/INDURENT



Industrial

UNIT 7 | T45

Leeds Park Road Richmond Hill, Leeds, LS9 0GF

UNIT 7 | 4,489 SQ FT

Unit 7 provides 4,489 sq ft of high quality industrial and warehouse accommodation, available now

Unit 7 provides 4,489 sq ft of high quality industrial and warehouse accommodation. The unit offers an efficient layout comprising of warehouse space and integrated first floor office accommodation, making it well suited to a range of light industrial, trade or logistics uses. The building benefits from a modern specification including an internal height of 8.4 m, level access loading, and strong sustainability credentials, with PV panels, 15% roof light coverage, and high efficiency LED lighting. The scheme is targeting BREEAM 'Excellent' and an EPC A rating, supporting energy efficient operation and reduced running costs. The unit is located within T45, Leeds, a new industrial development positioned on the A63 (Pontefract Lane) approximately 0.5 miles from Junction 45 of the M1 and around 3 miles from Leeds city centre. The scheme benefits from excellent connectivity to the M1, M621 and M62, with nearby occupiers including Amazon, DHL and John Lewis, making it a prime location for occupiers requiring access to both the city and the wider Yorkshire logistics network



Lease Type	New

Unit Summary

- BREEAM Excellent
- Premier Industrial Location
- EPC A
- 15% Roof Lights
- LED Lighting
- Office Accommodation

	Per Annum	Per Sq Ft
Rent	£64,000.00	£14.26
Rates	Not specified	Not specified
Service Charge	£1,105.55	£0.25
Insurance	£897.80	£0.20
Total Cost	£70,087.35	£15.61

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P1100021

+44(0) 808 169 7554

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Location

The development is situated in a highly prominent position on the A63, a main arterial route into Leeds City Centre which is 3 miles away, and 0.5 miles from Junction 45 of the M1. The Cross Green area of Leeds within which the development is located is a highly established industrial location and local occupiers include John Lewis, Lamborghini and Amazon.

Road
M1 J45: 0.5 miles

Airport
Leeds-Bradford Airport: 11 miles

Rail
Leeds Train Station: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (12)

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Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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