



Warehouse 14

Leeds Bradford Airport Industrial Estate, Yeadon, Leeds, LS19 7WP

Industrial / Storage Unit

3,547 sq ft
(329.53 sq m)

- 7.7m eaves
- Adjacent to Leeds Bradford Airport
- Established Industrial Estate
- 24/7 on site manned security with controlled barrier access gates



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Summary

Available Size	3,547 sq ft
Rent	£30,150 per annum
Rates Payable	£9,980 per annum
Rateable Value	£20,000
Service Charge	£2,520 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

The property provides high bay industrial / warehouse accommodation of steel portal frame construction with brick/ clad elevations. The unit sits within the established 1.25m sq ft Leeds Bradford Airport Industrial Estate and benefits from the following specification:

- 1 ground level electric roller shutter
- WC
- LED lighting
- 7.7m eaves
- Solid concrete floor

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).

Accommodation

The accommodation comprises the following areas:

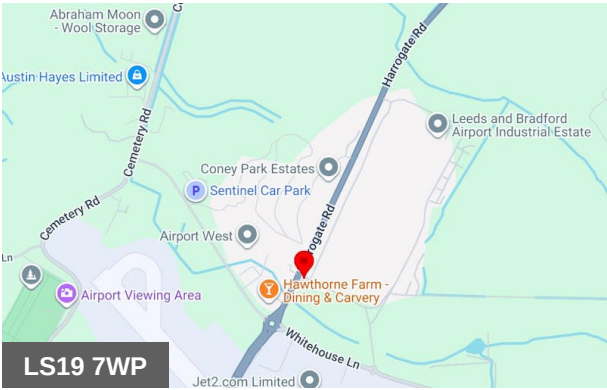
Name	sq ft	sq m	Availability
Ground - Warehouse & WC	3,547	329.53	Available
Total	3,547	329.53	

Viewings

Please contact the agents to arrange a viewing.

Terms

The unit is available by way of a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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