

TO LET

> MODERN INDUSTRIAL / WAREHOUSE UNITS

Millshaw Park Industrial Estate,
Leeds LS11 0LX

/// epic.output.folds

UNITS

14

15

5,382 - 10,964 sq ft

500 - 1,019 sq m

UNDERGOING EXTENSIVE REFURBISHMENT



MILLSHAW LEEDS



UNITS AVAILABLE
SEPARATELY
OR COMBINED



ESTABLISHED
BUSINESS
LOCATION



EXCELLENT ACCESS TO
LEEDS CITY CENTRE,
M621, M62 & M1

DESCRIPTION

The properties comprise two mid-terraced warehouse / light industrial units which are available separately or combined.

The units are of steel portal frame construction with part brick-clad front elevations incorporating photovoltaic panels.

They are currently undergoing comprehensive refurbishment, including a new insulated profile metal roof. A full technical specification is available on request.

Nearby occupiers include:



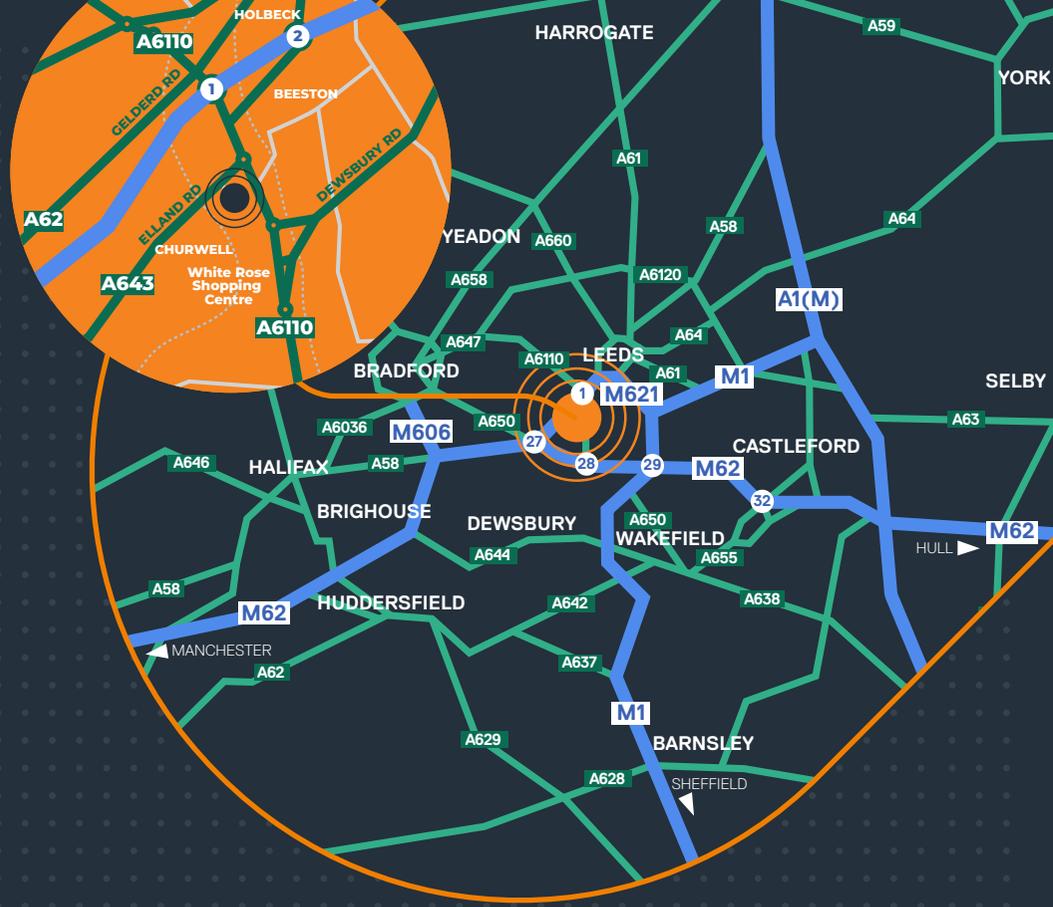
SPECIFICATION

- DEDICATED YARD AND PARKING
- LED LIGHTING THROUGHOUT
- EAVES HEIGHT OF 6 METRES
- AMENITIES WITHIN CLOSE PROXIMITY INCLUDING WHITE ROSE SHOPPING CENTRE & JUNCTION 1 RETAIL PARK
- 1 GROUND LEVEL ELECTRICALLY OPERATED LOADING DOORS
- QUICK ACCESS TO M621 J1, M62 J28 AND A6110 LEEDS RING ROAD
- FULL HEIGHT 2 STOREY OFFICE ACCOMMODATION

LOCATION

The units are on Millshaw Park Industrial Estate, 0.5 miles from Junction 1 of the M621 and 2 miles from Leeds City Centre.

Access is via Elland Road (A643) and the Leeds Outer Ring Road (A6110).



ACCOMMODATION	SQ FT	SQ M
UNIT 14		
Warehouse	4,334	403
GF & FF Offices	1,248	116
Total	5,581	519
UNIT 15		
Warehouse	4,112	382
GF & FF Offices	1,270	118
Total	5,382	500
Total approx. GIA	10,964	1,019

Rateable Value
The properties have a Rateable Value of £70,000. Please contact Leeds City Council for more information. The VOA listing can be found [here](#).

Anti-Money-Laundering
Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

Legal Costs
Each party is to be responsible for their own legal costs incurred as part of any transaction.

VAT
If applicable to the rent, VAT will be charged at the prevailing rate.

Services
We understand that mains water, electricity & drainage supplies are available and connected to the property.

Energy Performance Certificate
The properties will be assessed on completion of the refurbishment works.

CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

Hazel Cooper
07811 234 627
hazelcooper@cartertowler.co.uk

Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk

GV & Co
gvproperty.co.uk
0113 245 6000

Tom Goode
07583 120 180
tomg@gvproperty.co.uk

Will Woodhall
07551 553 471
will@gvproperty.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL ORDER 2013)
Carter Towler and GV&Co on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler or GV&Co has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is February 2026.