

**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

Undergoing Full Refurbishment  
Available Q1 2026





## 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.

## COMMUNICATION

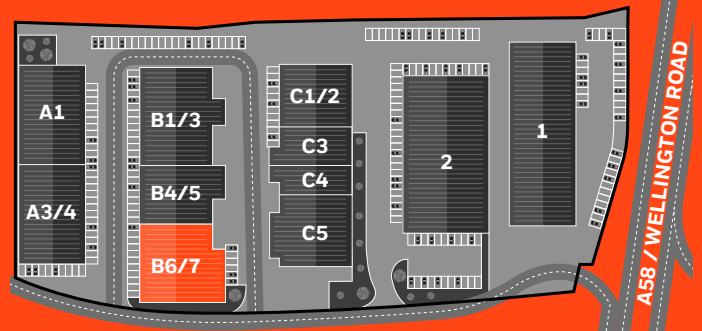
Description	MILES	TIME
Leeds City Centre	1.3	6 mins
Leeds Train Station	1.1	6 mins
Leeds Bradford Airport	5.7	12 mins



## 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



EPC B rating



Undergoing full refurbishment



Front and rear loading

## VAT

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



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