



# LEEDS160

Coal Road, Seacroft,  
Leeds LS14 2AL

To Let

**DISTRIBUTION/INDUSTRIAL/  
MANUFACTURING UNIT**

159,830 sq ft (14,848.7 sq m)

# DESCRIPTION

Leeds160 is an impressive 159,830 sq ft distribution/ industrial/manufacturing unit which is being fully refurbished to a high specification and provides a unique opportunity to an occupier both in terms of scale and its location.

Located in North Leeds, off Coal Road in Seacroft, the property is situated in an established industrial area which is home to a cluster of well-known industrial/distribution occupiers. The location provides strong connectivity locally, regionally and nationally via the ring road and M1.

Leeds160 is one of only a handful of ready to occupy properties over 100,000 sq ft in the region.



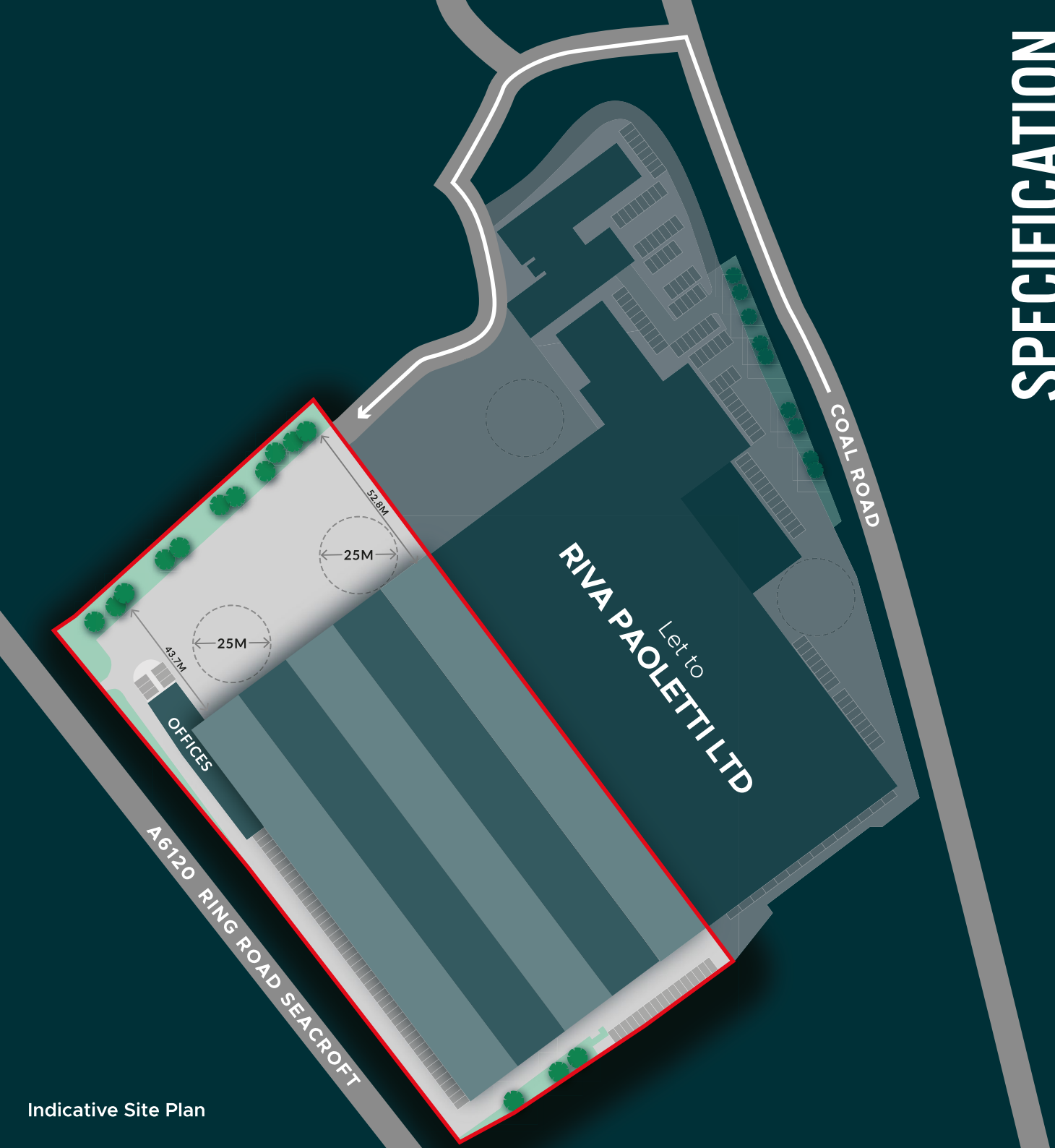
To be refurbished  
**COMPLETION  
SUMMER 2021**



Established area  
**WITH FANTASTIC  
OCCUPIERS**



Located in  
**NORTH LEEDS**  
with strong  
connections



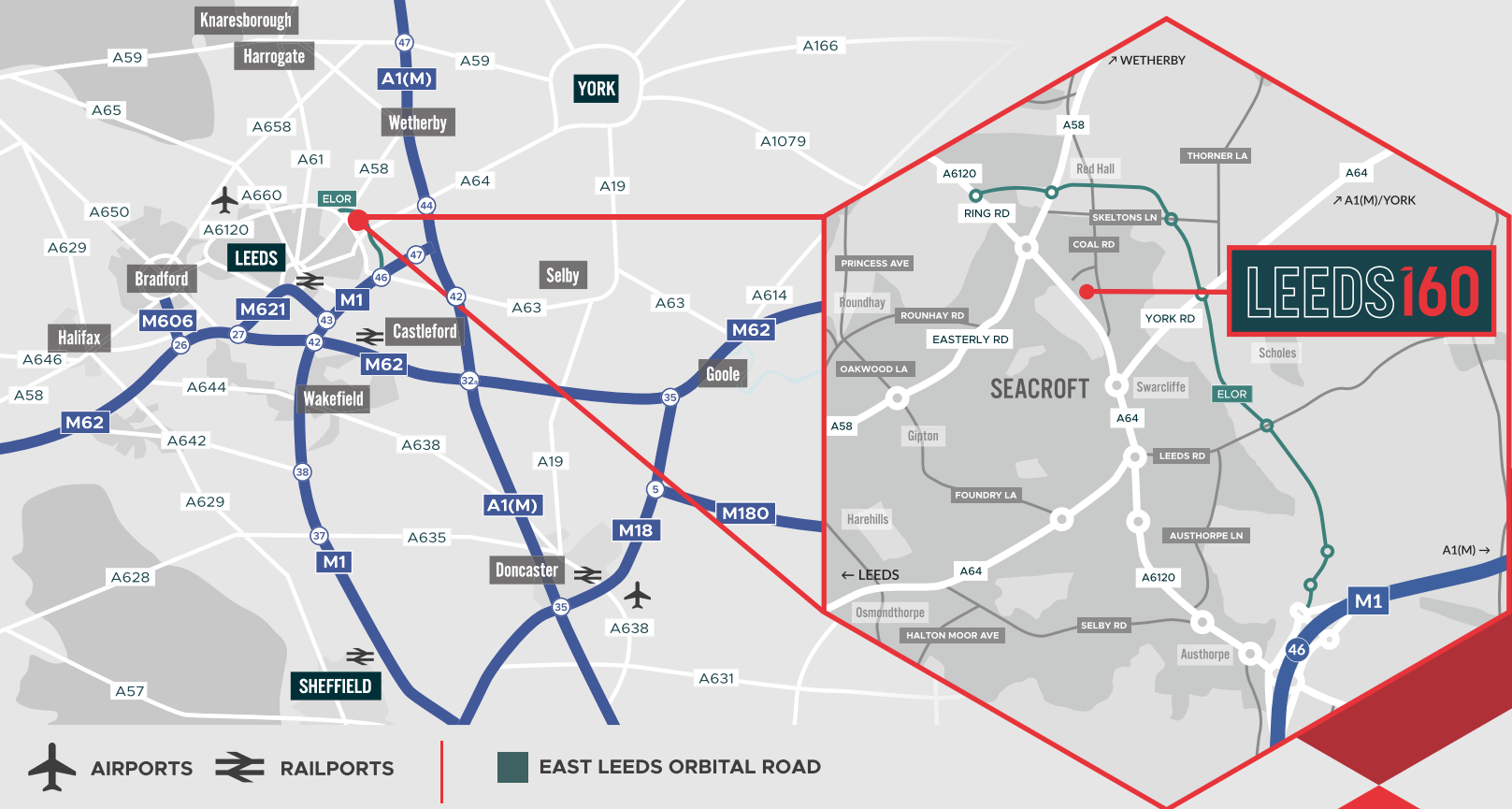
# SPECIFICATION

-  Fully refurbished
-  Ancillary offices
-  2 Dock level loading doors
-  4 Standard level entry doors
-  Ability for more docks or ground level loading doors to be created
-  Eaves height of 5.5m
-  Apex height of 8.6m
-  7-8 MVA power supply
-  Large gas and water supply
-  Fully secure yard
-  Provision for 60 – 80 car parking spaces

Description	Sq ft	Sq m
Warehouse	150,358	13,968.7
GF Office	2,956	274.6
FF Office	6,517	605.4
<b>TOTAL</b>	<b>159,830</b>	<b>14,848.7</b>

# ACCOMMODATION

Indicative Site Plan



# LOCATION

The site is located on the north eastern fringe of Leeds in Seacroft, just off Coal Road in close proximity to the A6120 Leeds Outer Ring Road. The nearby A64 provides access to the A1(M), which lies around 6 miles to the east. The A6120 at Cross Gates provides access to junction 46 of the M1 around 7 miles to the south east.

The East Leeds Orbital Road which is currently under construction and due for completion in Q4 2021, will further enhance the connectivity strength of Leeds160, connecting the Outer Ring Road at Red Hall (1.3 miles away) around the east side of Leeds joining a new Manston Lane Link Road and connecting through to Thorpe Park into junction 46 of the M1 motorway.

Destination	Distance
Leeds	6 miles
Doncaster	33 miles
Goole	33 miles
Manchester	38 miles
Sheffield	40 miles

SAT NAV  
**LS14 2AL**

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating C (73).

## TERMS

The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

## VIEWING

Strictly by prior appointment with the joint sole agents:

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