iBOX

UNIT 6B PARK 2000

TO LET

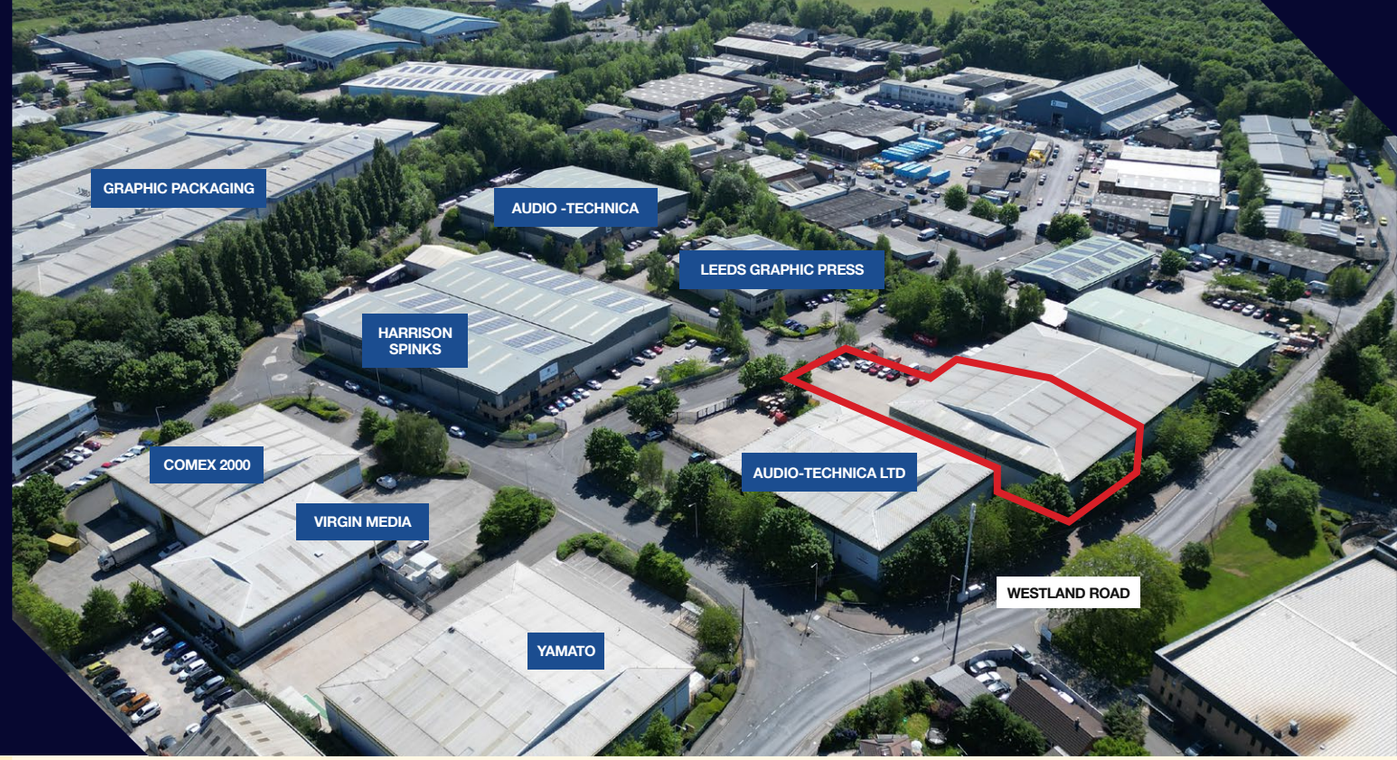
INDUSTRIAL / WAREHOUSE UNIT
TO BE REFURBISHED
AVAILABLE FOR OCCUPATION Q4 2026
16,665 SQ FT (1,548.3 SQ M)

Park 2000, Millennium Way, Leeds LS11 5AL



LOCATION

The property is located within Park 2000, a well established industrial estate. Accessed via Westland Road, leading directly onto Dewsbury Road (A653), the site benefits from excellent connectivity south of Leeds, being 1.2 miles from J5 of the M621, 2.8 miles from J28 of the M62 and 3.2 miles from J43 of the M1.





Travel Times

M621/Junction 5	1.2 miles
M62/Junction 28	2.8 miles
M1/Junction 43	3.2 miles
Leeds City Centre	3.5 miles
Wakefield	8 miles
A1 (M) Junction 43	12 miles
Bradford	12 miles



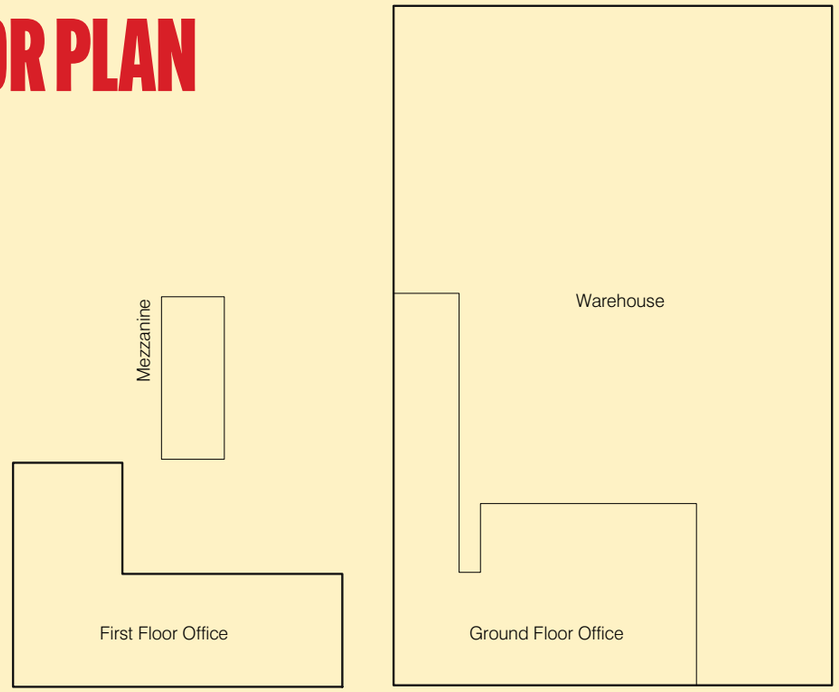
UNIT 6B - PARK 2000

SPECIFICATION

- 2 ground level loading doors
- 8.3 metres to eaves (7m to haunch)
- Modern offices and welfare facilities
- LED lighting to warehouse
- 21 car parking spaces, including 2 EV spaces
- Secure self contained yard
- Solar panel provision



FLOOR PLAN



DESCRIPTION

The unit consists of a high quality modern single storey semi detached warehouse with two storey offices. Externally there is a large concrete service yard to the front of the warehouse with parking.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor Office	2,837	263.6
Ground Floor Office	3,833	356.1
Ground Floor Warehouse	9,995	928.6
TOTAL	**16,665**	**1,548.3**

TO LET

UNIT 6B
PARK 2000

Millennium Way, Leeds LS11 5AL

16,665 SQ FT
(1,548.3 SQ M)



iBOX

iboxproperty.com

EPC

The property has an EPC rating of C53.

BUSINESS RATES

Current Rateable Value: £89,000

TERMS

Terms are to be agreed.

FURTHER INFORMATION

Viewing is strictly by prior appointment, please contact:

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