

To Let

Modern terraced unit comprising 8,906 sq ft of ground floor space.

- 24 Hour Access
- 3 Phase Power
- Car Parking
- Electric Roller Shutter Door
- Kitchen Facilities
- LED Lighting

Unit 9

Orbital Industry Park, Hudswell Road, Leeds, LS10 1AG

8,906 sq ft

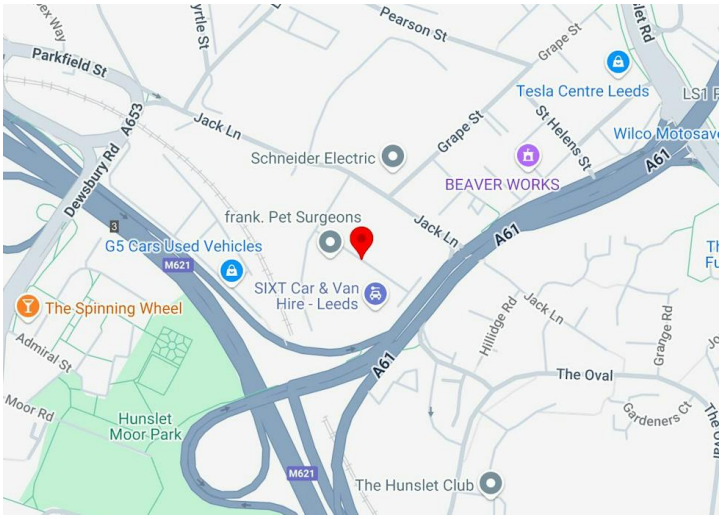
827.39 sq m

Reference: #301966

Unit 9

Orbital Industry Park, Hudswell Road, Leeds, LS10 1AG





Summary

Available Size	8,906 sq ft / 827.39 sq m
EPC	B (30)

Description

Unit 9 is a modern terraced unit comprising 8,906 sq ft of ground floor space with 6m eaves. The unit benefits from WC facilities, kitchenette and an electric roller shutter door. It is a bright and airy unit, thanks to the extensive glazing to the front elevations and rooflights. Externally there are 5 demarcated parking spaces to the front of the unit, with room for additional cars if required.

The unit has an EPC rating of B and is currently undergoing refurbishment to provide new energy-efficient LED lighting and general redecoration. In addition, there is an opportunity for additional office space to be constructed inside the unit to suit the occupier. Please contact us for more details and to discuss your requirements.

Location

Orbital Industry Park offers a popular industrial estate located inside the Leeds Inner Ring Road and provides a location for businesses looking to be close to Leeds City Centre and the national motorway network

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	8,906	827.39	Available
Total	**8,906**	**827.39**	

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 21/09/2026