

**TO LET – A LEADING INDUSTRIAL SITE**  
Cost Effective Warehouse Accommodation  
**20,973 SQ FT – Available Now**

▶ STRATEGICALLY LOCATED ADJACENT TO  
LEEDS BRADFORD INTERNATIONAL AIRPORT

▶ COST EFFECTIVE SPACE

▶ SITUATED BETWEEN LEEDS  
& BRADFORD CITY CENTRES

▶ FLEXIBLE LEASE TERMS AVAILABLE



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 effective warehouse/ storage accommodation which benefits from the following specification:



**EAVES HEIGHT  
OF 3.57 METRES**



**1 ELECTRIC  
ROLLER SHUTTER**



**HIGH BAY LED  
LIGHTING**



**FULLY  
SPRINKLERED**



**ANCILLARY OFFICE  
ACCOMMODATION WITH  
STAFF FACILITIES**



**3 PHASE POWER SUPPLY  
WITH 180KVA\***



**FULLY SECURE SITE  
with 24/7 manned  
security and barrier  
entry system**



**EPC D83  
RATING**



## TERMS

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

**RATEABLE VALUE - £76,000**

For further information please contact:



Iain McPhail  
07962 360 297  
iain.mcphail@knightfrank.com

Max Vause  
07718 110 258  
max.vause@knightfrank.com



Josh Holmes  
07984 444 972  
joshholmes@cartertowler.co.uk

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

\*Additional power available subject to tenant requirements.

| ACCOMMODATION           | SQ M    | SQ FT  |
|-------------------------|---------|--------|
| WAREHOUSE               | 1696.03 | 18,256 |
| OFFICES & WC FACILITIES | 252.41  | 2,717  |
| TOTAL                   | 1948.45 | 20,973 |