



CARTER  
TOWLER

PROMINENT WAREHOUSE / INDUSTRIAL BUILDING WITH OFFICES FOR SALE  
**TOTALLING 48,943 SQ FT ON 3.19 ACRES**

Potential for redevelopment STP

EDISON BUSINESS CENTRE | RING ROAD | LEEDS | LS13 4ET

# PROMINENT WAREHOUSE / INDUSTRIAL BUILDING WITH OFFICES

EDISON BUSINESS CENTRE | RING ROAD | LEEDS | LS13 4ET

Leeds City Centre

Stanningley Bypass

M62 J1  
3 miles

Leeds Outer  
Ring Road

- Prominently located fronting the Leeds Outer Ring Road.
- Excellent connectivity with the motorway network - 3 miles from J1 M621.
- Rare opportunity to acquire a highly visible industrial unit with service yard and car parking.
- Totalling 48,943 sq ft on 3.19 acres.

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## LOCATION

Edison Business Centre is situated fronting the Leeds Outer Ring Road close to its junction with the Stanningley By Pass and within 200 metres of its intersection with the B6154. The property has excellent connectivity with the motorway network with the M621 motorway just 3 miles along the ring road to the South. Locally there are a mix of uses with some residential, other commercial uses and some retail in the form of Wickes, M&S, Morrisons and Asda. Leeds and Bradford City Centres are both within easy reach, being 4 miles and 5.5 miles respectively.



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## DESCRIPTION

Edison Business Centre presents a rare opportunity to acquire an Industrial unit with service yard and car parking. The building is of a steel portal frame construction with full height blockwork internally and full height brickwork externally. Loading is via 4 ground level loading doors. The warehouse area benefits from a minimum eaves height of 3.9 metres and an apex height of 5.36 metres, LED lighting on PIR's, canteen and toilet area.

To the front of the warehouse is a two-storey office block with suspended ceilings, LED lights and comfort cooling and double glazed windows. There is an additional high quality office area within the warehouse.

Externally the property benefits from a fully secured site with 67 car parking spaces and a large service yard. The property benefits from a long frontage to the Leeds Outer Ring Road which provides an ideal opportunity for an occupier wanting a landmark location.

The property has retail and/or residential development potential, subject to achieving the necessary planning permission/s.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

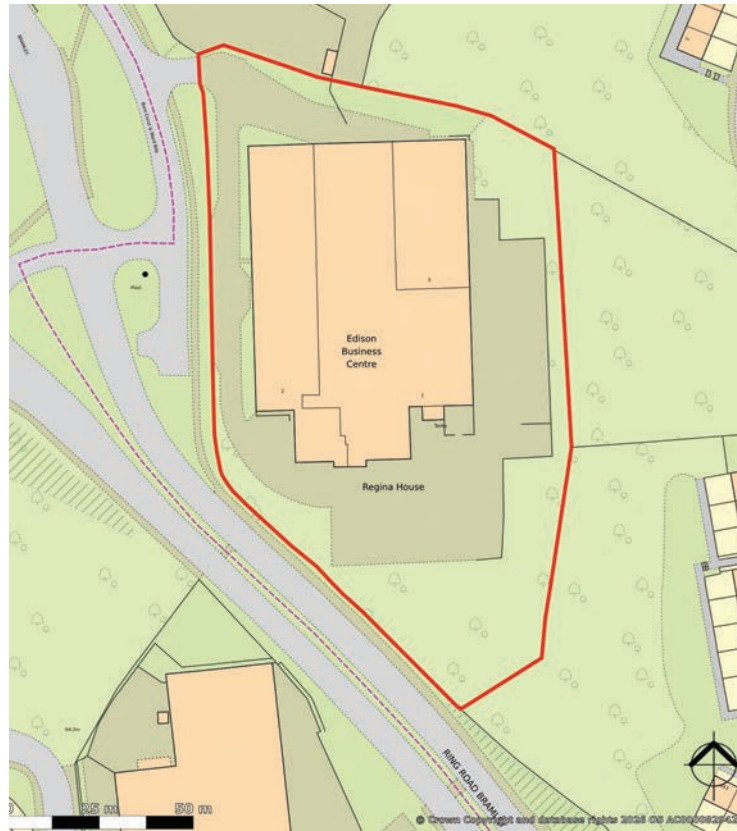
Warehouse:	37,042 sq ft
Canteen:	1,396 sq ft
Main Office Block:	7,930 sq ft
Rear Warehouse Office:	2,575 sq ft
<b>Total:</b>	<b>48,943 sq ft</b>

## SITE

The site extends to 3.19 acres.

## PUBLIC TRANSPORT CONNECTIVITY

The property is well served by both bus and rail services, offering convenient and regular connections between Leeds city centre, Bradford, and key West Leeds districts, including Pudsey, Stanningley, Armley and Wortley.



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## RATEABLE VALUE

£210,000

## EPC

EPC - B46.

## TENURE

The property is available on a freehold basis.

## ANTI MONEY LAUNDERING

The purchaser will need to satisfy both the vendor and Agent's Anti Money Laundering policies before heads of terms are agreed.

## TERMS

The property is available to purchase on a freehold basis, for further information please contact the agents.

Disclaimer: Carter Towler, February 2026

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## CONTACT

For further information or to arrange a viewing, please contact sole selling agents Carter Towler.

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