

TO LET

WAREHOUSE / INDUSTRIAL PREMISES

5,922 SQ FT (550.12 SQ M)



HOLDER & CO
Property Consultants



Enfield Street, Leeds, LS7 1RF

- Well located on the fringe of Leeds City Centre
- Attractive office accommodation
- Car parking to the front and side elevation





LOCATION

The unit is well located on Enfield Street, a close distance from Roundhay Road, on the fringe of Leeds City Centre.

DESCRIPTION

The premises comprise a single storey, detached warehouse / industrial unit with attractive single storey office accommodation to the front elevation. The unit has an eaves height of 3.15m (front bay) and 5.39m (rear bay). There is currently a mezzanine floor (200.61 sq m / 2,159 sq ft) in situ which can be retained or alternatively the Landlord would consider removal. Externally there is car parking to the front and side elevations.

TERMS

The premises are offered on a new lease for a term of years to be agreed at a rental of £40,000 per annum.

Rateable Value

The current Rateable Value from 1st April 2026 is £25,500.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Warehouse front bay	259.18	2,790
Warehouse rear bay	224.69	2,419
Ground Floor Offices, kitchen & W/C's	66.25	713
Total	550.12	5,922

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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