SUMMIT 108

TREEFIELD INDUSTRIAL ESTATE
LEEDS \ LS27 7JU

Prime Industrial / Warehouse Unit

TO LET

108,554 sq ft

(10,085 sq m)

M7 Real Estate



COMPUTER ALTERED IMAGE

AVAILABLE Q2 2027





SUMMIT 108

LOCATION

The property is situated within the highly popular Treefields Industrial Estate, which is strategically located less than 1 mile from the intersection of the M621 – which leads directly into Leeds City Centre and Junction 27 of the M62 Motorway.

The estate itself is accessed off Gelderd Road (A62), which provides direct access to Junction 27 of the M62 Motorway.

Junction 27 is home to a number of occupiers and uses including:

FedEx, Lidl, Argos, Sainsbury's, YODEL, Finning CAT

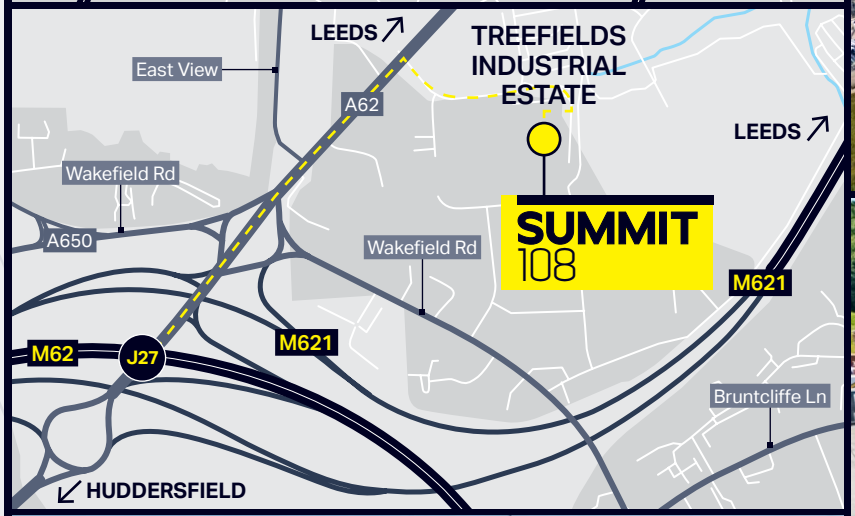
Staff amenities include a new petrol filling station, a selection of drive thru / coffee shops and a leisure park complex.

Google Maps link

what3words link
petty.forced.pitch









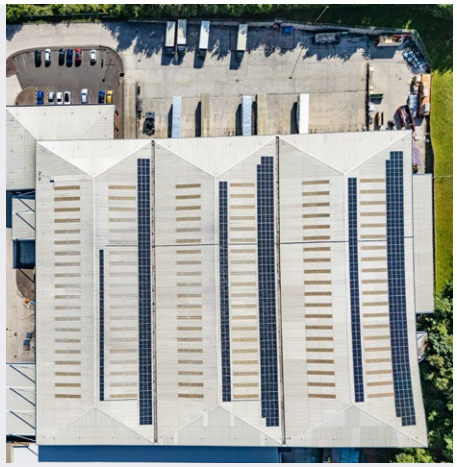


DESCRIPTION

The building is a 3 bay, steel portal frame construction under a pitched profile metal sheet roof, which benefits from translucent roof panels and PV solar panels mounted to all three bays. The property is due to be refurbished to a high specification.

SPECIFICATION

- HQ offices
- 7 dock level loading doors
- 4 ground level loading doors
- Fully secure site of 5.17 acres
- Three Phase Power Supply
- 13.60m to eaves







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ACCOMMODATION

The property has the following gross internal floor areas, which has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

	sq ft	sq m
Warehouse	90,731	8,429.14
Ground floor office	7,726	717.77
1st floor office	7,830	727.46
2nd floor office	2,267	210.62
Total	**108,554**	**10,085**

EPC

The property has been assessed with an EPC rating of B – 35.

A copy can be provided on request.

TERMS

The property is available leasehold on terms to be agreed.

FURTHER INFORMATION / VIEWINGS

Lambert Smith Hampton

Elliot Bloodworth
07597 019 265
ebloodworth@lsh.co.uk

Matt Jackson
07514 733 870
mjackson@lsh.co.uk

GV & Co
gvproperty.co.uk
0113 245 6000

Daniel Walker
07920 151 117
daniel@gvproperty.co.uk

Tom Goode
07583 120 180
tomg@gvproperty.co.uk

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