

Junction 1, M621, Elland Way
Leeds, LS11 0EY



Elland Road Industrial Estate

TO LET

Refurbished Trade Counter / Warehouse Units
Units 2D & 2E / 6,750 SQ FT – 13,869 SQ FT
Extensively Refurbished

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Elland Road Industrial Estate
Units 2D & 2E

LEEDS STATION
2.6 miles / 8 mins



LEEDS CITY CENTRE
2.7 miles / 7 mins

Elland Road Stadium

TILE DEPOT



SCREWFIX



PORSCHE

Mercedes-Benz

M621 J1
0.3 miles / 1 mins

M621 / J1



BURGER KING

B&Q

ims

M621

AMARI PLASTICS

Northern Building Plastics

selco BUILDERS WAREHOUSE

WÜRTH

TOOLSTATION

YESSS ELECTRICAL

TP

Trevis Perkins

Mercedes-Benz

SITE ACCESS

Northside TRUCK & VAN

bm

A6110 Ring Road

M62
2.8 miles / 5 mins

Esso

A643

Elland Road



Highly Prominent & Superbly Located Industrial Park

EXTENSIVELY REFURBISHED

6,750 SQ FT – 13,869 SQ FT (627.10 SQ M – 1288.48 SQ M)

Elland Road Industrial Estate is a highly prominent and superbly located trade counter industrial park providing just under 240,000 sq ft of high quality and modern industrial warehouse trade counter accommodation in units from approximately 7,000 sq. ft (650 sq m to 55,000 sq ft (5,109 sq m).

Existing trade counter tenants on the estate include Booker, Selco, Toolstation, Yess Electrical, Hire Station and Northern Building Plastics. Other neighbouring trade counter occupiers include Tile Depot and Jewson.

Specifications

High quality and modern accommodation on a well maintained and managed estate.



Eaves height of 6.25 metres



Service Yard



Loading via a single electric ground level door per unit



High quality ancillary office and welfare facilities



Undergoing extensive refurbishment including new roof

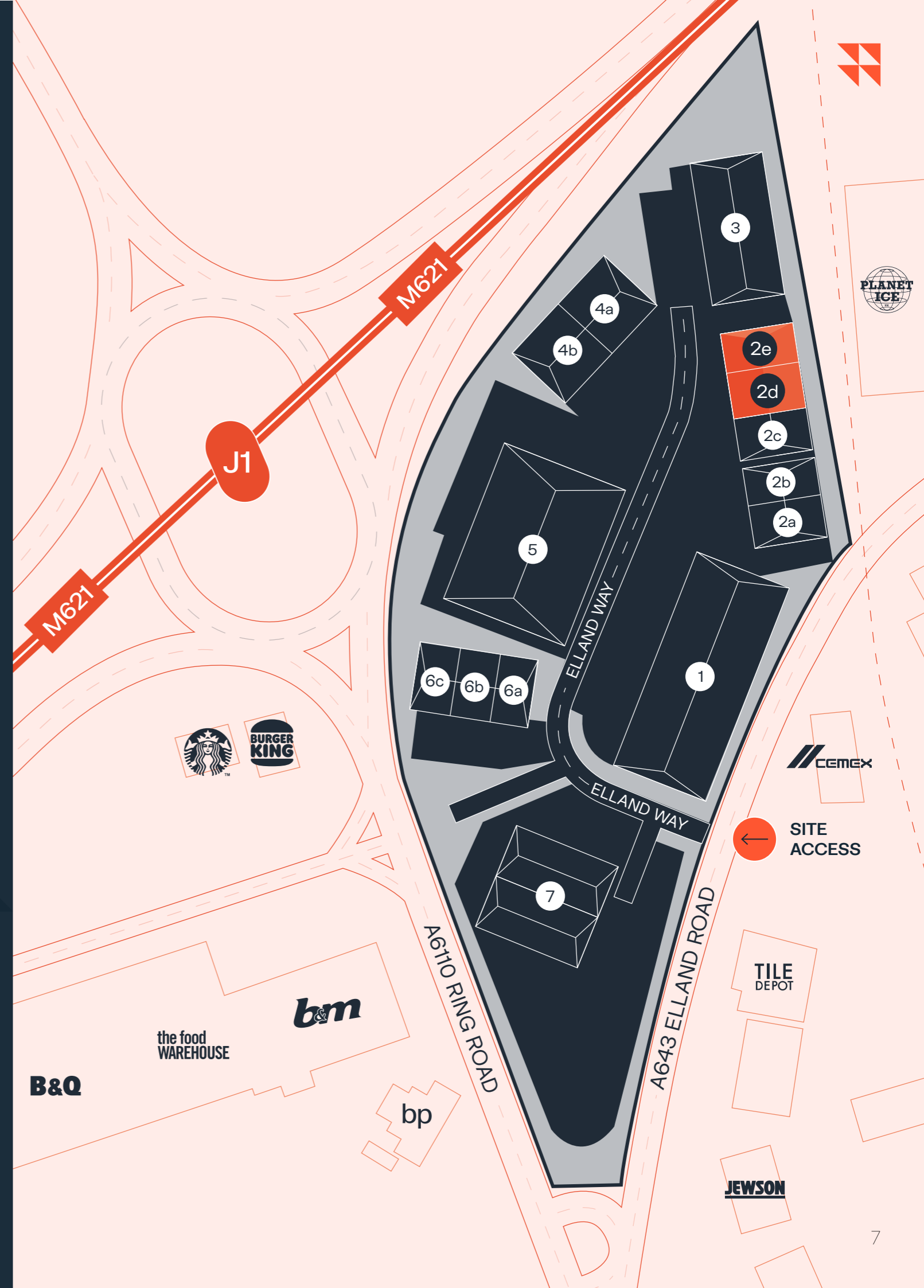
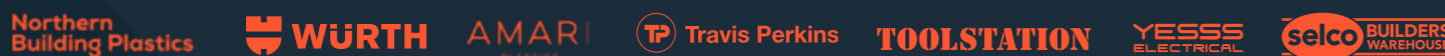


Established trade counter estate

Accommodation

UNIT 2D	SQ M	SQ FT	UNIT 2E	SQ M	SQ FT
Warehouse	505.04	5,479	Warehouse	461.36	4,966
GF Office	71.53	770	GF Office	115.76	1,246
FF Office	46.53	501	FF Office	84.226	907
SUB TOTAL	627.10	6,750	SUB TOTAL	661.38	7,119
TOTAL			1288.48		13,869

Established trade counter estate where existing tenants include Selco, Travis Perkins, Yesss Electrical, Toolstation, Northern Building Plastics, Würth and Amari Plastics.





Location

Elland Road Industrial Estate is strategically located adjacent to Junction 1 of the M621 Motorway and approximately 2 miles south west of Leeds City Centre.

The estate is accessed directly off Elland Road which leads to Junction 1 of the M621 Motorway via the Leeds Outer Ring Road (A6110) to the south or to Junction 2 of the M621 Motorway to the north.



DRIVE TIMES	DISTANCE	TIME
M621 J1	0.7 mile	3 mins
M62 J27	4.2 miles	8 mins
Leeds	3.2 miles	13 mins
M1 J42	5.2 miles	15 mins
Bradford	10.8 miles	21 mins
Sheffield	35.8 miles	51 mins
York	31.7 miles	46 mins
Manchester	41.7 miles	53 mins



DRIVE TIMES	DISTANCE	TIME
Leeds Bradford Airport	12.2 miles	29 mins
Manchester Airport	54.3 miles	57 mins



DRIVE TIMES	DISTANCE	TIME
Hull	61.5 miles	1hr 16 mins
Liverpool	71.0 miles	1hr 25 mins
Immingham	74.3 miles	1hr 17 mins

Demographics



Population:
811,953 (2021 Census) – One of the UK's fastest-growing cities.



£69 billion economy
One of the largest outside London.



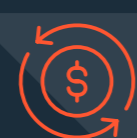
Workforce
Over 392,000 people employed, with strong logistics, manufacturing, and distribution sectors.



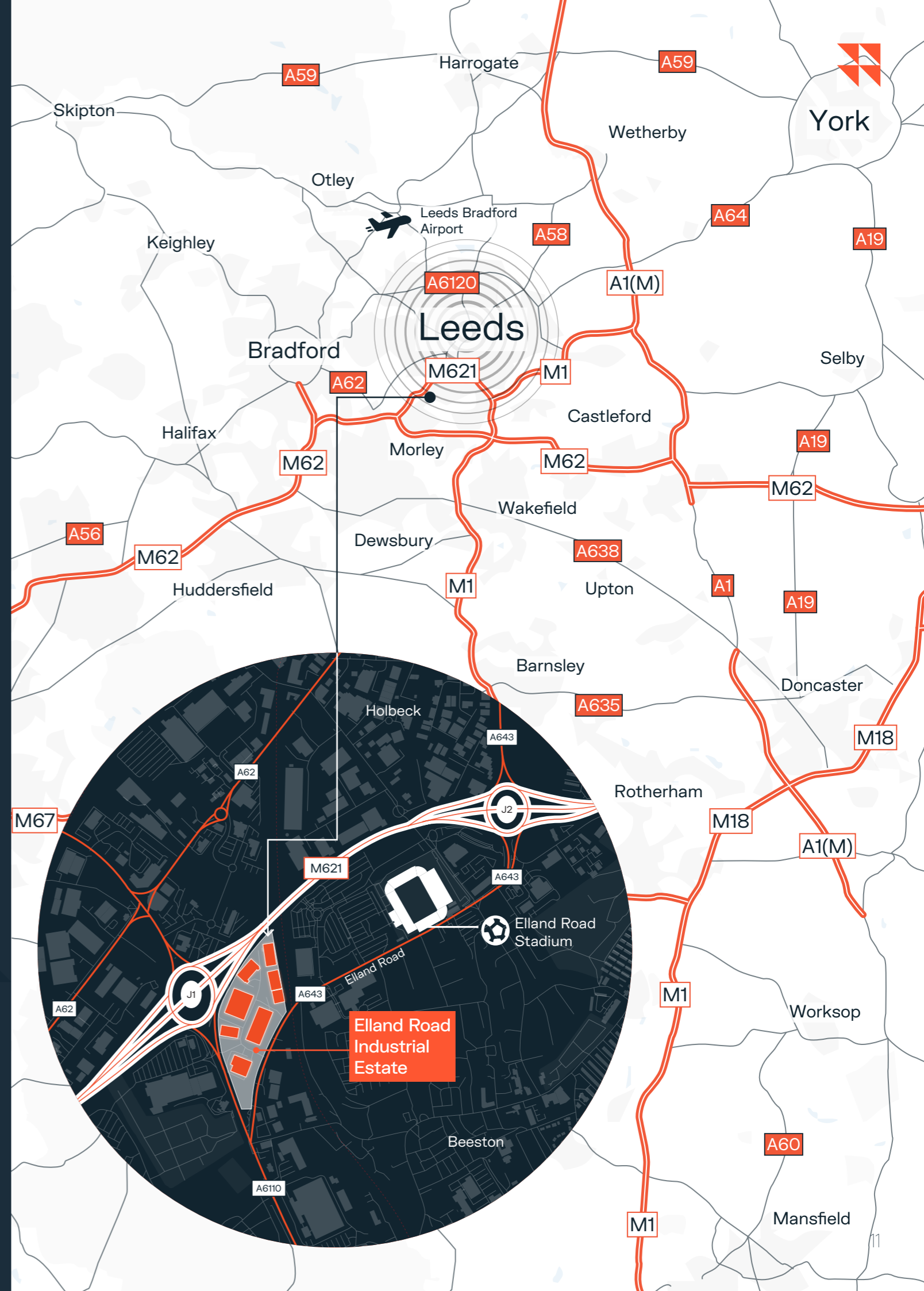
Strategic Logistics Hub
Leeds is at the heart of the Northern Powerhouse, with access to over 5 million people within an hour's drive.



Motorway Access
Direct links to the M1, M62, and A1(M) – prime routes for national distribution.



Lower Costs
Industrial and logistics space in Trade Counter and Warehouse space in Leeds is more cost effective compared to Manchester and the South.





Elland Road Industrial Estate

Terms

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

Rent on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

Contact



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