

**TO LET**

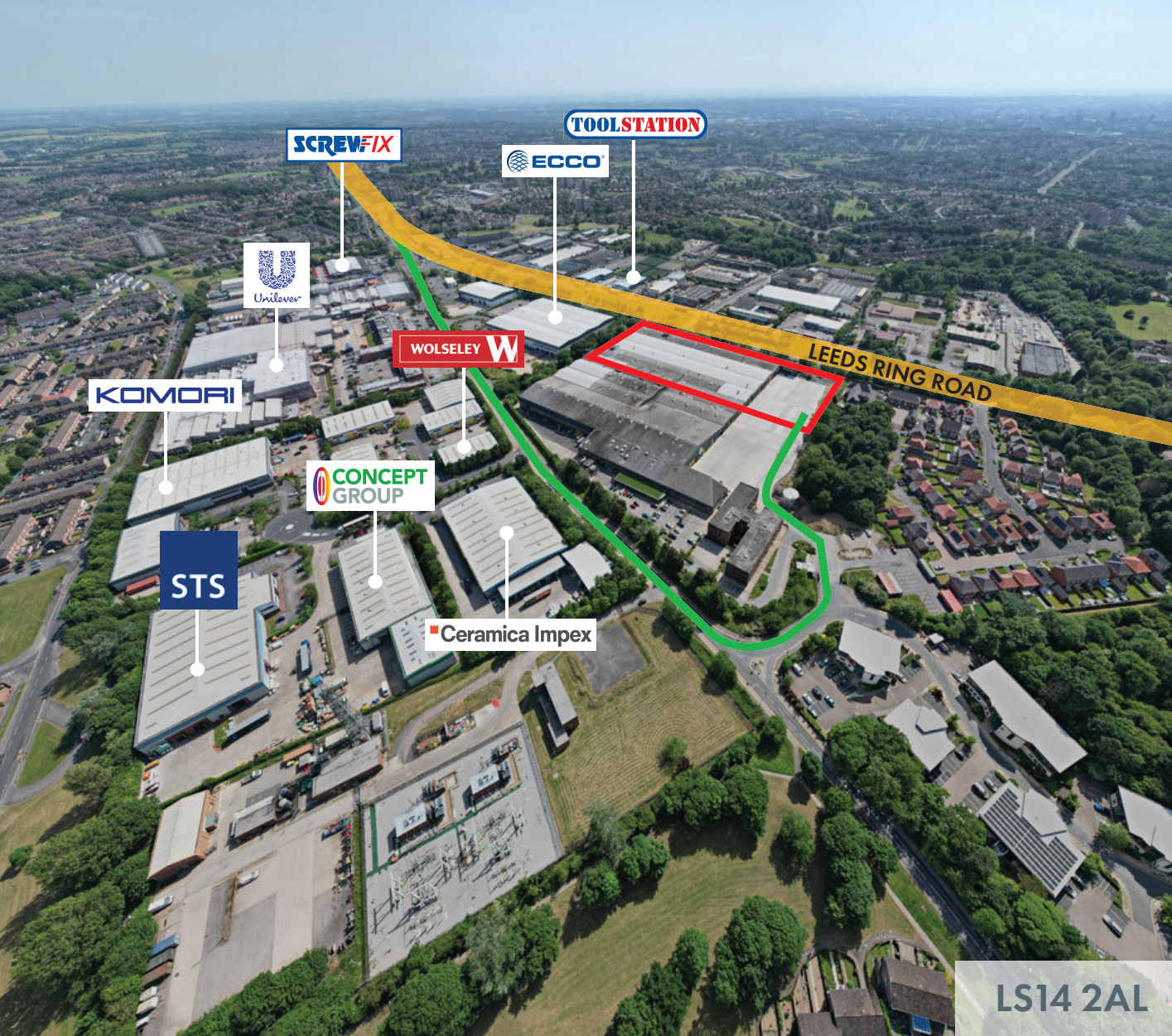
**DISTRIBUTION/INDUSTRIAL/  
MANUFACTURING UNIT**

UNIT **2**  
**COAL ROAD**

**159,830 sq ft**  
(14,848.7 sq m)

**7-8 MVA  
POWER SUPPLY**

**SEACROFT | LEEDS | LS14 2AL**



# UNIT COAL 2 ROAD

## SITUATION

The site is prominently positioned in an established industrial location on the north-eastern fringe of Leeds in Seacroft, in close proximity to the A6120 Leeds Outer Ring Road. The nearby A64 provides access to the A1(M), which lies approximately 6 miles to the east. The A6120 at Cross Gates provides access to Junction 46 of the M1 approximately 5 miles to the south east.

The newly constructed East Leeds Orbital Road further enhances connectivity providing an alternative link between the Outer Ring Road at Red Hall (approximately 1 mile to the north) to Junction 46 of the M1.



REFURBISHED



STRONG  
CONNECTIVITY

DISTRIBUTION / INDUSTRIAL /  
MANUFACTURING UNIT

159,830 sq ft (14,848.7 sq m)

LS14 2AL



## DESCRIPTION

The property, a semi detached industrial warehouse unit totalling 159,830 sq ft has been recently refurbished to a high standard. The property sits on a regular shaped site of approximately 4.45 acres (1.8 hectares) and benefits from the following specification:

- Fully refurbished - including a brand new fully concreted yard area
- Internal eaves height of 5.5m to underside of the haunch and an apex of 8.6m
- 6 new ground level doors plus
- 2 x dock level loading doors
- Two storey ancillary office accommodation
- 50m yard depth
- Up to 80 car parking spaces
- Large gas and water supply
- Fully secure yard - with new gate and fencing
- 7-8 MVA power supply
- Ability for more docks or ground level loading doors to be created

The site benefits from exceptionally high power capacity and is capable of providing up to 8.9 MVA.



## TENURE

Available by way of a new FRI lease, terms to be agreed.

## ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Warehouse	150,358	13,968.7
GF Office	2,956	274.6
FF Office	6,517	605.4
<b>TOTAL</b>	<b>159,830</b>	<b>14,848.7</b>



**SITE PLAN**

# UNIT COAL 2 ROAD

## LOCATION

The site is located on the north eastern fringe of Leeds in Seacroft, just off Coal Road in close proximity to the A6120 Leeds Outer Ring Road. The nearby A64 provides access to the A1(M), which lies around 6 miles to the east. The A6120 at Cross Gates provides access to junction 46 of the M1 around 7 miles to the south east.

The East Leeds Orbital Road which is currently under construction and due for completion in Q4 2021, will further enhance the connectivity strength of Leeds160, connecting the Outer Ring Road at Red Hall (1.3 miles away) around the east side of Leeds joining a new Manston Lane Link Road and connecting through to Thorpe Park into junction 46 of the M1 motorway.

## LEGAL COSTS

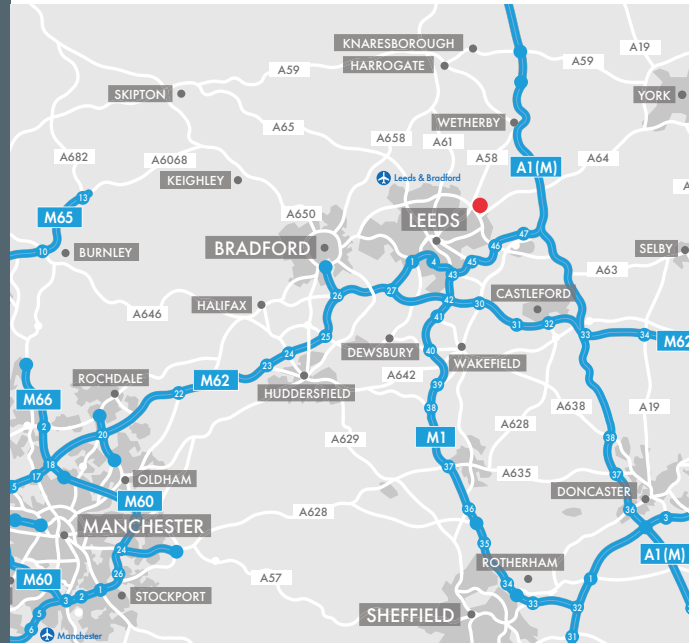
Each party is to be responsible for their own legal costs incurred in this transaction.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating C (73).

## TERMS

The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.



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## DESTINATION DISTANCE

Leeds	6 miles
Jct 45, M1	4 miles
Doncaster	33 miles
Goole	33 miles
Manchester	38 miles
Sheffield	40 miles

## VIEWING

Strictly by prior appointment with the joint agents:

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