

To Let | Trade Unit / Open Storage Opportunity



CBRE

Richardshaw Lane, Stanningley, Leeds

UP TO 6.25 ACRES



RICHARDSHAW LANE
PUDSEY
LEEDS
LS28 6BN

AVAILABLE AS A WHOLE OR IN PART



Plot 01

7,790 sq ft trade counter/
industrial unit on 0.82 acres



Plot 02

1.23 acres



Plot 05

Currently Let
Available April 2026



Plot 03

0.96 acres



Plot 04

3.23 acres



Description

The site is situated in a well-established industrial area, surrounded by a range of industrial occupiers. It is approximately 6 miles (9.65km) West of Leeds City Centre on the A647 (outer ring road), connecting Leeds to Bradford.



SECURED
SITE



5 INDIVIDUAL
PLOTS



INDUSTRIAL
LOCATION



LOCATED NEAR
MAJOR TRANSPORT
ROUTES

Well Connected

The site is situated on Richardshaw Lane, located just off the A647 Stanningley Bypass, approximately 5 miles to the west of Leeds City Centre.

The A647 Stanningley Bypass provides access to the A6120 Leeds Outer Ring Road, leading to Junction 1 of the M621 which in turn services the M62 and M1 national motorway network.



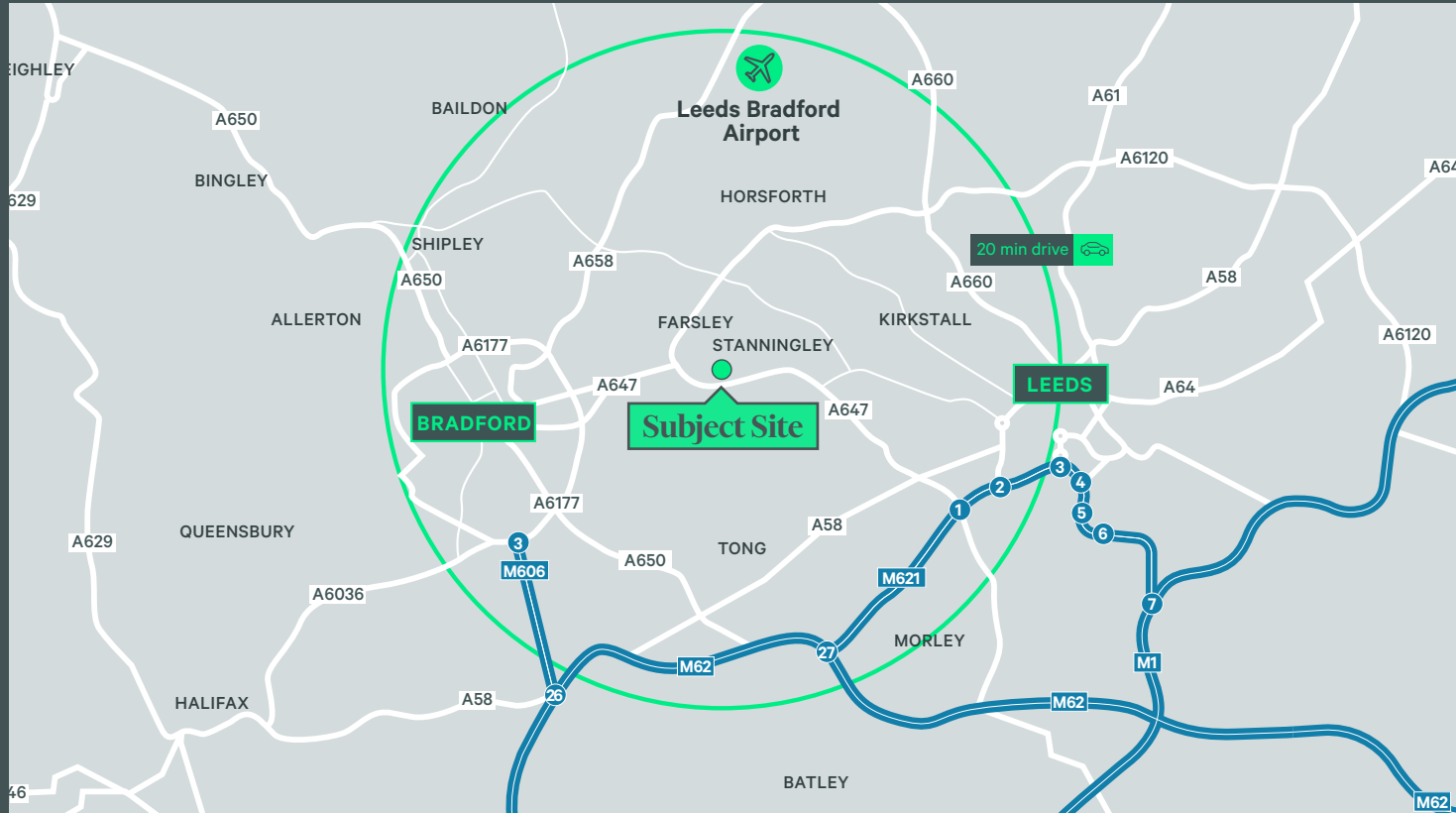
Travel times by car

CITIES & AIRPORTS

Bradford	4.6 miles (13 minutes)
Leeds City Centre	6 miles (17 minutes)
Leeds Bradford Airport	7.4 miles (18 minutes)

ROAD NETWORK

M621	6 miles (15 minutes)
A58	7.1 miles (19 minutes)
A64	7.2 miles (18 minutes)
M6	7.8 miles (15 minutes)
M1	11.1 miles (20 minutes)





Plot 01

7,790 sq ft trade counter / industrial unit on 0.82 acres

BUILDINGS	SQ FT	SQ M
GF Warehouse	2,146	199.34
GF Tradecounter / Offices	2,176	202.20
FF Offices	2,176	202.20
Separate GF Showroom	1,291	119.98
TOTAL	7,790.04	723.71



SURFACED
YARD



1 ROLLER
SHUTTER



CAR PARKING
SPACES



EAVES
HEIGHT
5.9M



SECURE FENCED &
SELF CONTAINED



Plot 02

6,971 sq ft on 1.23 acres

BUILDINGS	SQ FT	SQ M
Plot 02	6,971	647.6
TOTAL	6,971	647.6



KITCHENETTE
FACILITIES



EAVES
HEIGHT
6M



1 ROLLER
SHUTTER DOOR





Plot 03

0.96 acres





Plot 04

3.23 acres



CAPABLE OF
BEING SPLIT INTO
FURTHER PLOTS





Plot 05 / Currently Let

Available April 2026 / 0.457 acres



Site Plan

RENT/ PRICE

On application

VAT

All figures are quotes exclusive of VAT, which may apply.

LEGAL COSTS

Each party to be responsible for their own cos incurred in any transaction.

PLANNING

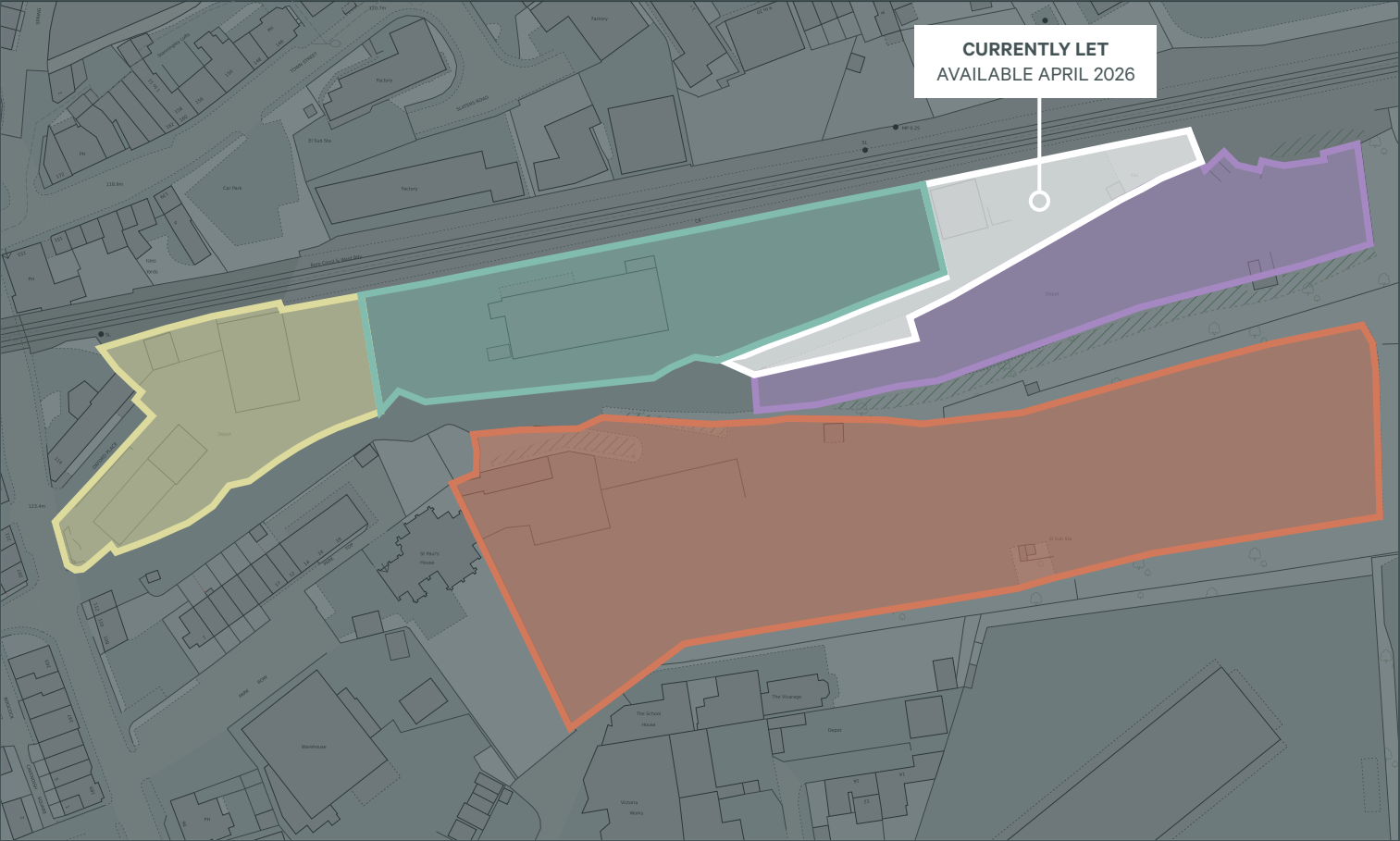
Subject to Planning.

TERMS

Land is available on a Leasehold basis on Fully Repairing and insuring Terms. The site is available as a whole, self-contained opportunity or in part.

SCHEDULE OF ACCOMMODATION

	BUILDINGS SQ FT	SIZE ACRES
Plot 01	7,790	0.83
Plot 02	6,971	1.23
Plot 03		0.96
Plot 04		3.23
Plot 05	Available 2026	
TOTAL		6.25





Contact

Viewing is strictly by prior appointment, please contact:

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