

IMMEDIATELY AVAILABLE



PONTEFRACT LANE, LEEDS, LS9 0DW

UNIT 4 TOTAL PARK

43,906 SQ FT INDUSTRIAL/WAREHOUSE UNIT TO LET

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LOCATION

Strategically positioned on the highly sought-after Total Park, Unit 4 offers excellent connectivity. The site is located to the east of Leeds City Centre and is situated in a prominent position fronting Pontefract Lane (A63) within the highly popular Aire Valley.

Following completion of the East Leeds Link Road, Pontefract Lane benefits from excellent motorway links with direct access to J45 of the M1 motorway to the east (1 mile) and access into Leeds City Centre within 5 minutes' drive to the west (2 miles).



HGV DRIVE TIMES

Manchester	46.9 miles	1 hr 33 mins
Birmingham	115.2 miles	3 hrs 10 mins
London	190.9 miles	5 hrs 24 mins



Boundary for identification purposes only.

Strategic 'last mile' scheme with direct access to **J45 of the M1 motorway**

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DESCRIPTION

This modern, detached warehouse/industrial unit totals 43,906 sq ft (4,079 sq m) and includes high-quality office accommodation across two floors.

SPECIFICATION

Key features include:



Unit 4 is ideal for occupiers seeking high-spec logistics, manufacturing, or storage space within a thriving industrial hub.

There is a light weight mezzanine area of circa 1,700 sq ft available if needed.



Eaves height of 10.5 metres



Secure yard with extensive car park



EPC rating 'A'



Five electric ground-level loading doors



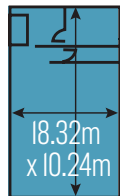
High-quality office accommodation on ground and first floor



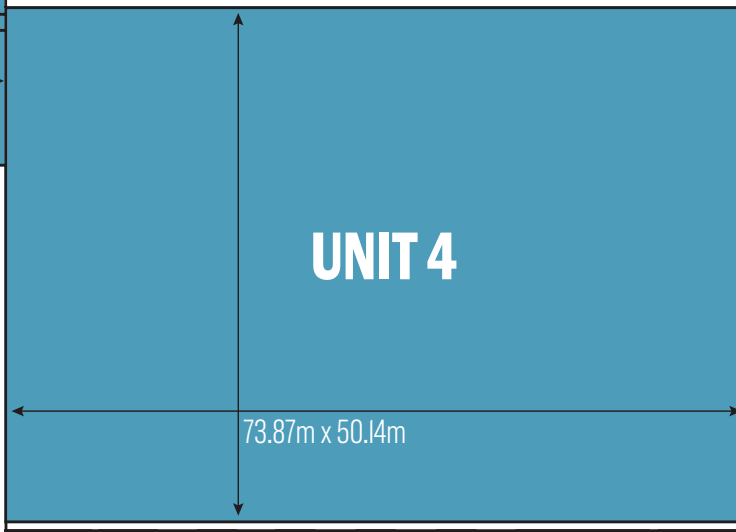
Prime industrial specification suitable for a wide range of operations



225 kva power



UNIT 4



FLOOR PLAN

ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Warehouse	39,868	3,703.84	Available
Ground - Office	2,019	187.59	Available
First - Office	2,019	187.59	Available
Total	43,906	4,079.03	

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LEGAL COSTS & VAT

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

RATEABLE VALUE

The Rateable Value is £77,500.

TERMS

The property is held by way of a lease from 11th June 2021 for a term of 15 years expiring 10th June 2036.

The current passing rent represents £283,170 per annum equating to £6.45 per sq ft. The next rent review would be 11th June 2026.

The unit is available based on Assignment of the existing lease or subletting at Open Market Rental Value.

Subject to Contract.

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VIEWINGS

Viewings are strictly by appointment only through Savills.

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