



# Confederation Park

LEEDS • LS12 6HH

## UNIT A • TO LET

Modern Industrial/Warehouse Premises

**10,277 sq.ft** (954.87 sq.m)



**UNDER REFURBISHMENT**



## LOCATION

The property, which is part of the Confederation Park estate, is accessed from Lowfields Road, which in turn connects directly to Gelderd Road (A62). Gelderd Road is a main arterial route into Leeds City Centre c.1.5 miles to the northeast via the A58.

The building benefits from direct access into Leeds City Centre (within 1.5 miles) and excellent connectivity to the national motorway network. Junction 1 of the M621 is accessed approximately 0.8 miles to the south while Junction 2 is situated 1.5 miles to the east.

The location is popular with industrial and distribution companies together with a clustering of roadside occupiers taking advantage of the high levels of passing traffic with surrounding occupiers including:



Click here for  
Google Map link



What3words link  
random.cope.second

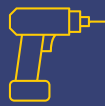


## DESCRIPTION

The property comprises a modern industrial / warehouse premises of steel portal frame construction with external brickwork elevation.

The unit features refurbished open-plan office accommodation across both the ground and first floors, with male and female toilet facilities provided on each floor.

The unit benefits from the following specification:



Under Refurbishment



Eaves height of 5.75m



Prominence onto the A643



Large secure yard and generous parking provisions



2 x Full height, roller shutter doors

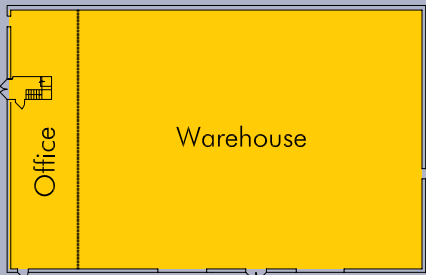


Modern Industrial / Warehouse Premises

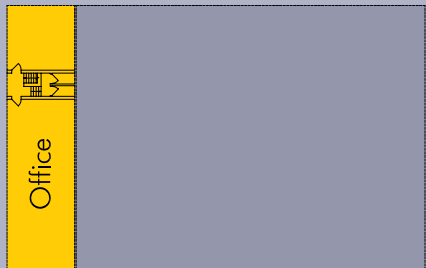
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## ACCOMMODATION

	Sq.ft	Sq.m
Warehouse	7,379	685.57
Ground Floor offices	1,449	134.65
First Floor office	1,449	134.65
Total	10,277	954.87



GROUND FLOOR



FIRST FLOOR





## EPC

A copy of the EPC certificates and reports are available on request.

## TERMS

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

## RENT

On application.

## CONTACT

For further information please contact the joint agents.

IMPORTANT NOTICE. These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). June 2025.

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