

**SUPERB WAREHOUSE / INDUSTRIAL / OFFICE COMPLEX
ON AN EXTENSIVE SITE AREA FOR SALE**

**SALEM HOUSE, PARKINSON APPROACH,
GARFORTH, LEEDS, LS25 2HR**

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Eddisons

Boundary for identification purposes only.



Tenure

For Sale



Property Type

Industrial



Price

POA



Size

6,145.22sq m
(65,608 sq ft)

On an overall site
of approximately
1.69 Hectares / 4.18 Acres



Location

Leeds,
LS25 2HR



Property ID

731.4659a (1234069)



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Description

Exceptional Industrial & Office Complex – Extensive Accommodation on 4.18 Acres

This impressive property presents a rare opportunity to secure a substantial industrial and office complex offering high-quality workspace and further development potential.

Positioned on a generous **4.18 acre (1.69 hectare)** site, the premises combine a substantial warehouse facility with two modern extensions and a high-specification detached office building - creating an exceptional environment for manufacturing, distribution, or corporate headquarters use.

High-Quality Industrial & Warehouse Space

The principal warehouse extends along the eastern side of the site and features:

- Clear-span accommodation with approx. 5.8m eaves height
- Concrete frame construction with part-brick and metal-clad elevations
- Two modern steel portal frame extensions providing further quality warehouse space
- Pitched roofing and matching metal cladding

Flexible operational capacity is enhanced by timber mezzanine floors throughout, installed on steel demountable structures - ideal for scalable storage or production requirements. Additional partitioned areas and small extensions offer useful workshops, storage rooms and loading facilities.

Modern Detached Office Building

The detached office block, arranged over part single and part two storeys, delivers a professional and welcoming corporate environment:

- High-quality open-plan and private office suites
- Stylish double-height reception with adjoining showroom
- Meeting room and staff facilities
- Kitchen areas and commercial gas boilers

Extensive External Areas & Site Benefits

The property's expansive grounds feature:

- Surfaced driveways and circulation routes
- Generous yard areas for loading, storage and logistics
- Ample car parking with 6 EV charging bays
- Large, level grassed areas offering amenity space and potential for future enhancements (subject to planning)

Area	m ²	ft ²
Ground Floor Reception, Showroom and Offices	204.15	2,197
First Floor Boardroom and Offices	122.55	1,319
Ground Floor Sales Room	300.00	3,229
Ground Floor Accounts/Finance	135.30	1,456
Ground Floor Rear Office	33.02	355
First Floor Storage	33.72	363
Ground Floor Gym/Store	58.75	632
First Floor Staff Room	63.45	683
Main Warehouse	1,068.00	11,496
Main Warehouse Mezzanine	1,068.00	11,496
Extended Warehouse	765.00	8,234
Extended Warehouse Mezzanine	765.00	8,234
Rear L Extension Warehouse	722.25	7,774
Rear L Extension Warehouse Mezzanine	601.29	6,472
Lean-to	154.74	1,666
Workshop	50.00	538
Total GIA including Mezzanines	6,145.22	65,608
Total GIA excluding Mezzanines	3,710.93	39,944



Location

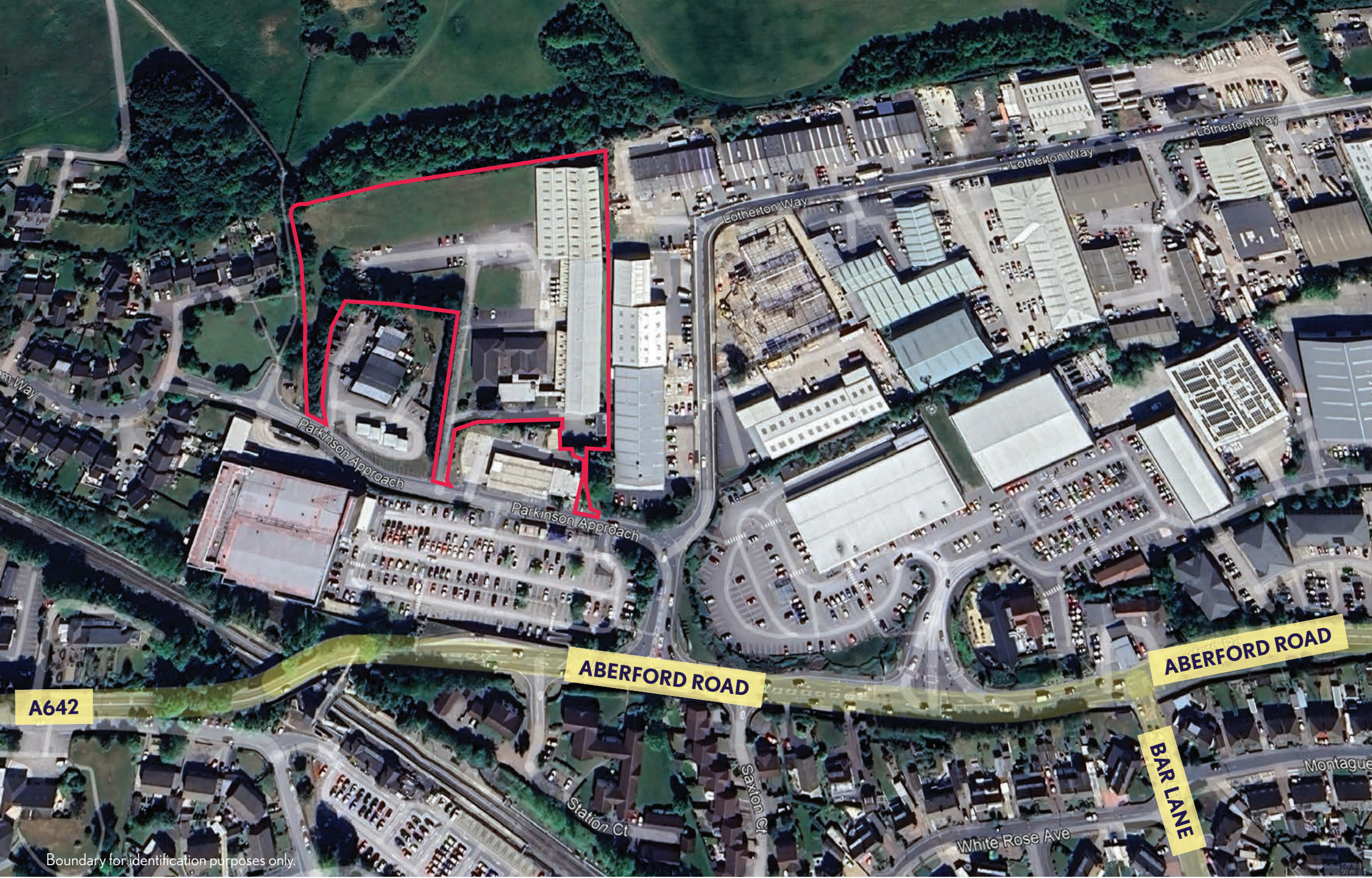
Garforth forms part of the Leeds Metropolitan District and is located approximately 6 miles east of the city centre with access via the A63 Leeds to Selby Road and also via the A642 Aberford Road which links directly to Junction 47 of the M1 motorway approximately 1 mile north east of Garforth town centre. The town's railway station is also about 150 yards or so to the west along Aberford Road.

The property is situated just off the A642 Aberford Road almost immediately opposite its junction with Parkinson Approach where the property can be directly accessed. The immediate surrounding area is mostly industrial in nature with Lotherton Business Park consisting of similar sized industrial accommodation. However, there is also moderate commercial presence in the area with two large supermarket chains Tesco and Lidl operating within 200m of the property. A supermarket car park fronts Parkinson Approach and the subject property lies immediately to the rear of this facility. There is a residential estate located on Hingham Way 150m to the west of the site.



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A642

ABERFORD ROAD

ABERFORD ROAD

BAR LANE

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Energy Performance Certificate

Salem House (Full Site)

The property has an Energy Performance Asset Rating of C. Further information is available on request.

Salem House (Office Space)

The property has an Energy Performance Asset Rating of C. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Warehouse and Premises
Rateable value: £144,000

Legal Costs

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

Terms

The property is available For Sale freehold and with vacant possession.

Price

POA.

VAT

Prices and rental are exclusive of VAT if chargeable.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



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**For Viewing & All Other Enquiries
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