

AVAILABLE Q4 2026



# To Let

Prima House, Premier Park, Lofthouse, Leeds, LS26 8ZA

Industrial/Warehouse – 72,118 sq ft

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## Prima House/Leeds

### Description

The premises comprises a warehouse and distribution facility of steel portal frame construction which benefits from the following specification:

- 8.5m clear height
- 2 dock level loading doors
- 4 level access loading doors, with canopy loading
- Secure yard, with canopy loading
- Ground and first floor office accommodation
- 52 parking spaces

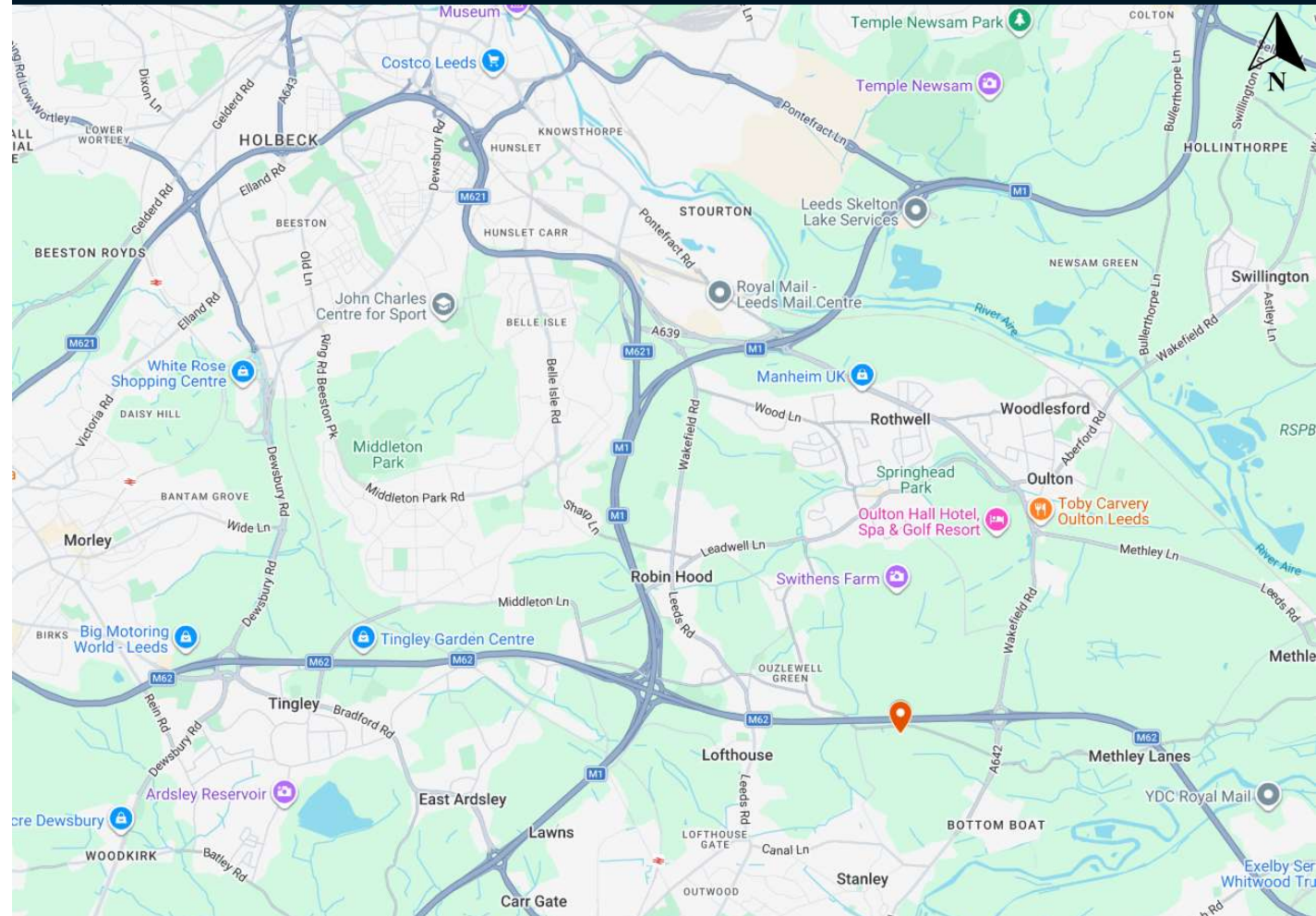
### Location

Prima House benefits from an excellent strategic location within the established Premier Park development in Oulton, situated in the South Leeds/West Yorkshire corridor with superior connectivity to the national motorway network.

The property is located approximately 2 miles (4 minutes) from M1 Junction 30, providing immediate access to the M62 (approximately 3 miles) and the A1(M) (approximately 8 miles).

## Accommodation

	Sq ft	Sq m
<b>Warehouse</b>	62,603	5,816
<b>Ground Floor Offices</b>	4,801	446
<b>First Floor Offices</b>	4,715	438
<b>Total</b>	72,118	6,700



## Prima House/Leeds

### Business Rates

We have checked with the Valuation Office Agency, and we understand the property is listed as follows effective of 1<sup>st</sup> April 2023.

Rateable Value - £357,500

### Rent

Rent on application

### Terms

The property is available by way of sub-lease or assignment. Available Q4 2026.

### Planning

The permitted use class is currently identified as B1 and B8. Other uses may be considered suitable.

### EPC

EPC - B

A copy of the EPC certificate and reports are available upon request.

### Legal Costs

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

### Viewings

If you would like further details on this property or would like to arrange a viewing, please contact the agents below :

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