



Functional Industrial Units - Immediately Available

65,872 sq ft (6,119.6 sq m)

Pontefract Road,
Leeds,
West Yorkshire
LS10 1SW

Location

Situated within an established industrial location, the property has excellent connections to the national motorway network via junction 44 of the M1 motorway.

Drivetimes: M1 J44 <1 mile / M621 J7 <1 mile

Rail: Leeds Railway Station 2 miles west.

Air: Leeds Bradford International Airport 10 miles north.

Port: Port of Hull 60 miles east.

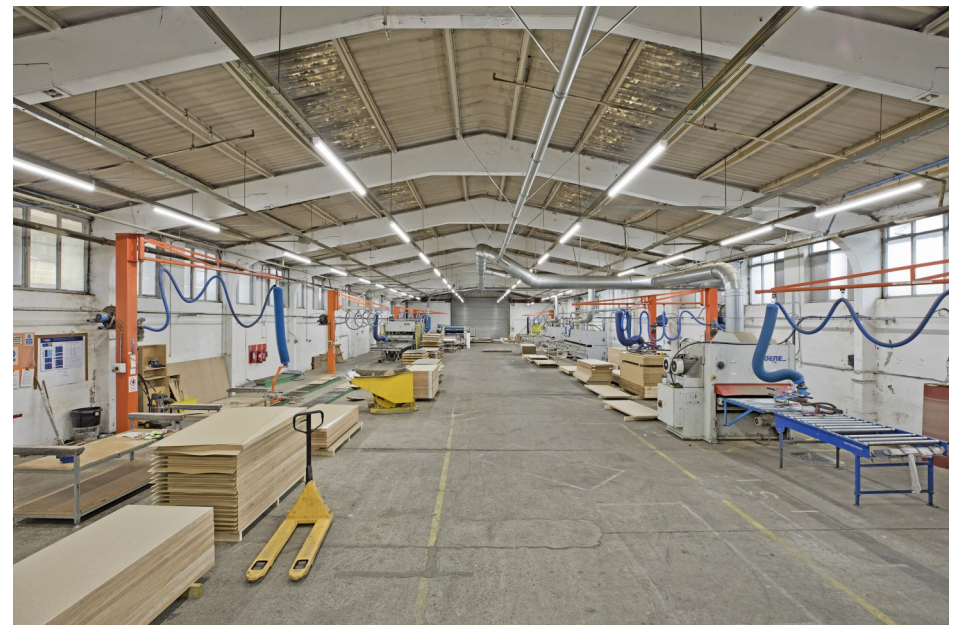
Building Specification

- 4.2 to 8.7m minimum eaves heights.
- LED lighting fitted throughout the warehouse and offices.
- 6 ground level loading doors.
- Offices and welfare facilities.
- Solid concrete floors throughout a majority of the units.

The property can be adapted/refurbished to an occupiers requirements if required.

Use

- The property has operated as a storage, manufacturing and trade counter facility for many years. The property is therefore suitable for a variety of industrial uses.









Description	Sq Ft	Sq M
Industrial (8.7m min eaves)	9,311	865
Industrial (5.6m min eaves)	37,508	3,484.6
Industrial (4.2m min eaves)	11,623	1,079.8
Offices & trade counter	6,914	642.3
Welfare	516	47.9
TOTAL GIA	65,872	6,119.6



- Fully secure yard
- Central service yard area
- 6 ground level loading doors
- Trade counter
- Designated car parking areas
- 2.6 acre total plot size
- Fitted offices and canteen
- LED lighting throughout



Terms

The property is available to let on a new Fully Repairing & Insuring (FRI) lease. Further details are available upon request.

EPC

Energy Performance Certificate rating C (66).

Rateable Value

The property has a rateable value of £214,000 (from 1 April 2026).

Contact & further information

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