

VELOCITYPOINTLEEDS.CO.UK

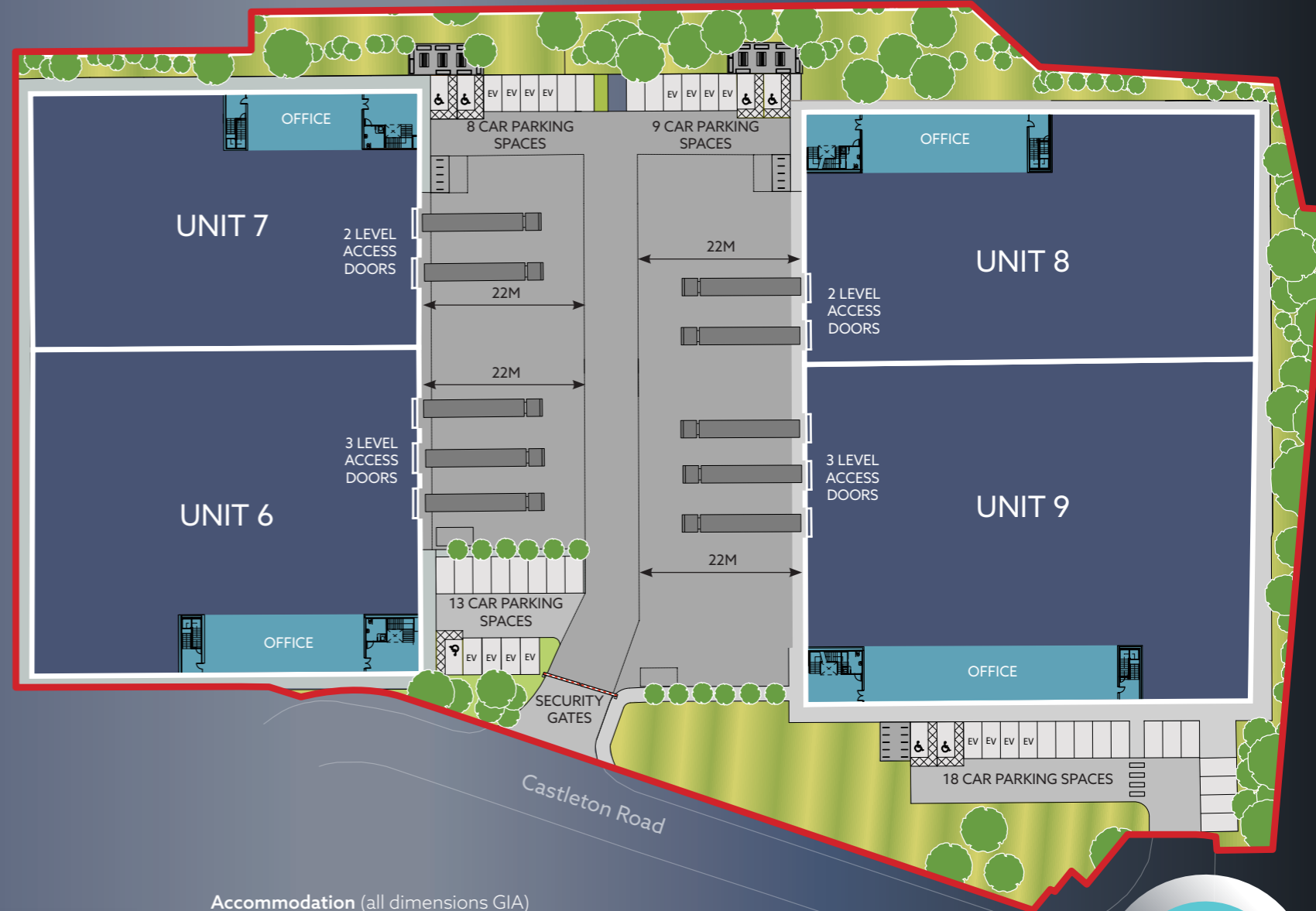
VELOCITY POINT LEEDS LS12 2EN

UNITS 6 – 9

TO LET
21,225 – 33,780 SQ FT
AVAILABLE IMMEDIATELY

Perfectly located for last-mile deliveries, these four units offer 21,225 - 33,780 sq ft of highly-specified space. Providing access to A643, Junction 2 of the M621 and Leeds City Centre in less than a 10-minute drivetime, Velocity Point is amplifying connectivity to place ambitious occupiers in prime position for growth.

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21,225 - 33,780 SQ FT
 AVAILABLE IMMEDIATELY



EPC - A

LEEDS IS THE LARGEST MANUFACTURING BASE OUTSIDE OF LONDON

FULL GATED SECURE SITE

PERFECTLY POSITIONED TO SERVE LEEDS, WITH DIRECT LINKS TO THE UK MOTORWAY NETWORK

BREEAM EXCELLENT RATING

10M HAUNCH HEIGHT

2 EV CHARGING POINTS PER UNIT

Accommodation (all dimensions GIA)

UNIT 6	SQ M	SQ FT
First Floor Office	239.5	2,578
Ground Floor Office	57.3	617
Warehouse	2,233.2	24,038
TOTAL	2,530	27,233

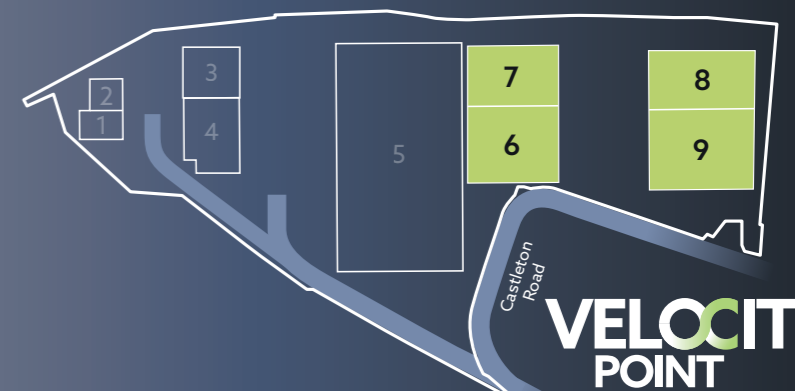
UNIT 8	SQ M	SQ FT
First Floor Office	221.7	2,386
Ground Floor Office	53.9	580
Warehouse	1,937.2	20,852
TOTAL	2,212.8	23,818

UNIT 7	SQ M	SQ FT
First Floor Office	199.8	2,151
Ground Floor Office	58.5	630
Warehouse	1,713.5	18,444
TOTAL	1,971.8	21,225

UNIT 9	SQ M	SQ FT
First Floor Office	312.7	3,366
Ground Floor Office	55.8	860
Warehouse	2,769.8	29,554
TOTAL	3,138.3	33,780

22M YARD DEPTH

SOLAR PVS



VELOCITY POINT



50kN/M²
FLOOR
LOADING

200kVA
POWER
PER UNIT

VRF HEATING /
COOLING SYSTEM
TO OFFICE

LIVING
FENCE

PRIVATE
BIKE
SHELTER

LANDSCAPED
BUSINESS PARK
ENVIRONMENT

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AVAILABLE IMMEDIATELY

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VELOCITY
POINT LEEDS
LS12 2EN



Sat Nav: **LS12 2EN** what3words: [///fetch.luxury.villa](https://www.what3words.com/fetch.luxury.villa)

Drive times	Minutes	Miles
Leeds City Centre	5	1.5
M621 Junction 2	7	2.4
M1 Junction 44	11	6.0
M62 Junction 28	15	6.1
M1 Junction 43	12	6.6
Leeds Bradford Airport	25	9.2

Driving Forward Connectivity

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A Development By

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UBS

TUNGSTEN
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