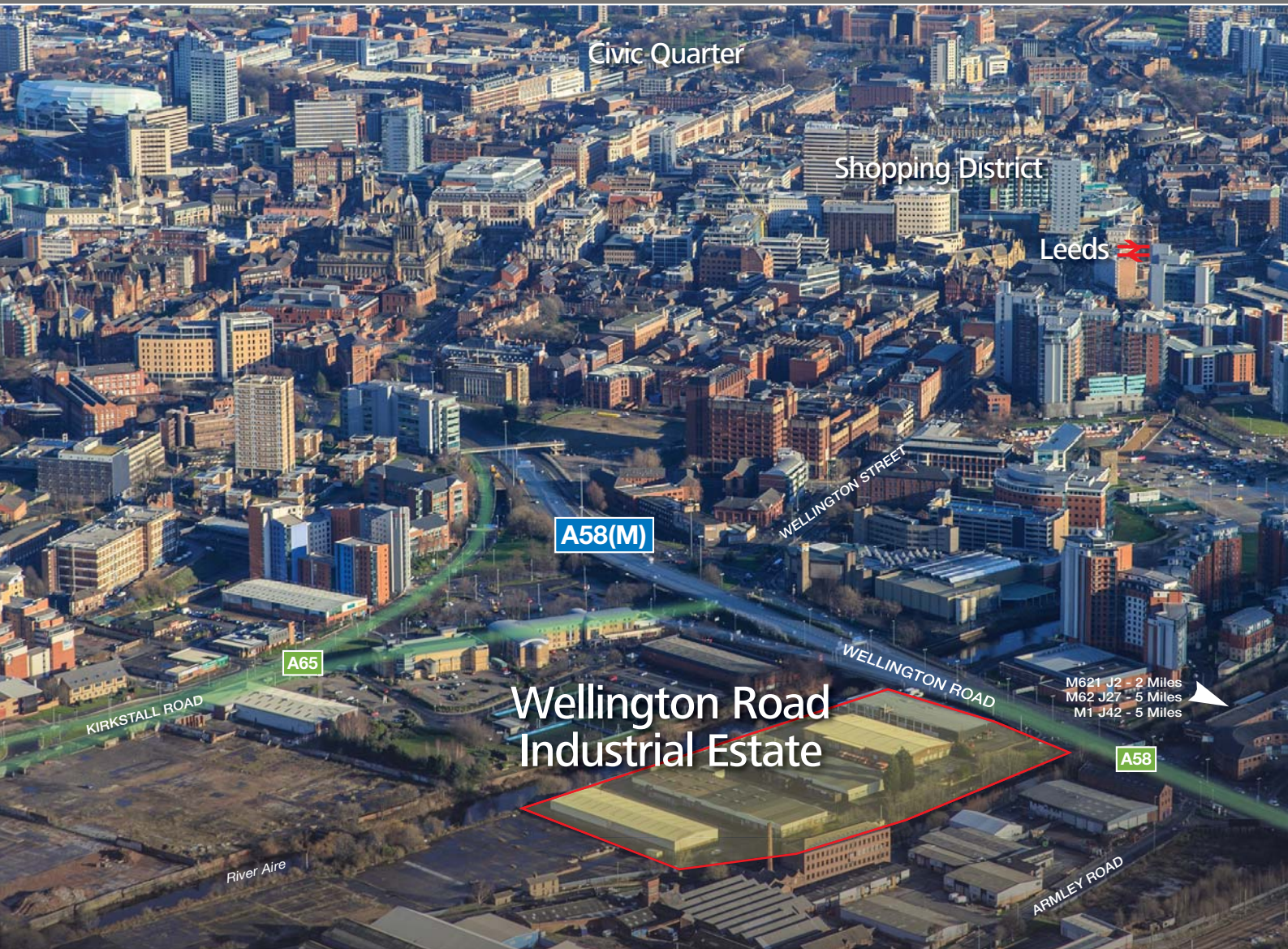
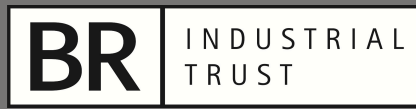


Wellington Road Industrial Estate

WELLINGTON ROAD ■ LEEDS ■ LS12 2UA



To Let Industrial, Warehouse and Trade Units
3,500 sq ft to 11,500 sq ft
(325 sq m to 1,068 sq m)

- 10 minutes walk to Leeds City Centre
- 2 miles from Junction 2 of the M621 Motorway
- 5 miles from the M1/M62
- 15 miles from the A1(M)

LEEDS

www.canmoor.com/wellingtonroad

Wellington Road Industrial Estate is a well managed industrial estate close to Leeds City Centre

Occupiers include:



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

Units range from 3,500 sq ft up to 11,500 sq ft.

- Dedicated offices and WC facilities
- Roller shutter door access
- 3 phase power supply
- Individual or shared yard area

LEEDS

www.canmoor.com/wellingtonroad

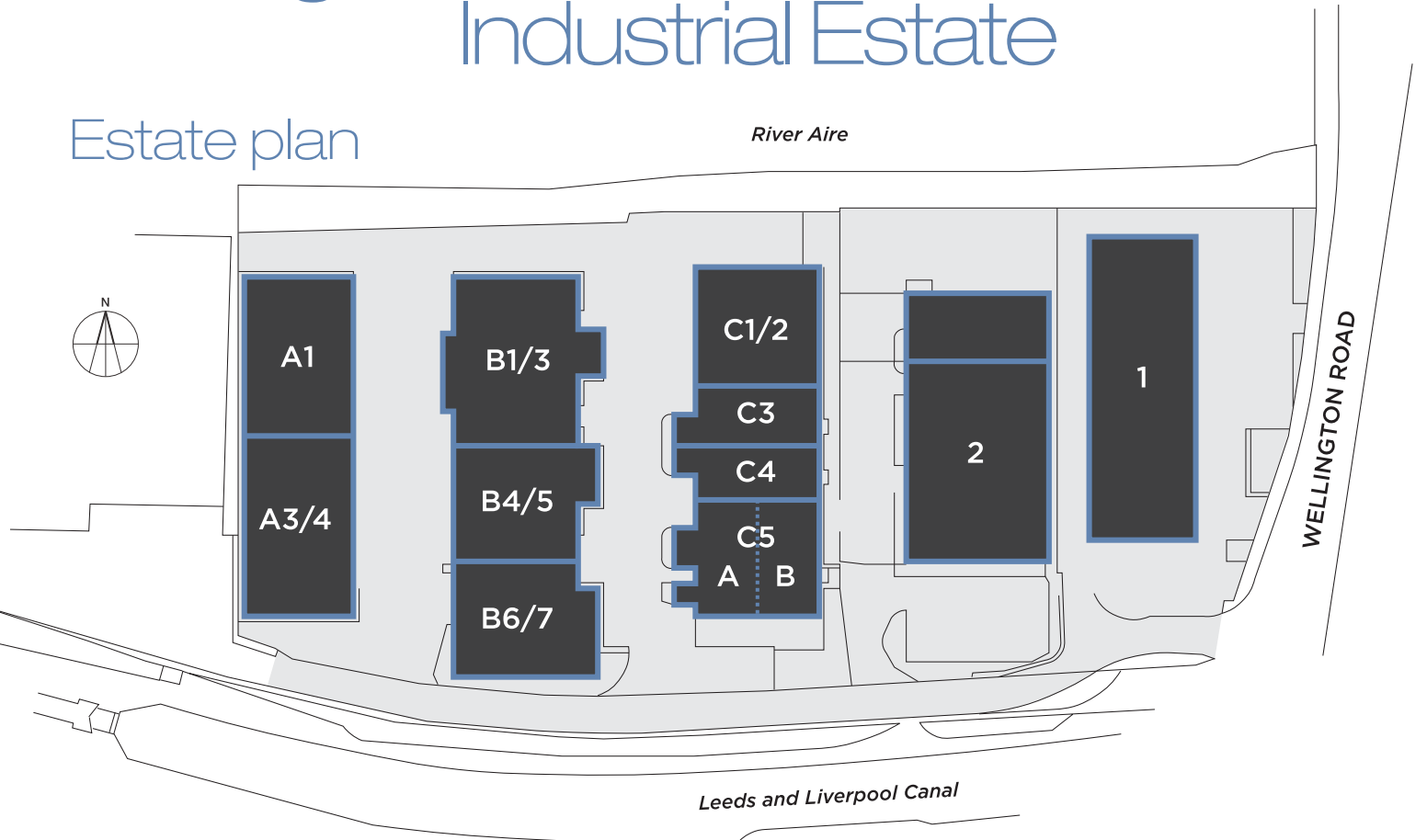


Indicative image



Wellington Road Industrial Estate

Estate plan



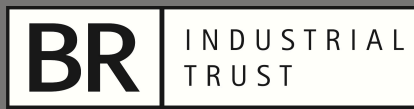
Situation

The estate is situated in a well established commercial area, predominantly of industrial, trade counter and showroom use.



Wellington Road Industrial Estate

WELLINGTON ROAD ■ LEEDS ■ LS12 2UA



Communications



- Leeds City Centre 1 mile
- M621 Junction 2 2 miles
- M1 Junction 42 5 miles
- M62 Junction 27 5 miles
- A1(M) Junction 44 15 miles



- Leeds station 1 mile



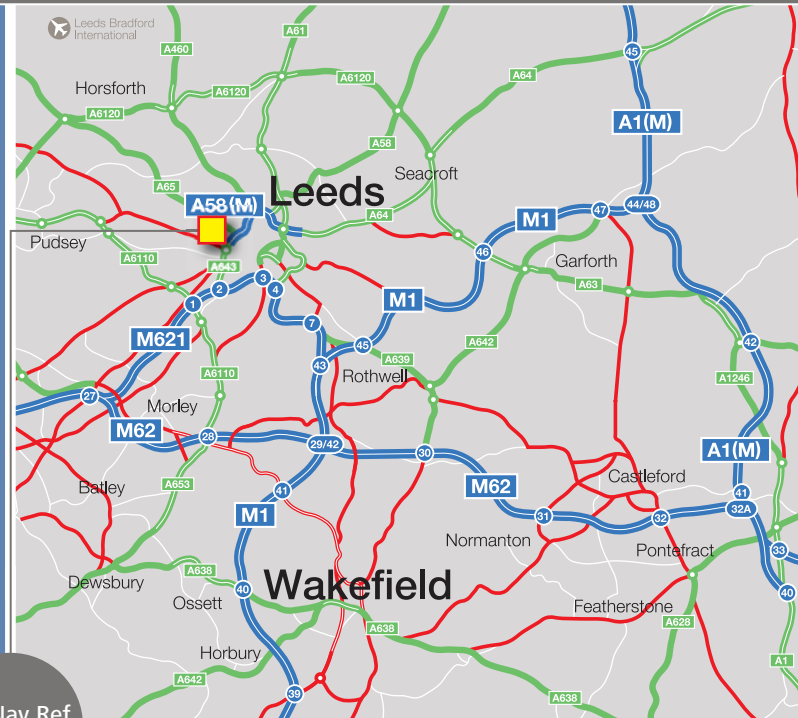
- Leeds Bradford International Airport 9 miles

Location

Wellington Road Industrial Estate is well located at the hub of the northern motorway network. It is located approximately 35 miles north of Sheffield, 44 miles north east of Manchester and 194 miles from London

Leeds sits immediately to the north of the intersection of the M1 (Junction 42) and M62 (Junction 27 and 29) motorways, being linked via the M621.

Sat Nav Ref
LS12 2UA



Terms

Units are available by way of new Full Repairing and Insuring leases on terms to be agreed.

Viewings & Further Information:

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2015