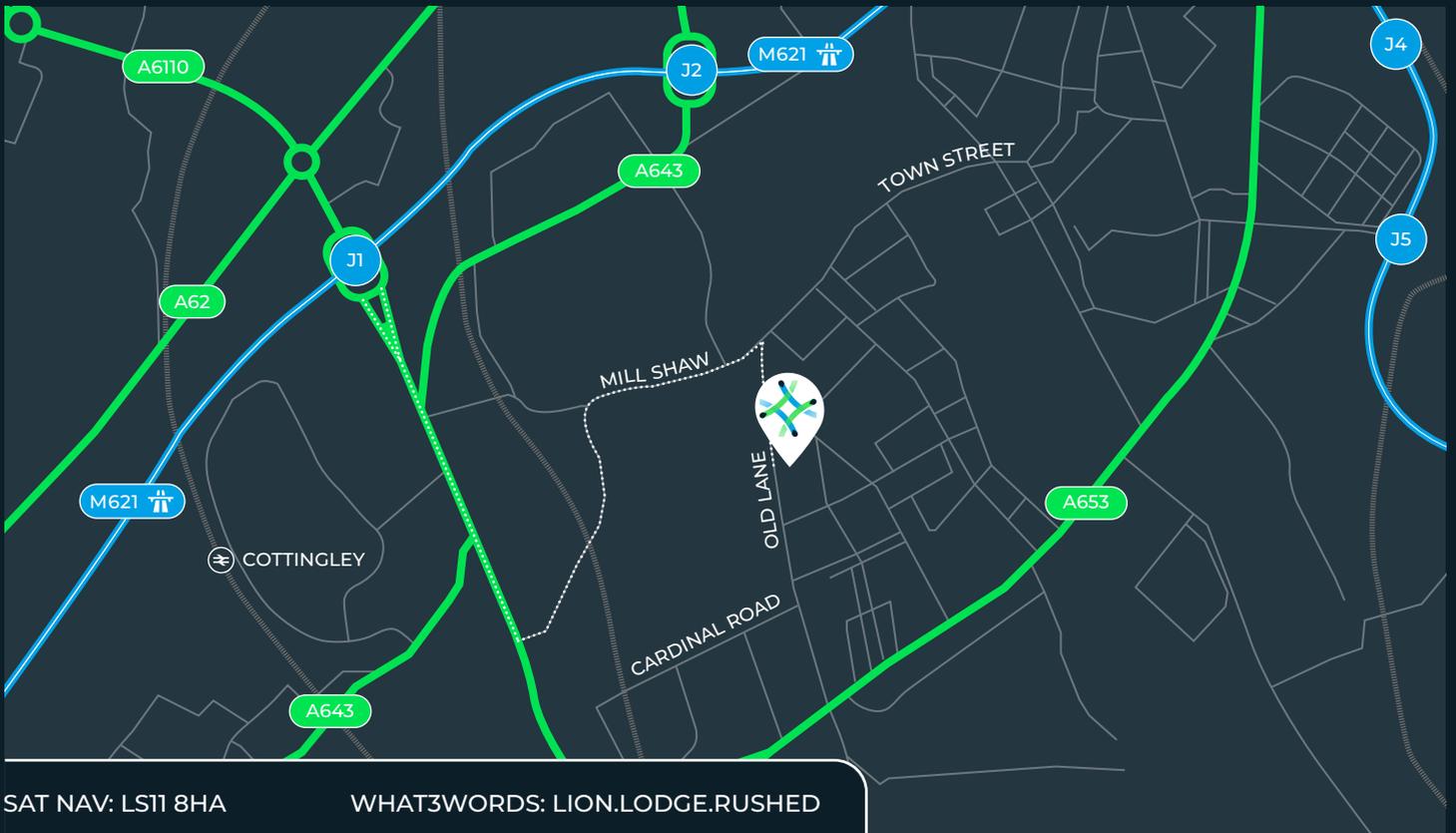


3 phase power



Separate WC facilities





# Strategic logistics location

Enterprise Park is just a quarter of a mile from the junction of the A653 (Dewsbury Road) and Old Lane. It is well located for access to the national motorway network with M621 J2 only 1.5 miles to the north and M62 J28 just 3.4 miles to the south. Leeds Airport is less than 30 minutes away, and Cottingley rail station offers regular and direct services to Leeds and Huddersfield.

	miles	mins
Leeds	4	9
Manchester	39	45
Sheffield	40	50
Liverpool	51	50

	miles	mins
M621	2	6
M62	3	10
M1	6	11
M606	10	15

	miles	mins
Leeds	10	29
Cottingley	2	8

Please contact us for further information:



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