

LS19 7WP

TO LET – A LEADING INDUSTRIAL SITE
Cost Effective Warehouse Accommodation
Units from 20,742 sq ft - 94,711 sq ft Available

LEBAIE

LEEDS BRADFORD AIRPORT INDUSTRIAL ESTATE

1.25 MILLION SQ FT OF FLEXIBLE INDUSTRIAL SPACE

IN GOOD COMPANY

APCOA
PARKING

VLT
LOGISTICS

Jet2.com

vpk

Rarter
Bond
Excise Warehousing

Sigma

Positioned adjacent to Leeds Bradford Airport, LBAIE offers 1.25 million sq ft of industrial and warehouse space within a secure, fully managed estate. With direct access to the A658, the estate is ideally suited for logistics, storage and distribution occupiers.

LBAIE

FLEXIBLE & AFFORDABLE
WAREHOUSING

24/7 GATEHOUSE
ACCESS

The facility provides 1.25m sq ft of space which has been sub-divided to provide units of 20,742 sq ft and above.

The units provide warehouse, storage and manufacturing premises with ancillary office accommodation and multiple loading doors, all set within a fully secure and actively managed estate.

LBAIE

YOUR IDEAL INDUSTRIAL HUB AWAITS.
FLEXIBLE SPACE WHICH SITS ADJACENT TO
LEEDS BRADFORD INTERNATIONAL AIRPORT



SPACIOUS INDUSTRIAL
UNITS READY TO OCCUPY



Strategically situated adjacent to Leeds Bradford International Airport and between Leeds & Bradford City Centres



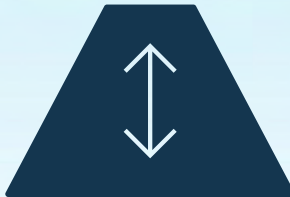
24 / 7 on site manned security with controlled barrier access gates



Estate wide Landlord managed sprinkler system



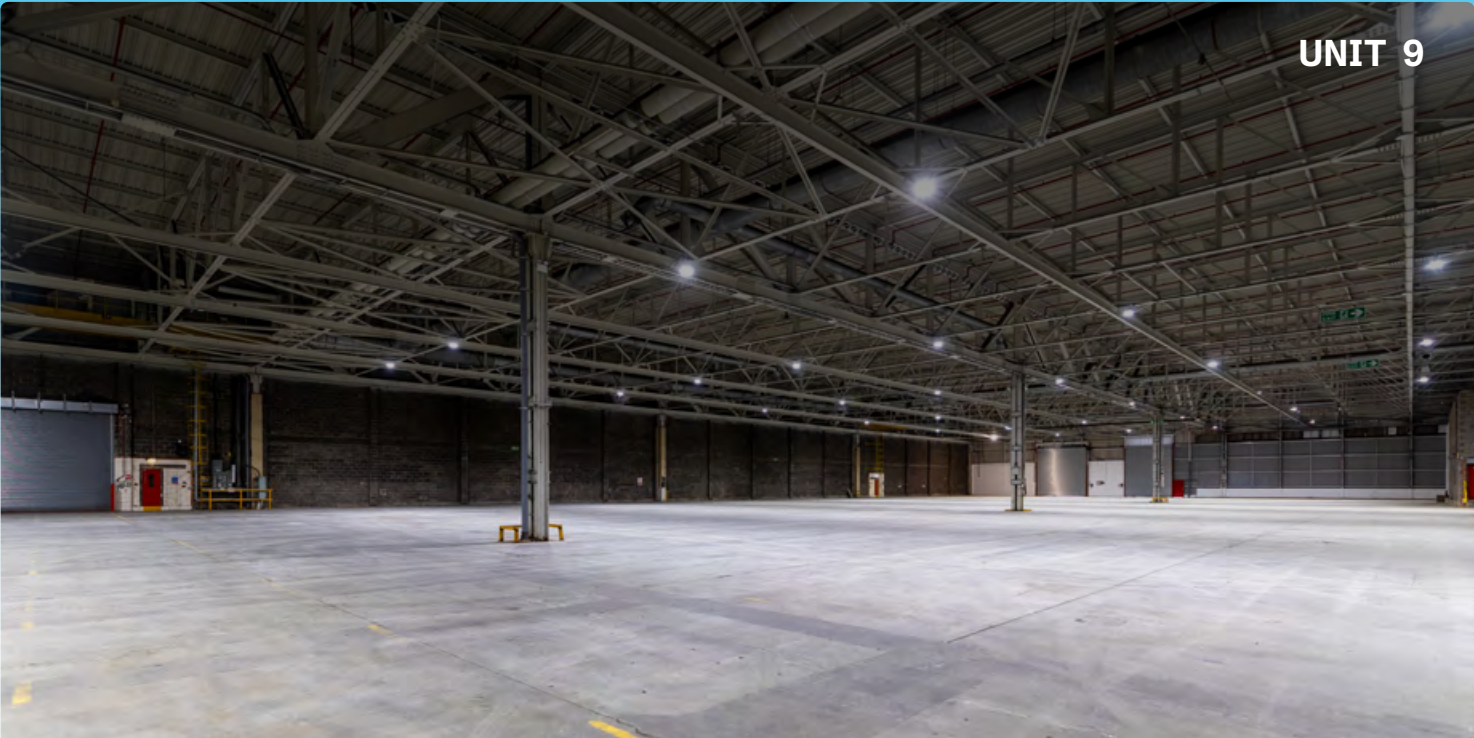
Dock & ground level loading



Eaves height of up to 8.1 metres



100% renewable energy for landlord supply



UNIT 9



LEBATE

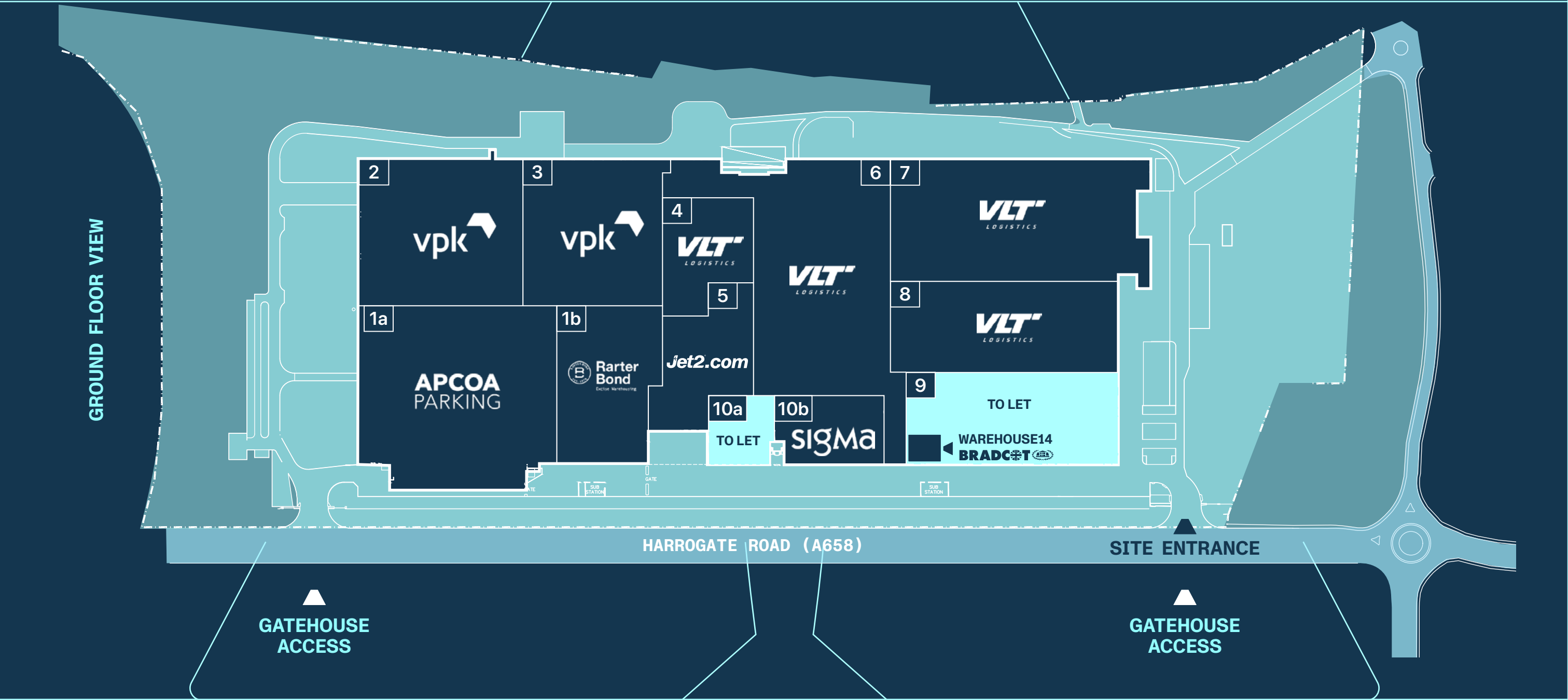


HARROGATE ROAD (A658)



UNIT 12

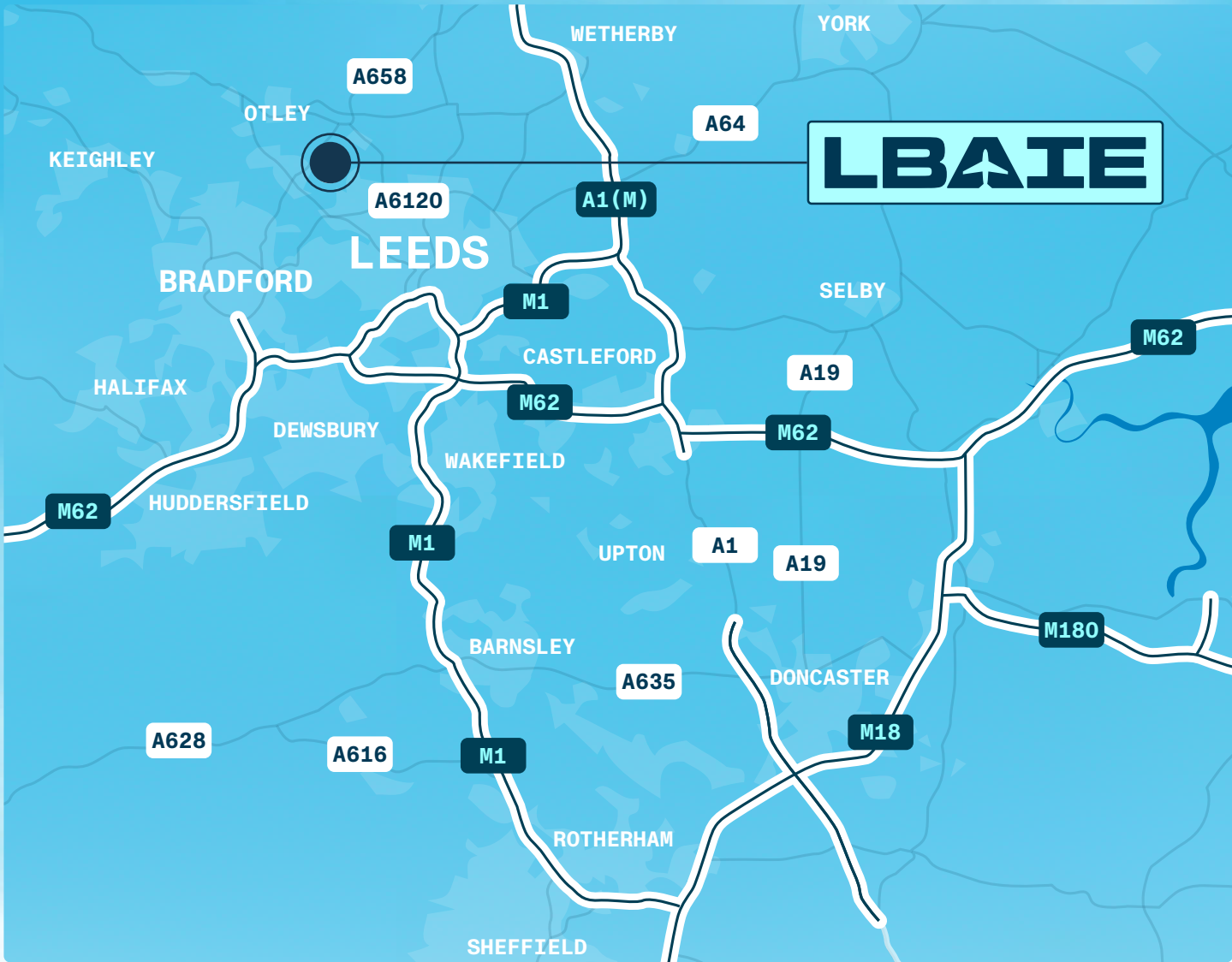
CURRENT AVAILABILITY – 20,742 SQ FT UP TO 94,711 SQ FT



WAREHOUSE	SQ M (GIA)	SQ FT (GIA)
1a	14,229	153,155
1b	7,994	86,042
2	10,834	116,618
3	8,331	89,670
4	5,774	59,993
5	4,818	51,866

WAREHOUSE	SQ M (GIA)	SQ FT (GIA)
6	11,954	128,669
7	13,568	146,040
8	9,276	99,842
9 TO LET	8,799	94,711
10a TO LET	1,926	20,742
10b	3,235	34,821

WAREHOUSE	SQ M (GIA)	SQ FT (GIA)
11	10,289	110,752
12 TO LET	3,046	32,797
Warehouse14 TO LET	329	3,550
Total	114,406	1,229,268



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M621, M1 and M62 are approximately 7 miles to the south east and A1M circa 15 miles to the north east
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Adjacent to Leeds Bradford International Airport
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Good proximity to Bradford and Leeds catchments
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Nearby train stations include Horsforth, offering direct trains to Leeds, Harrogate and London

DRIVE TIMES	DISTANCE	HRS:MINS
BRADFORD	8.5 MILES	00:25
LEEDS	9.2 MILES	00:30
YORK	32 MILES	00:55
SHEFFIELD	44.9 MILES	01:15
MANCHESTER	46.2 MILES	01:15
LIVERPOOL	75.1 MILES	01:45
NOTTINGHAM	81.1 MILES	02:00
BIRMINGHAM	135 MILES	02:30

PERFECTLY POSITIONED BY

Leeds Bradford[®]
Yorkshire's Airport

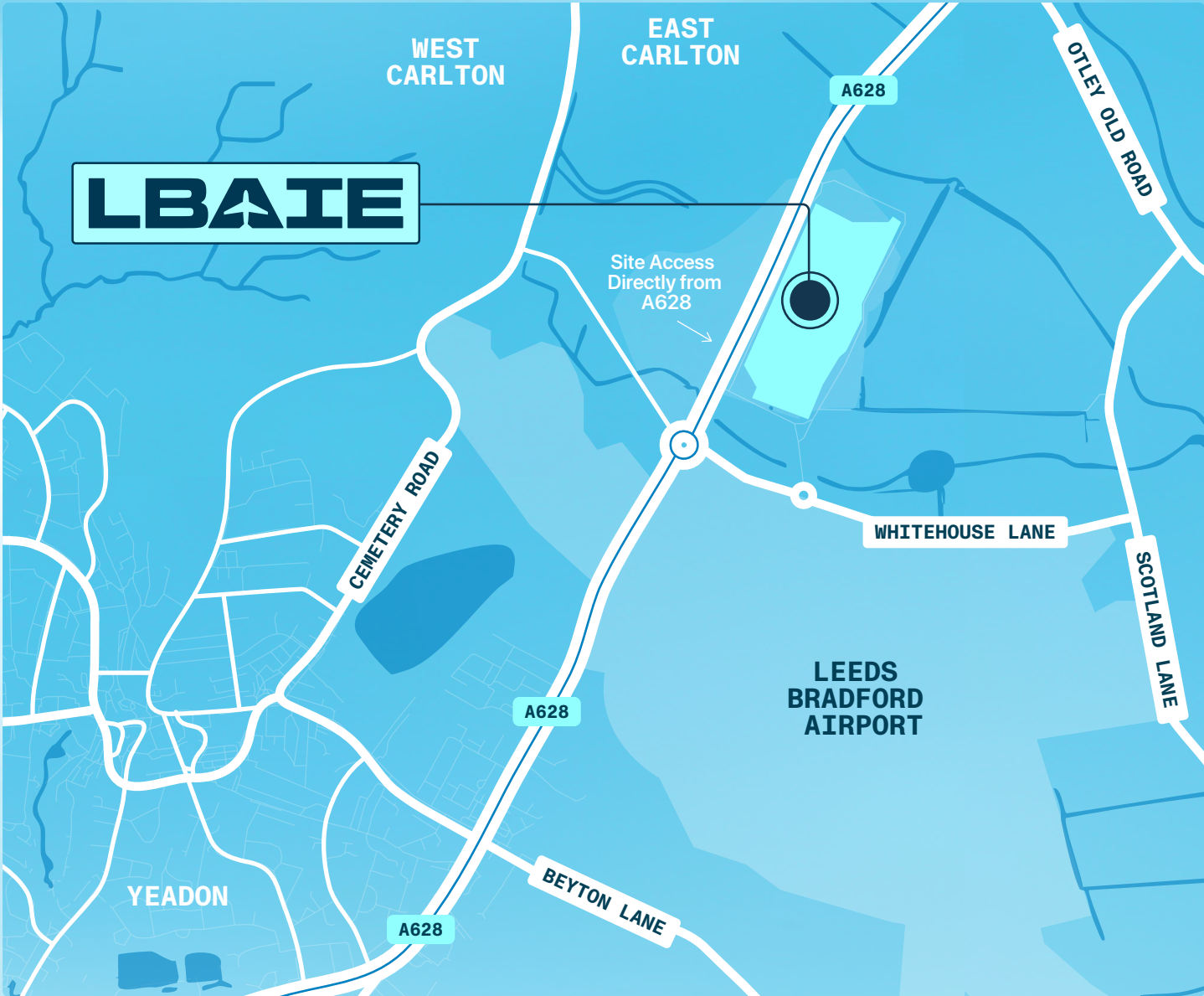
Leeds Bradford Airport Industrial Estate is located in the Yeadon part of the City of Leeds Metropolitan District immediately to the north of Leeds Bradford International Airport.

The Estate is prominently located fronting the A658 Harrogate Road, approximately 5 miles north west of Leeds Centre and 9 miles north east of Bradford.

The intersection of the M1, M621 and M62 are approximately 7 miles to the south east, whilst the A1M is approximately 15 miles to the north east. The estate is accessed directly from the A658 via two manned gatehouse-controlled access points.

Leeds Bradford Airport Industrial Estate, Harrogate Road, Leeds, West Yorkshire, LS19 7WP

AGENT.TENNIS.FRIED



TERMS

The units are available on new full repairing and insuring leases for a term to be agreed. Flexible terms are available. Rent on application.

EPC RATING

Available on request.

RATEABLE VALUE

Available on request.

SERVICE CHARGE

Available on request.

For further information please contact:



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. June 2026.

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