

AVAILABLE NOW

TO LET

MODERN INDUSTRIAL UNIT

6,215 sq ft (577.38 sq m)

UNIT 1

EMMANUEL

TRADING ESTATE

Springwell Road, Leeds LS12 1AT

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- Well-established trading estate
- Excellent sized shared yard
- Unrivalled access to Leeds City Centre
- Generous parking provision

DESCRIPTION

The property comprises a light industrial unit of steel portal frame construction. It features a pitched roof incorporating translucent roof lights and part blockwork/brick elevations. The unit benefits from a single ground-floor loading door, three-phase electricity and ancillary office accommodation across the ground and first floors, together with male and female WC facilities.

Externally, the unit benefits from a good-sized shared concrete yard and parking area, with 6 allocated parking spaces.

6m minimum eaves height

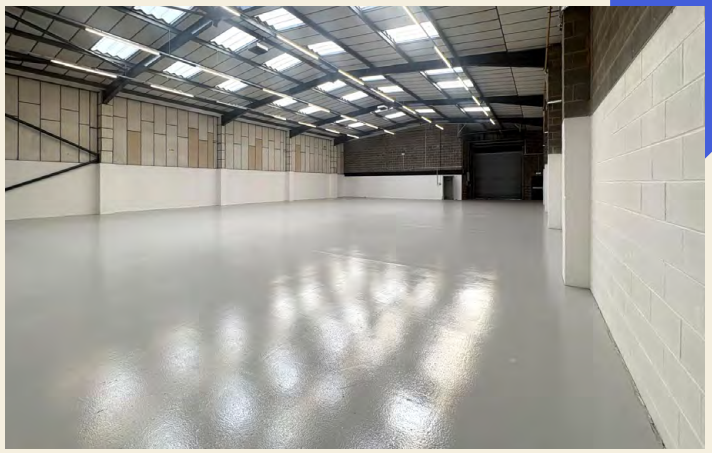
Ground-level electric roller shutter door

3 phase power

Warehouse gas blower heater

LED lighting throughout

Fully carpeted and redecorated offices

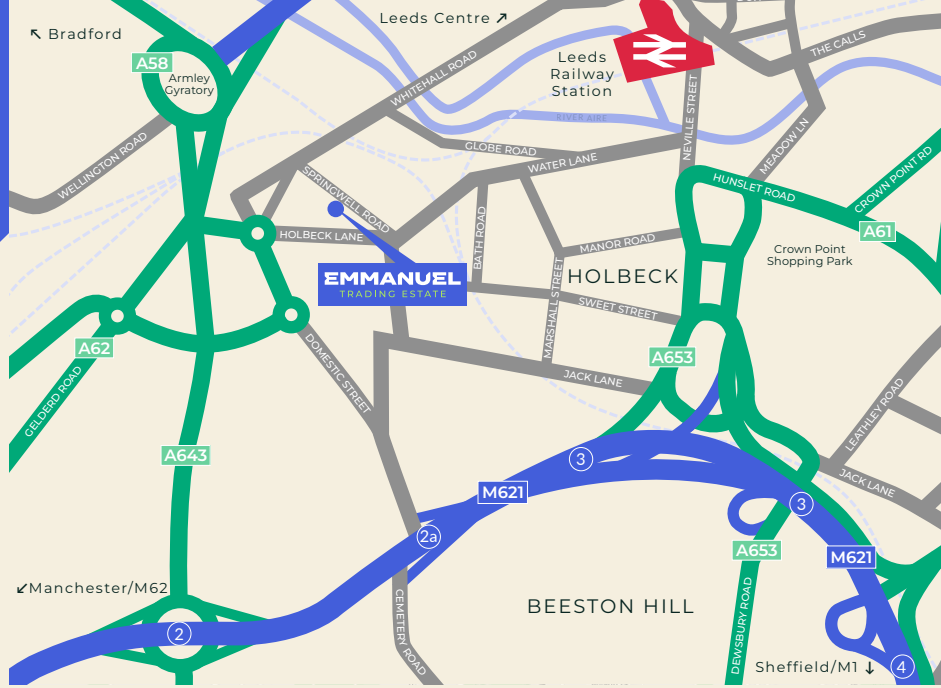


ACCOMMODATION		SQ FT	SQ M
Unit 1	Warehouse	5,315	493.78
	GF Office & WC	450	41.81
	FF Office & WC	450	41.81
	TOTAL	**6,215**	**577.38**









LOCATION

Strategically located just off Springwell Road, the unit sits within the well-established Emmanuel Trading Estate offering excellent transport connectivity. Junction 2a of the M621 is situated less than 1 mile away, providing seamless access to the motorway network. Additionally, the estate is just 1.7 miles south of Leeds City Centre, making it ideal for businesses requiring quick access to urban and regional markets.

TERMS

The unit is available on a new Full Repairing and Insuring lease for a number of years to be agreed.

EPC

The unit has an energy performance rating of B35.

RATES

The rateable value for the property is £45,500 effective 1 April 2026.

*Indicative images

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