

LEEDS 100

Manston Lane, Leeds LS18 8AW
Junction 46 M1

101,357 SQ FT
(9,416.32 SQ M)
TO LET



Boundary for indicative purposes only.

**INDUSTRIAL UNIT UNDERGOING EXTENSIVE REFURBISHMENT –
AVAILABLE FOR OCCUPATION Q4 2025**

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DESCRIPTION

The subject property provides a mix of warehousing and office accommodation on a secure site with gated access from Manston Lane. The property is currently undergoing extensive refurbishments to provide the following:



LED lighting



New heating & cooling system



7m eaves height



5 dock level loading doors



3 ground level loading doors



Targeting a minimum EPC rating of B



Secure site with estate gatehouse



Two storey grade A offices



65m yard depth



1.5MVA power supply



SITE PLAN

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Warehouse & Ground Floor Offices	98,036	9,107.81
First Floor Offices	3,321	308.51
Total	101,357	9,416.32

SUBJECT TO FINAL MEASURED SURVEY ON COMPLETION OF REFURBISHMENT WORKS

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LOCATION

The property is prominently positioned fronting Manston Lane which is around 0.5 miles west of the A6120 Manston Lane roundabout / East Leeds Orbital Route (ELOR) which leads to the M1 motorway (J46).

Thorpe Park Office Park and The Springs Retail and Leisure Park are located only minutes from the property.



TRAVEL TIMES

By Road	Distance	Time
J46 M1	1 mile	3 mins
J42 M1 / M62	9 miles	16 mins
A1 (M)	4.5 miles	8 mins
Leeds City Centre	5.5 miles	23 mins
Leeds Bradford Airport	15 mins	34 mins
Wakefield Europort	11 miles	23 mins

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EPC

EPC will be finalised on completion of refurbishment.

BUSINESS RATES

The Rateable Value will be reassessed on completion of the refurbishment works.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

TERMS

The premises are available to let by way of a new lease on terms to be agreed.

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CONTACTS

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