



UNITS 2 & 3 LEEDS BRADFORD AIRPORT INDUSTRIAL ESTATE

TO LET BY WAY OF ASSIGNMENT
19,294.40 sq m (207,684 sq ft)

HARROGATE ROAD, YEADON, LEEDS, LS19 7WP

 **Michael Steel & Co**
PROPERTY CONSULTANTS

0113 234 8999
www.michaelsteel.co.uk

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

- Adjacent to Leeds Bradford International Airport
- 24/7 manned security with barrier access
- Good EPC rating of B (47)
- Very low passing rent – £3.12 per sq ft
- Attractive internal repairing lease (roof excluded from tenant's repairing obligation)
- Available from September 2025

Description

Units 2 & 3 are two connected sections within the famous LBAIE (former home of the iconic Avro Lancaster).

Concrete floored space with 4.75m clearance is afforded within the building which has solid brick walls with metal framed supported roof. There are 3 external electric roller shutter doors, good yard area and ample car parking. A landlord managed sprinkler system is fitted throughout.

LBAIE is a vibrant industrial centre and other occupiers include: VLT Logistics, APCOA Parking (Park2Travel), Jet 2, Rarter Bond (bonded warehouse) and Grant & Bowman (toys and games wholesaler).

Unit	Sq M	(Sq Ft)
2	10,869.42	(116,998)
3	8,424.98	(90,686)
Total GIF area	19,294.40	(207,684)

Ancillary office accommodation is provided.





Power

1,000 KVA is currently available to the units.

Lease

The property is currently held on a lease dated 31 January 2019 for a term expiring 30 September 2028 at a passing rental of £649,000 per annum (£3.12 psf).

The tenant is only liable for internal repairs and share of a service charge covering the site upkeep and security. The landlord is responsible for keeping the property in good and substantial repair the main walls the walls bounding the premises the roof and roof structure and emergency exit doors.

The tenant may use the premises for warehousing or industrial purposes.

Service Charge

LBAIE has a common service charge details of which can be provided on request.

VAT

VAT is applicable.

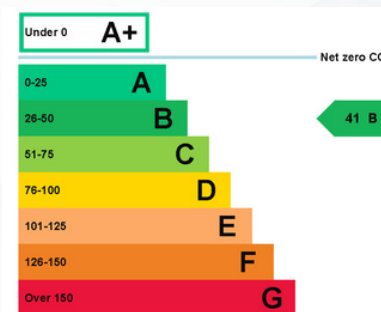
Rateable Value

The property has a rateable value of £392,000.

The 2024/25 rate in the £ is 55.5p.

EPC

The property has an EPC rating of B (47) expiring 22 September 2032.



Anti Money Laundering

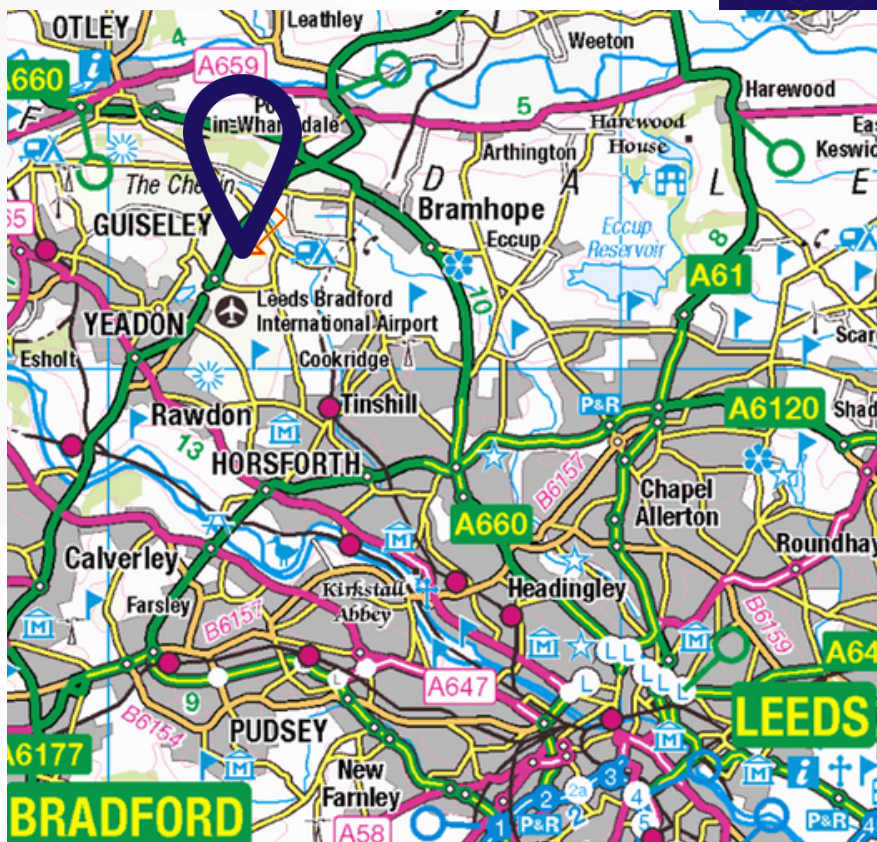
Prospective tenants will have to provide proof of identity prior to solicitors being instructed.

Legal Costs

Each party to pay their own legal costs.



Indicative red line boundary for identification only



Location

Leeds Bradford Airport Industrial Estate (LBAIE) prominently fronts Harrogate Road (A658) approximately 8.2 miles north-west of Leeds centre and 7.8 miles north-east of Bradford.

The M1, M62 and M62 are approximately 8.5 miles to the south-east. The property is strategically located immediately to the north of Leeds Bradford International Airport.

Bradford

7.8 Miles
29 Minute Drive

Leeds

8.2 Miles
36 Minute Drive

York

29.9 Miles
56 Minute Drive

Manchester

46.9 Miles
100 Minute Drive
79 Minute Train Journey

Sheffield

49.6 Miles
84 Minute Drive
43 Minute Train Journey

Liverpool

75.0 Miles
120 Minute Drive

Birmingham

127.3 Miles
166 Minute Drive
115 Minute Train Journey

London

203.9 Miles
259 Minute Drive
119 Minute Train Journey

*Train Journey from Leeds



Michael Steel & Co
PROPERTY CONSULTANTS

0113 234 8999
www.michaelsteel.co.uk

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

Viewing/Enquiries

Strictly by appointment only with the joint letting agents: -

Michael Steel & Co

Tel: 0113 234 8999

Richard Barker

richard@michaelsteel.co.uk

Andrew Steel

andrew@michaelsteel.co.uk

Ben Preston

ben@michaelsteel.co.uk

Ref: 3622/A/RB

Lamb & Swift

Tel: 01204 522 275

David Isherwood

disherwood@lambandswift.com

Josh Morgan

jmorgan@lambandswift.com

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Lamb & Swift or Michael Steel & Co or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.