Mileway

LastMileFirst | mileway.com

Seacroft Industrial Estate, Leeds

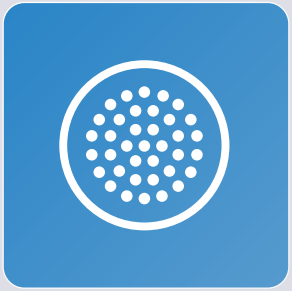
Coal Road, Leeds
LS14 2AQ

Warehouse units to let
4,705 – 9,711 sq ft

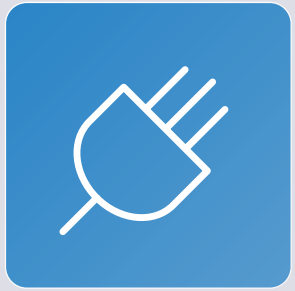


Warehouse units to let

4,705 – 9,711 sq ft



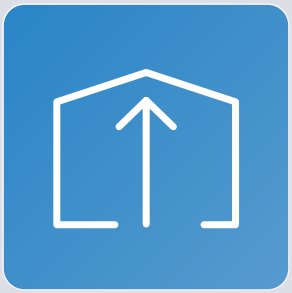
LED Lighting



Three-phase electricity



Two automatic roller shutters



7 m eaves height



Secure gated yard



Central Leeds location

Seacroft Industrial Estate provides modern warehouse & trade counter accommodation across a number of units of varying size and specification, all currently undergoing significant refurbishment works. The accommodation is of steel portal frame construction finished with brick and metal profile cladding. Internally specification includes LED lighting throughout, modern ancillary office space, welfare facilities and kitchenette. Eaves heights vary across the estate and are up to 7m in height. Access to the units is via ground level roller shutter doors, with separate persons access.

Externally, each unit benefits from varying accommodation, from private secure yard space to shared estate, with all units benefitting from designated parking.

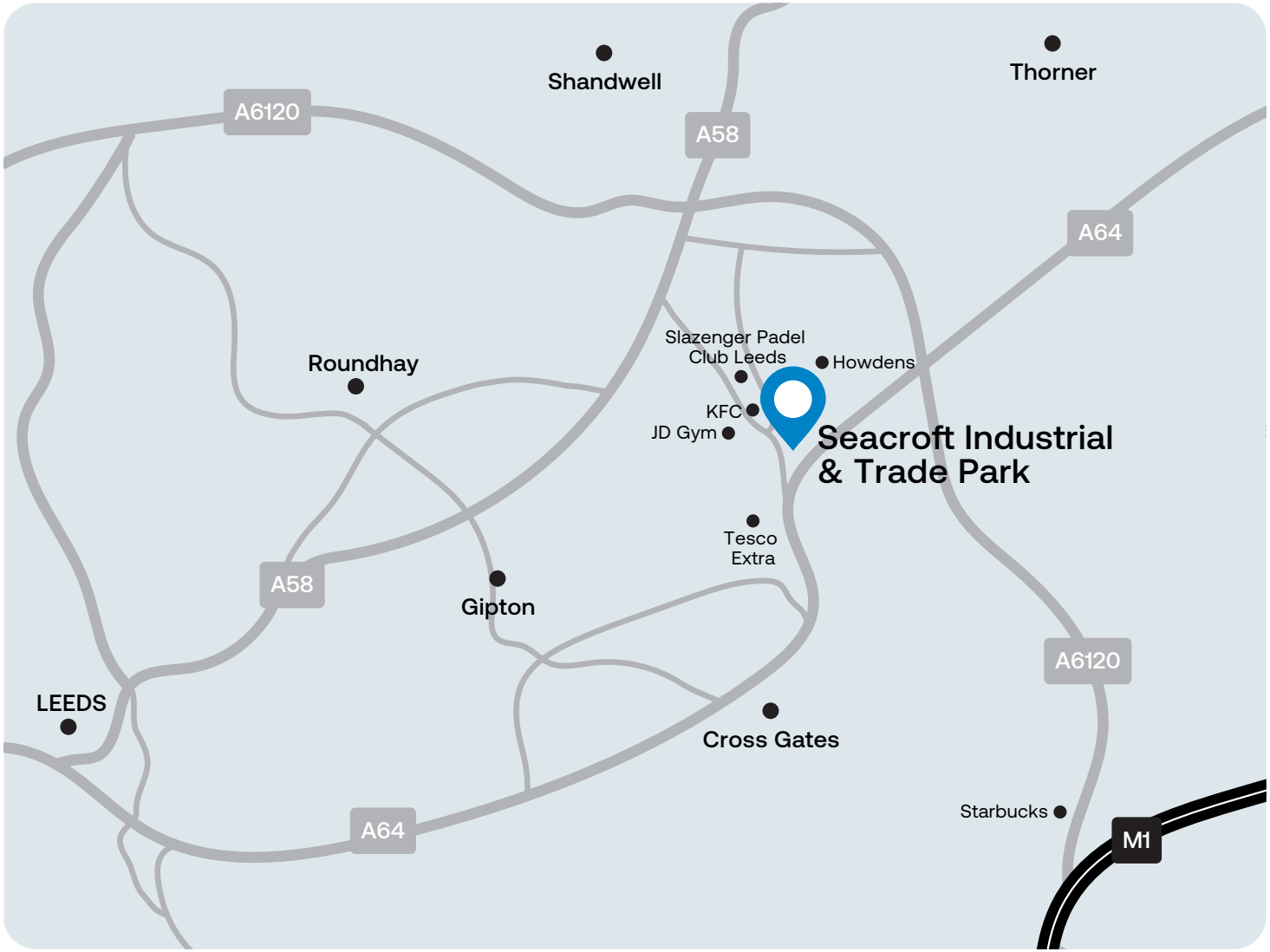
Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Unit 2A	Warehouse	9,711	Immediately
Unit 2B1	Warehouse	4,705	Immediately
Unit G	Warehouse	5,856	Immediately
Total	-	**20,272**	-




UNIT
2a

Location



The property is located on the well-established Seacroft Industrial Estate, approximately 4 miles north-east of Leeds City Centre. Positioned on Coal Road, it offers direct access to the A6120 Leeds Outer Ring Road, which connects to major routes including the A58 (Wetherby Road) and A64 (York Road).

The surrounding area is a mix of industrial, and leisure uses, providing excellent connectivity and convenience. The location has recently benefited from enhanced transport infrastructure, notably the East Leeds Orbital Route (ELOR). This new route links the A6120 to Thorpe Park and Junction 46 of the M1 motorway, just 4.3 miles away, significantly improving access to the national motorway network.

Nearby amenities include popular retailers and food outlets such as Tesco, JD Sports, KFC, Greggs, and Subway, making it a convenient location for both staff and visitors.

Seacroft Industrial Estate, Leeds

Coal Road, Leeds, LS14 2AQ
Warehouse units to let
4,705 – 9,711 sq ft

Book a viewing

Mileway

Charles O'Hara
yorkshire@mileway.com
0113 868 3776

savills

Matthew Ewin
T 07811 676 695
matthew.ewin@savills.com

Lambert Smith Hampton

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

Matt Jackson
mjackson@lsh.co.uk
0113 245 9393

Further information:

EPC
Unit 2A: E
Unit 2B1: D
Unit G: D

Terms
Available on new full repairing and insuring leases.

VAT
VAT will be payable where applicable.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.