



ORION
@LOGIC

TO LET

Speculative New Detached Industrial/Warehouse Unit
Ready for Immediate Occupation

25,047 SQ FT (2,326.94 SQ M)

LOGIC LEEDS | LS9 OPS





ORION
@LOGIC



RATEABLE VALUE

The property will be assessed in due course.

TERMS

The property is available by the way of a new full repairing and insuring lease for a term to be agreed.

PUBLIC TRANSPORT

The development benefits from the newly opened Temple Green Park and Ride facility which can accommodate up to 1,000 vehicles and provides regular access to Leeds city centre from Monday to Saturday at 10-15 minute intervals.

DESCRIPTION

- Built to a high specification
- 3 Ground level loading doors
- Height of 8m to underside of haunch
- Large service yard with separate car parking and electric security gates
- 200KVA Electrical supply
- Concrete floor slab designed to support a uniform distributed load of 37.5kN per m²
- Security shutters to windows
- Fully fitted offices and reception

LOGIC LEEDS

Orion@Logic forms part of the wider Logic Leeds development which is a 100 acre manufacturing & distribution park located within the Aire Valley Enterprise Zone, providing high quality industrial & warehouse units in a fully landscaped environment, with immediate connectivity to junction 45 of the M1 motorway.

The Logic Leeds scheme already boasts occupiers such as Amazon, John Lewis, Premier Farnell, Network Rail and Galaxy Insulation.



Amazon



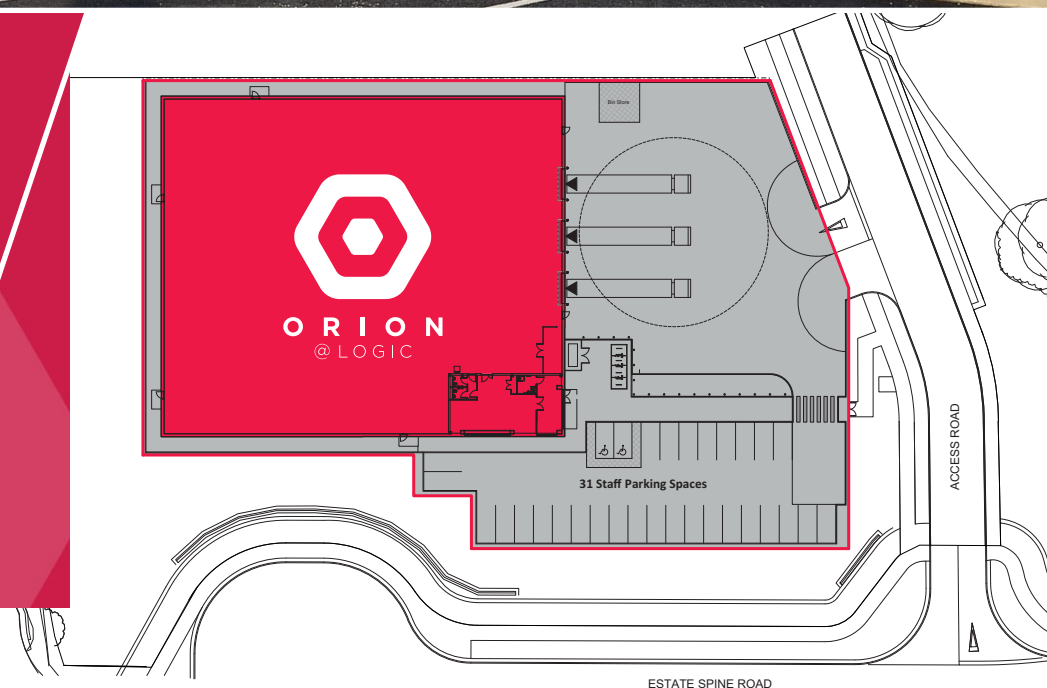
ACCOMMODATION

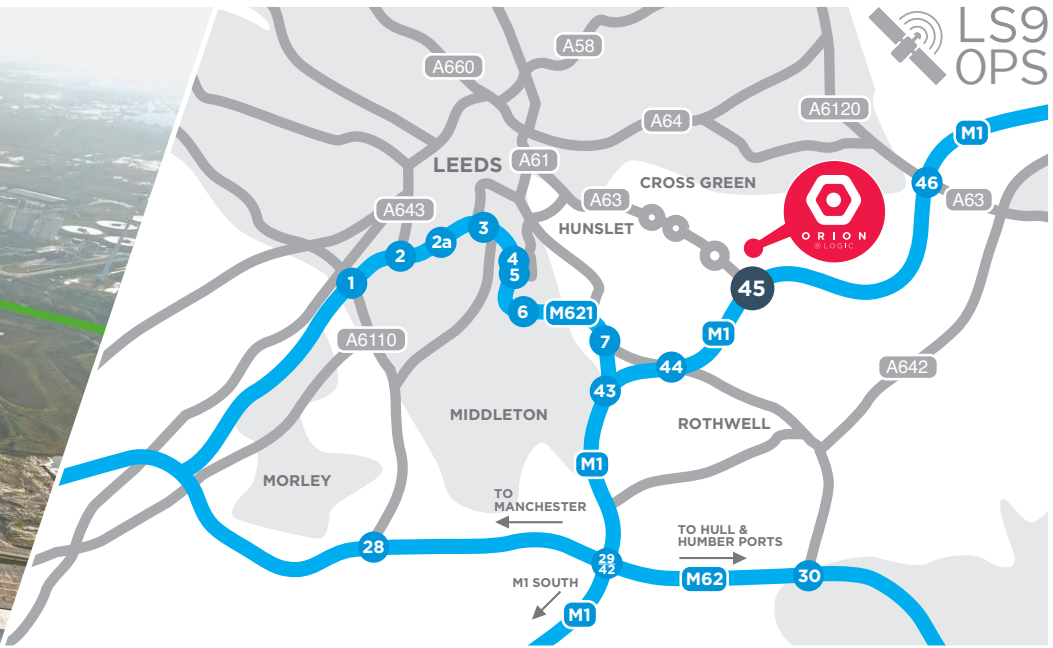
The property provides the following gross internal areas:

	SQ M	SQ FT
Office & Welfare facilities	119.10	1,282
Warehouse	2,199.47	23,675
TOTAL	2,326.94	25,047

EPC

The property has been assessed and awarded a rating of A-22. A full report is available on request.





FURTHER INFORMATION For further details please contact:

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