

**TO LET**  
YEADON, LS19 7ZE

# LANCASTER PARK

LAST TWO UNITS REMAINING



**HYBRID LIGHT INDUSTRIAL /  
OFFICE UNITS**

**UNITS AVAILABLE FROM 1,990 SQ FT (184.9 SQ M)**



High quality 50%  
office / 50% light  
industrial units



Pleasant landscaped  
environment



Available for  
immediate  
occupation



Excellent  
location

# LANCASTER PARK

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**LANCASTER PARK IS PROMINENTLY LOCATED ON THE EDGE OF LEEDS BRADFORD AIRPORT, ACCESSED IMMEDIATELY OFF WARREN HOUSE LANE, CLOSE TO THE INTERSECTION OF THE A658, HARROGATE ROAD.**

## DESCRIPTION

A new build scheme of hybrid light industrial/ office units of steel portal frame construction with part clad/ blockwork walls, configured in a terrace of 5 two-storey buildings. The units benefit from ground floor loading with a separate personnel entrance and allocated parking.

Each unit benefits from the following specification:

- > 50% office / 50% light industrial
- > Built to BREEAM 'Very Good' rating
- > LED lighting
- > 4m eaves in warehouse
- > Ground floor loading door
- > 3 phase power
- > Fully fitted office accommodation
- > WC and shower facilities
- > Covered cycle storage
- > Onsite EV charging

## ACCOMMODATION

The units provide the following approximate gross internal floor areas over two floors totalling:

No.	SQ FT	SQ M	Rent PAX
<b>Unit 2</b>	2,830	262.9	£42,500
<b>Unit 3</b>	-	-	LET
<b>Unit 4</b>	-	-	UNDER OFFER
<b>Unit 5</b>	1,990	184.9	£30,000
<b>Unit 6</b>	-	-	LET

## TERMS

The units are offered by way of new leases for a minimum term of 5 years. VAT is applicable on this property and all figures are quoted exclusive of VAT.

## USE CLASS

Class E and B8.

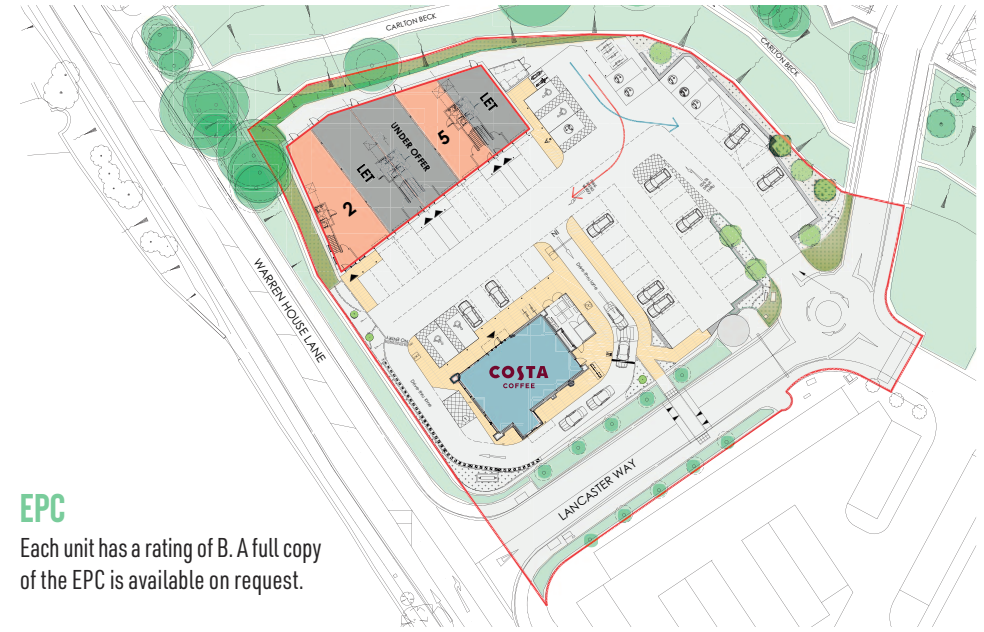




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THE PROPERTY IS ADJACENT TO A COSTA COFFEE DRIVE-THRU, A 'FARMHOUSE INNS' PUBLIC HOUSE AND THE AIRPORT WEST MODERN OFFICE COMPLEX.



## EPC

Each unit has a rating of B. A full copy of the EPC is available on request.

## CONTACT US

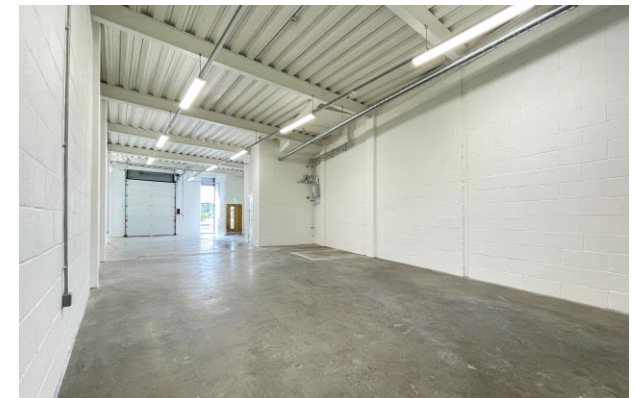
For more information or to arrange a viewing please contact any of the joint agents below:

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