

NorthCap

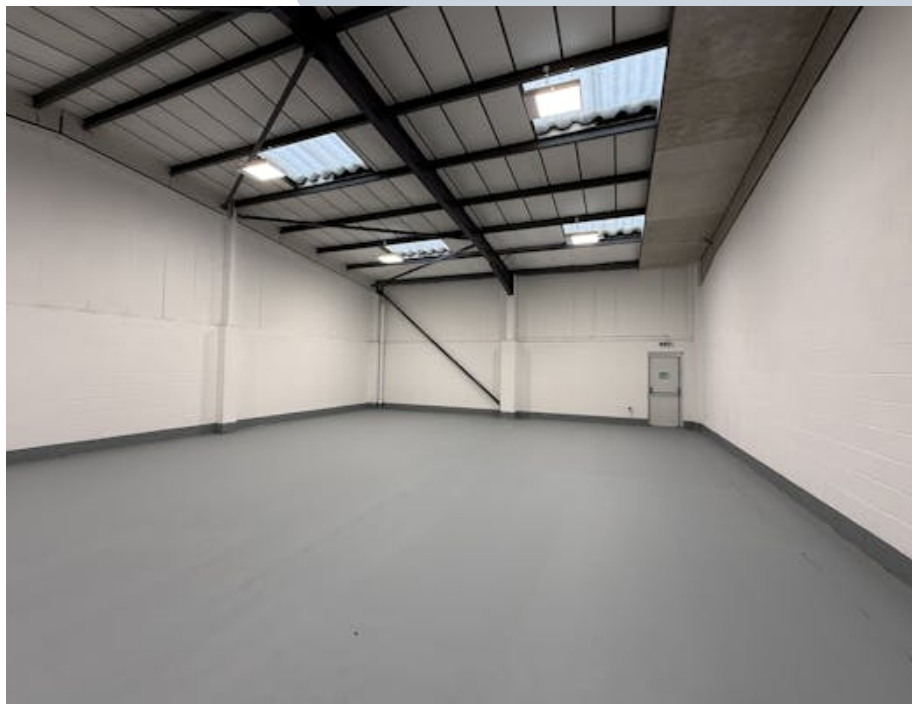
TO LET

2,031 SQ FT (188.69 SQ M)

Refurbished Industrial/Warehouse Units - To Let - Available Immediately

Enterprise Park Industrial Estate | Moorhouse Avenue | Leeds | LS11 8HA

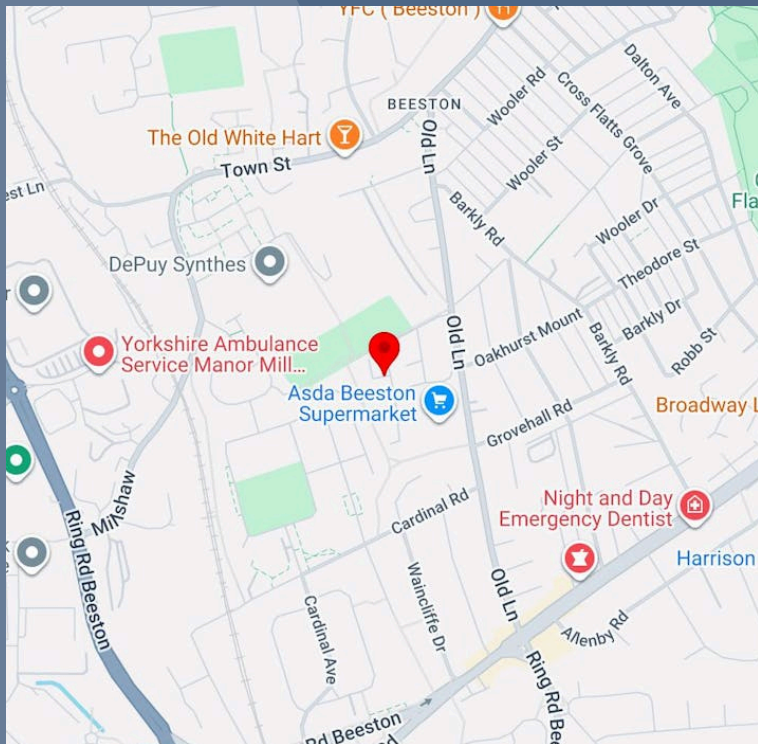
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TO LET

Refurbished Industrial/Warehouse Units - To Let -
Available Immediately

- ▶ Refurbished Industrial/Warehouse Units
- ▶ Excellent location less than 2 miles from M621
- ▶ Easy access to motorway network and Leeds City Centre
- ▶ LED Lighting
- ▶ Painted concrete floor
- ▶ Large shared yard areas
- ▶ Integral office accommodation
- ▶ 4.5m eaves height
- ▶ Full height loading door



Enterprise Park Industrial Estate is located just a quarter of a mile from the junction of the A653 (Dewsbury Rd) and Old Lane. Junction 2 of the M621 is located 1.5 miles to the north and junction 28 of the M62 is located 2.5 miles to the south.



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Unit 25	2,031	188.69	Available
Unit - Unit 9	2,020	187.66	Under Offer
TOTAL	4,051	376.35	



Enterprise Park Industrial Estate is a well located industrial estate just 3 miles south of Leeds City Centre.

Enterprise Park offers recently refurbished industrial/warehouse units of steel portal frame construction with good eaves height, roller shutter doors, three-phase power supply, partitioned office space and separate WC facilities.

The units benefit from a comprehensive refurbishment to include LED Lighting, full redecoration throughout and refurbished office space.

The site also offers allocated parking with customer access from Moorhouse Avenue.

There is an electric security gate at the entrance to the site.



Secure Yard



Loading Doors (Surface Level): 1



Floor Type: Polished Concrete



Eaves Height (M): 4.5



Lighting Type: LED



Total Parking Spaces: 2



TERMS

The property is offered to lease on new terms to be agreed. For further information please contact the joints agents NorthCap or BTG Eddisons.

VAT

Applicable

BUSINESS RATES

Rates Payable: For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

SERVICE CHARGE

£1.20 per sq ft TBC

RENT

£12 per sq ft

CONTACT



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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 February 2026

