

**Unit B6/7
Wellington Road**

BR INDUSTRIAL
TRUST

Modern Industrial / Warehouse Unit

7,642 sq ft (710 sq m)
To Let

Unit B6/7, Wellington Road
Industrial Estate, LS12 2UA

Fully Refurbished &
Immediately Available



A65

A58(M)

A58

Unit B6/7



what3words: spends.slime.search
www.what3words.com

LOCATION

Wellington Road Industrial Estate is well located at the hub of the northern motorway network. It is within 10 minutes walking distance to Leeds centre and train station.

TRAVEL TIME

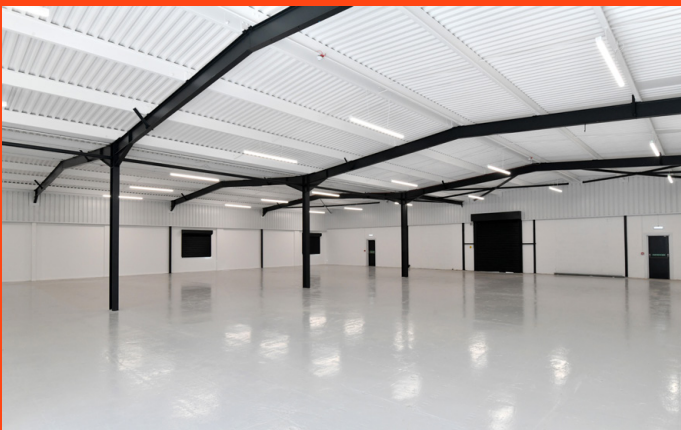
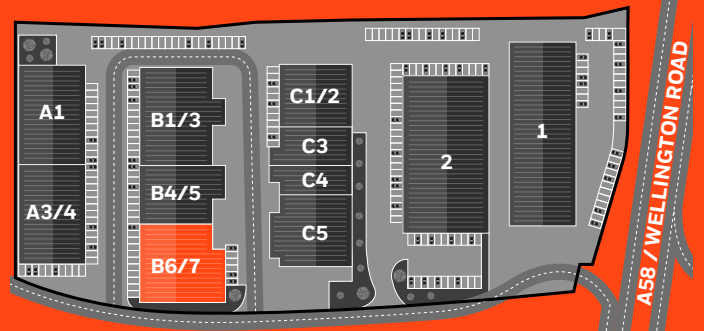
Description	MILES	TIME
Leeds City Centre	1.3	6 mins
Leeds Train Station	1.1	6 mins
Leeds Bradford Airport	5.7	12 mins



DESCRIPTION

Wellington Road Industrial Estate has a prominent location fronting Leeds' Inner Ring Road (A58) and is ideally suited to showroom and trade counter use.

Unit B6/7, 7,642 sq ft (710 sq m), has dedicated offices and WC facilities, a roller shutter access door and three phase power supply.



Office space



Fully refurbished



EPC B rating



Up to 245KVA available



Front and rear loading

VAT

VAT is payable on rents and charges. Flexible lease terms are available.



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