

LBAIE

Leeds Bradford Airport Industrial Estate

To Let

Cost Effective Warehouse / Distribution Premises

95,884 sq ft (8,908 sq m)

- Strategically situated adjacent to Leeds Bradford International Airport and between Leeds & Bradford City Centres
- Fully secure estate with 24/7 manned security and barrier controlled access
- Eaves height of 8.1 metres
- Ground & dock level loading
- Part racked
- Fully sprinklered



Leeds Bradford®
Yorkshire's Airport

Harrogate Road (A658)

➤ **Unit 9** Leeds Bradford Airport Industrial Estate,
Harrogate Road, Leeds, West Yorkshire, LS19 7WP

Location

LBAIE is strategically located adjacent to Leeds Bradford International Airport, approximately 5 miles north west of Leeds City Centre and 9 miles north east of Bradford City Centre.

The estate is accessed directly off Harrogate Road (A658).

Description

The property provides high bay warehouse accommodation, which benefits from the following specification;



Eaves height of 8.1 metres



Ground & dock level loading



Part racked



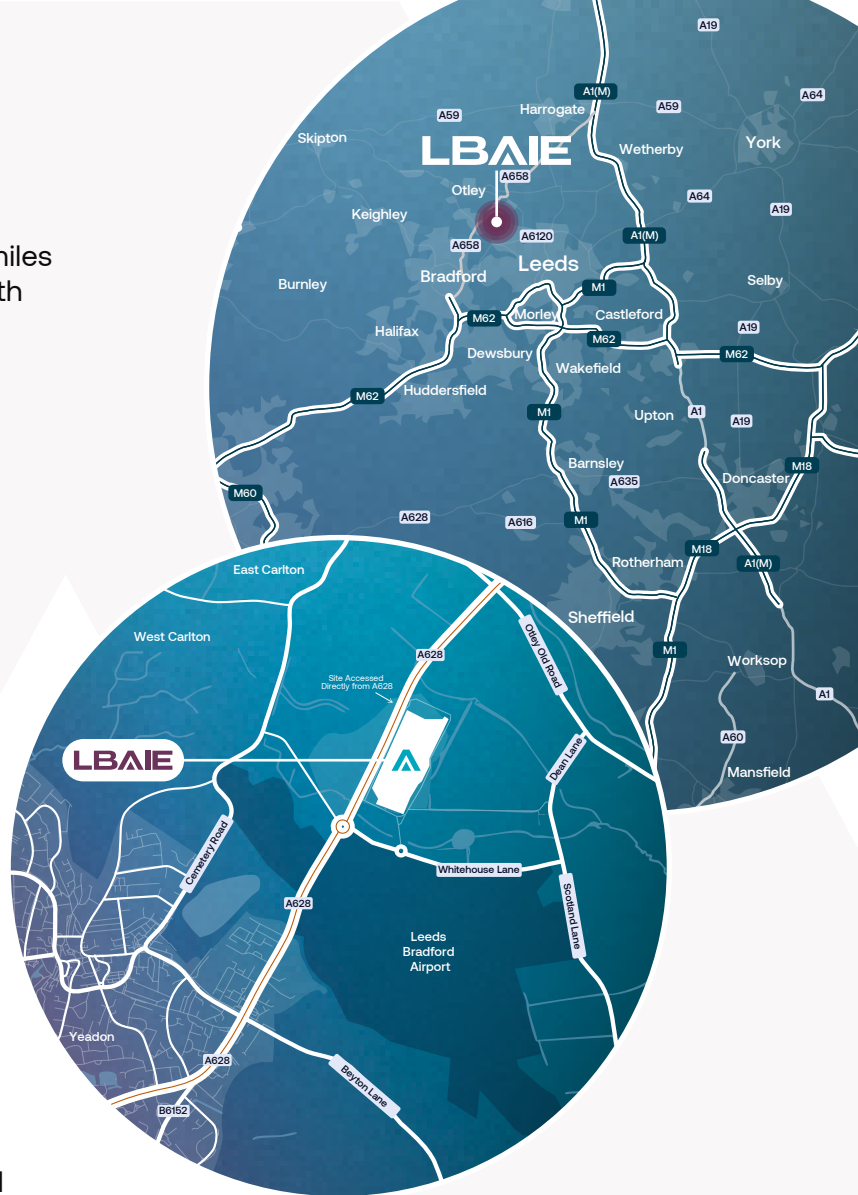
Fully secure estate with 24/7 manned security and barrier-controlled access



Fully sprinklered



High quality ancillary office and welfare facilities



Accommodation	Sq m	Sq ft
Warehouse	7,753.62	83,460
Ground Floor Offices	577.11	6,212
First Floor Offices	577.11	6,212
Total	8,908	95,884

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

For further information please contact:



Henry Watson
07951 267 446
henry.watson@m1agency.co.uk

Andy Hall
07824 525 821
andy.hall@m1agency.co.uk



Andrew Gent
07793 551 634
andrew@gvproperty.co.uk

Paul Mack
07921 933 636
paul@gvproperty.co.uk

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

