TO LET | NEW PUDSEY SQUARE | LEEDS LS28 6PX

NEW BUILD HYBRID INDUSTRIAL / WAREHOUSE UNITS



/// CURIOSITY.VEAL.MONKEY

PRIME LOCATION WITH CLOSE PROXIMITY TO LEEDS (6.5 MILES) **AND BRADFORD** (3.5 MILES)

Each unit
2,000 sq ft
(185.8 sq m)

Dedicated
parking spaces

Available
for immediate
occupation

Solar panels

Open plan 1st floor offices

3.8m

Eaves of 3.8m

Electric ground level loading door

W/C and shower facilities

Kitchenette facilities

3 phase power

Dedicated parking (4 per unit)

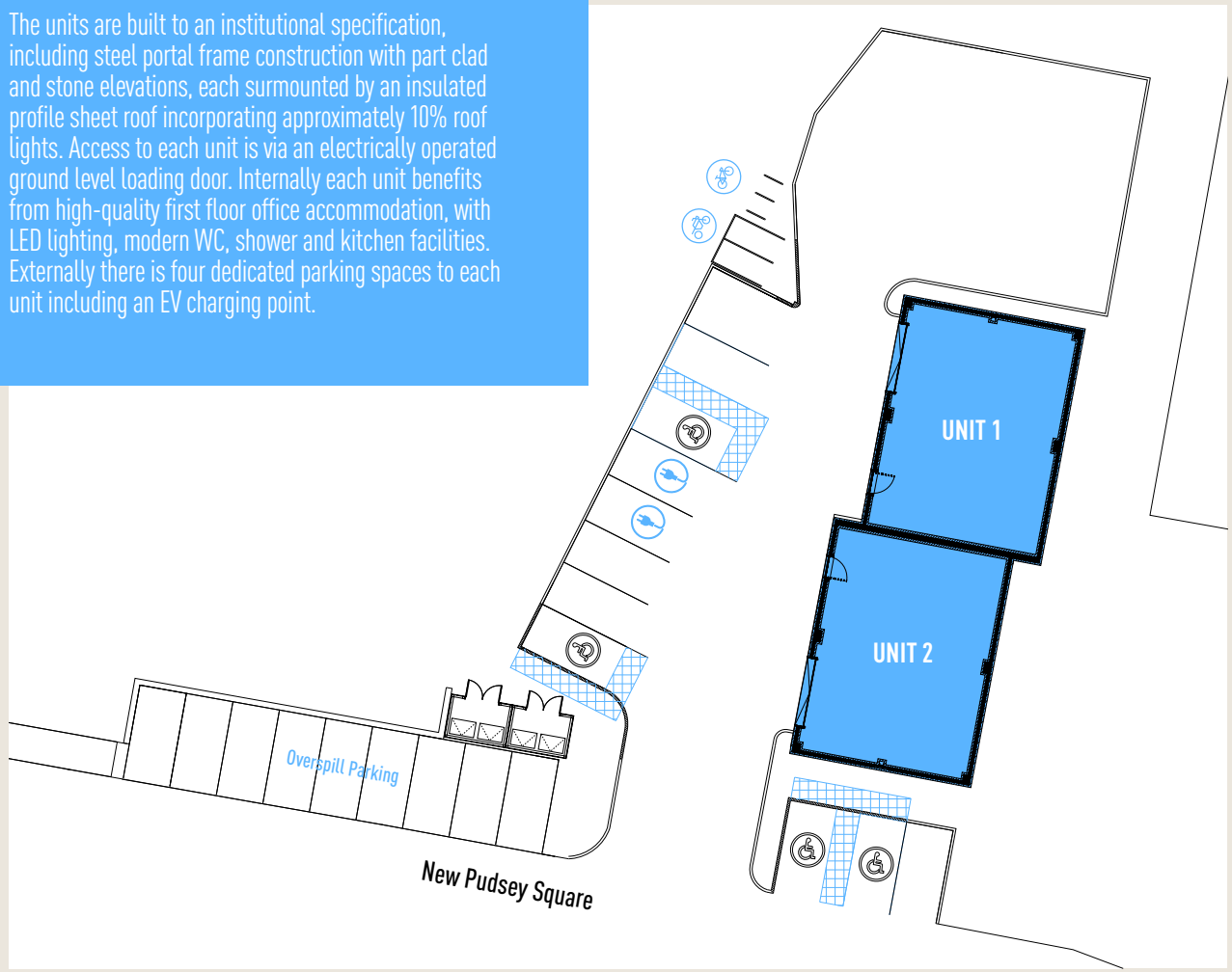
EV Charging facilities 1 per unit

Bicycle parking

THE SCHEME COMPRISES TWO BRAND NEW LIGHT INDUSTRIAL / WAREHOUSE UNITS, EACH BENEFITTING FROM FULLY FITTED OFFICE ACCOMMODATION AND WC FACILITIES.

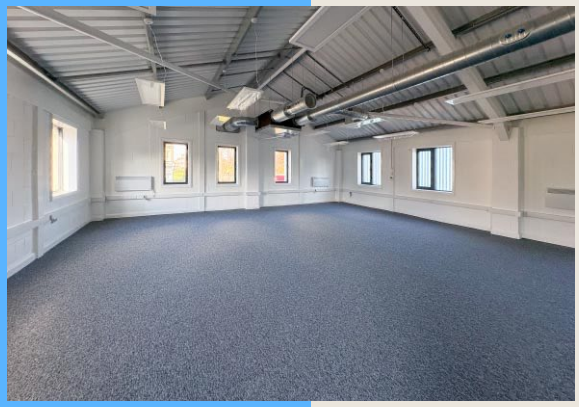
The units are built to an institutional specification, including steel portal frame construction with part clad and stone elevations, each surmounted by an insulated profile sheet roof incorporating approximately 10% roof lights. Access to each unit is via an electrically operated ground level loading door. Internally each unit benefits from high-quality first floor office accommodation, with LED lighting, modern WC, shower and kitchen facilities. Externally there is four dedicated parking spaces to each unit including an EV charging point.

	Ground Floor Warehouse	First Floor Offices	Total
UNIT 1	1,000 sq ft (92.9 sq m)	1,000 sq ft (92.9 sq m)	2,000 sq ft (185.8 sq m)
UNIT 2	1,000 sq ft (92.9 sq m)	1,000 sq ft (92.9 sq m)	2,000 sq ft (185.8 sq m)



NEW PUDSEY SQUARE IS STRATEGICALLY SITUATED LESS THAN 3 MILES FROM JUNCTION 27 OF THE M62 MOTORWAY, PROVIDING EXCELLENT ACCESS TO THE NATIONAL MOTORWAY NETWORK.

The units are accessed via Bradford Road, which provides direct access to the Leeds Outer Ring Road (A647), located just 0.6 miles away. The estate is situated west of Leeds (6.5 miles) and east of Bradford (3.5 miles).





EPC

EPC A.

TERMS

The units are available on a new full repairing and insuring basis for a number of years to be agreed. Rent on application. For more information please contact the joint agents.

VAT

VAT is payable in any transaction

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact any of the joint letting agents:

CARTER TOWLER
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Misrepresentation Act 1967 and the Property Misdescriptions Act 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Carter Towler and Lambert Smith Hampton for themselves and the vendor as agents for the vendor give notice that: We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. **November 2026.**

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