

## TO LET

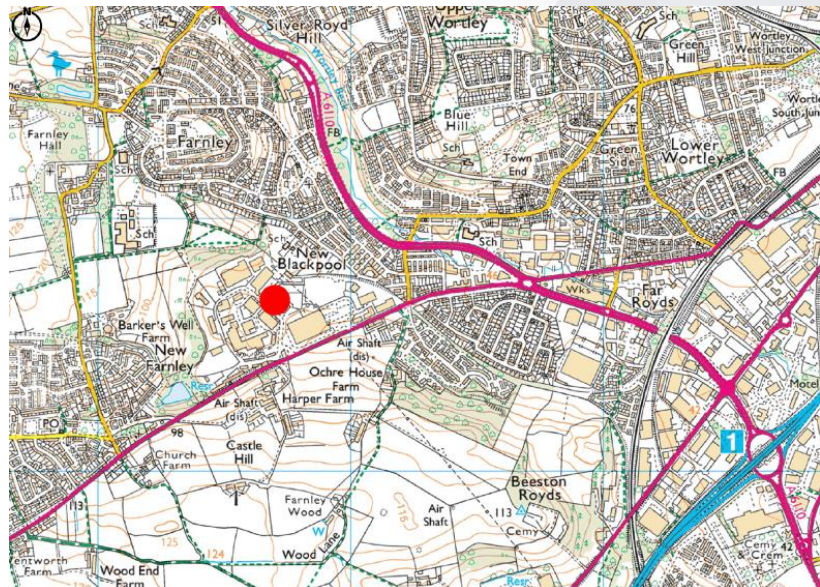
Units 5 - 8 Whitehall Industrial Estate, Ashfield Way, Leeds, LS12 5JB  
**Detached Industrial/Warehouse Unit**

**41,510 Sq Ft / 3,856.36 Sq M**



### KEY HIGHLIGHTS

- Flexible lease terms available
- Superbly located on the fringe of Leeds City Centre
- Excellent motorway access
- 6.5M Eaves height
- 4 Ground Level loading doors
- Large secure yard area
- LED Lighting throughout



For more information please contact:

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## LOCATION

Units 5-8 Whitehall Industrial Estate are located on Ashfield Way in Leeds. This prime industrial estate is situated in a well-established commercial area, offering excellent connectivity to major road networks. It is ideally positioned with easy access to the Leeds city centre, approximately 3 miles to the east, and is within close proximity to key transport links such as the M621 motorway and the A6110 ring road, providing convenient connections to the M62 and M1 motorways.

The estate is home to a mix of industrial, warehouse, and office spaces, making it suitable for a range of businesses. It benefits from a secure, gated environment with ample on-site parking and good loading access. The units themselves offer flexible space, making them ideal for storage, distribution, and light manufacturing operations.

Surrounding amenities include retail parks, restaurants, and other services, offering a supportive environment for both staff and visitors. Source: Google Maps

This location is well-suited for businesses seeking a strategic, accessible base within one of Leeds's key industrial hubs.

## BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Warehouse	3,790	40,795
Canteen/Welfare	66.36	714
<b>TOTAL</b>	<b>3,856.36</b>	<b>41,510</b>

## RATEABLE VALUE

The current rateable value for the property is £143,000 within the 2024 rating list.

## TERMS

Available by way of Sub-Lease or Assignment.

The lease commenced 19<sup>th</sup> July 2019, and is for a period of 10 years, expiring on the 18<sup>th</sup> July 2029. The rent has recently been reviewed (18<sup>th</sup> July 2024) and the passing rent is £292,551 pax.

The Landlord may also consider, Leasehold on a new full repairing and insuring lease. Please enquire for further details.

## EPC

EPC Rating: D-86

## VAT

All prices and outgoings are exclusive of but may be liable for VAT.

## LEGAL COST

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

## DESCRIPTION

The subject units consists of a detached, 4 bay Warehouse/Industrial Unit. Which is of Steel portal frame construction, with part brick, part metal profile elevations under a pitched roof, with a concrete floor.

The unit benefits from the following brief specifications:

- 6.5M Eaves Height
- 4 Ground Level Loading Doors
- Large Secure Yard area
- LED Lighting throughout
- Welfare Facilities & Canteen
- Approximately 10% Translucent Roof Panels

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The Misrepresentation Act 1967.

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### Site Plan

Approximate site boundary:



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