



# INDURENT

REVIE ROAD INDUSTRIAL ESTATE

LS11 8JG  
///COHERENT.TONE.ADVICE

WAREHOUSE UNIT WITH OFFICE SPACE TO LET  
UNITS 4 & 5  
22,493 SQ FT (2,089.69 SQ M)  
Undergoing full internal and external refurbishment.



Strategically located just off Junction 2 of the M621.

With a target EPC B rating, customers can lower their energy bills.



Warehousing that Works.





UNIT 4 & 5

## Why choose Revie Road Industrial Estate?



Under 3 miles south of Leeds city centre, making it ideal for distribution, manufacturing, and trade businesses.



Recently refurbished estate including new roof and external redecorations.



Positioned just off Junction 2 of the M621, providing direct access to the M1 and M62.



Warehousing that Works.





TO M62

M621

Vp  
Brandon Hire Station  
The UK's Tool and Equipment Hire Specialist

MCDONALD'S

ELLAND ROAD

colt

aalco®

TO LEEDS CITY  
CENTRE/M1

UNIT 4 & 5



Warehousing that Works.



# You're well-connected.

 **LESS THAN 1 MILE**  
from Junction 2 of M621.

 **2 MILES**  
from Leeds train station.

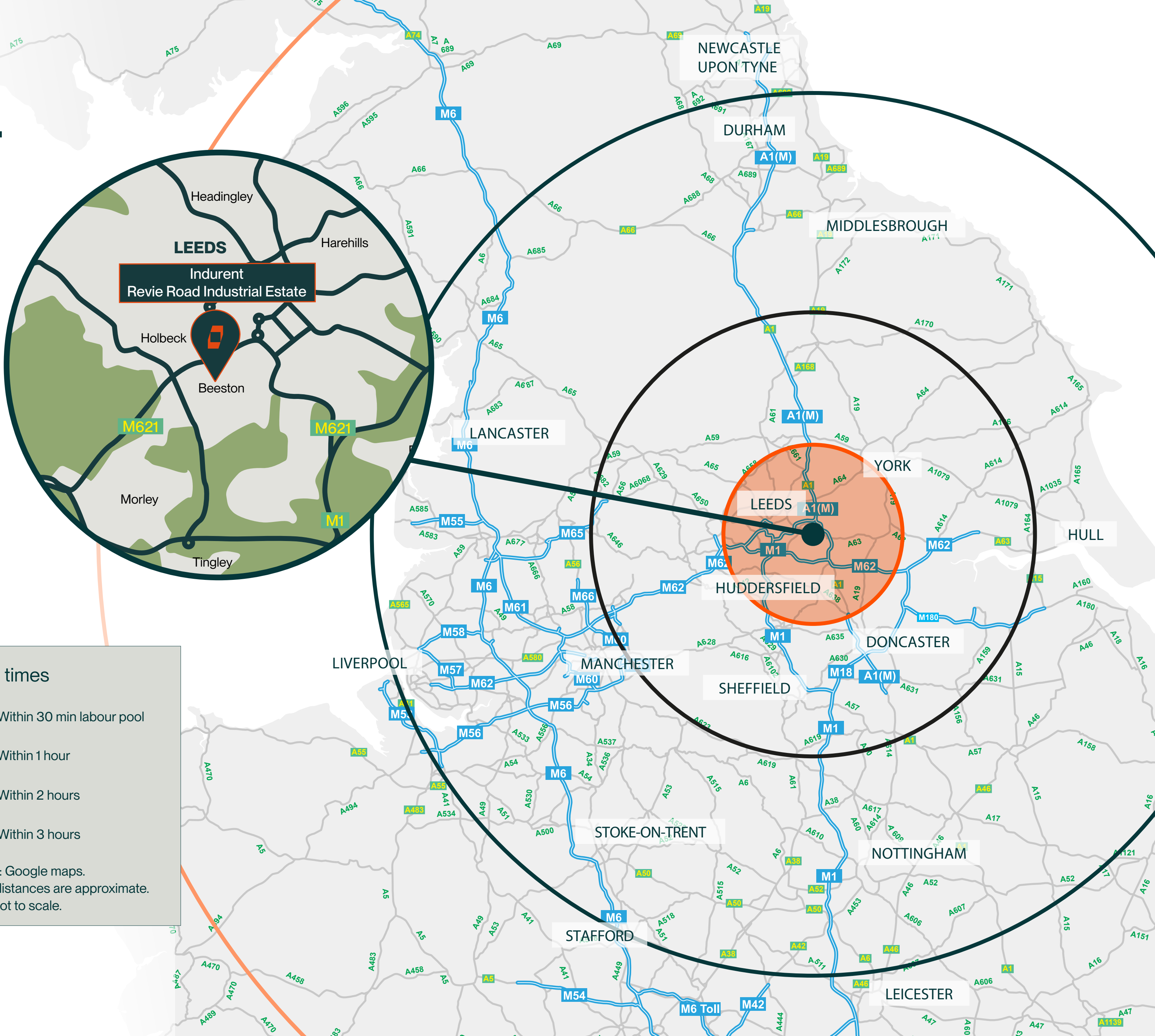
 **2.7 MILES**  
from Leeds City Centre.

 **11 MILES**  
from Leeds Bradford Airport.

Drive times

-  Within 30 min labour pool
-  Within 1 hour
-  Within 2 hours
-  Within 3 hours


Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.




# Schedule of accommodation.

UNITS 4 & 5	
WAREHOUSE	20,081 SQ FT (1,865.59 SQ M)
GROUND FLOOR OFFICE	1,206 SQ FT (112.05 SQ M)
FIRST FLOOR OFFICE	1,206 SQ FT (112.05 SQ M)
TOTAL	22,493 SQ FT (2,089.69 SQ M)
CLEAR INTERNAL HEIGHT	6.7M
ELECTRIC ROLLER SHUTTER DOORS	3
SHARED CAR PARKING SPACES	20


All floor areas are approximate gross internal areas.




On-site car parking



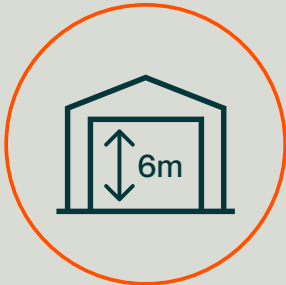
24 hour access




EPC B rating targeted




High quality office space




6.7M eaves height



3-phase power



Male and Female toilets



Unit undergoing full refurbishment



CAROLINE HARDY

Asset Manager

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