

Warehouse | Storage | Manufacturing | Facility
Units range from 3,500 sq ft - 335,000 sq ft

A Leading Industrial Site
To Let

LB AIE

Leeds Bradford Airport Industrial Estate



Leeds Bradford Airport Industrial Estate,
Harrogate Road, Leeds, West Yorkshire, LS19 7WP

Welcome to the L.B.A.I.E, A 1.3 million sq ft Facility Offering:

Versatile, Flexible and Affordable warehouse Space <

Comprehensive Estate Services <

24/7 Secure Gatehouse Access <

Harrogate Road (A658)

LBAIE



Your Ideal Industrial Hub Awaits. Flexible Space which sits adjacent to Leeds Bradford International Airport

The facility provides 1.3m sq ft of space within two adjacent structures. Both buildings have been sub-divided to provide units of 3,500 sq ft upwards but are most typically 25,000-150,000 sq ft in size.

The units provide warehouse, storage and manufacturing premises with ancillary office accommodation and multiple loading doors, all set within a fully secure and actively managed estate.

The unit benefits from estate services such as;



Strategically situated adjacent to Leeds Bradford International Airport and between Leeds & Bradford City Centres



24 / 7 on site manned security with controlled barrier access gates



Estate wide Landlord managed sprinkler system



Eaves height of up to 7.75 metres



Flexible lease terms and Affordable accommodation

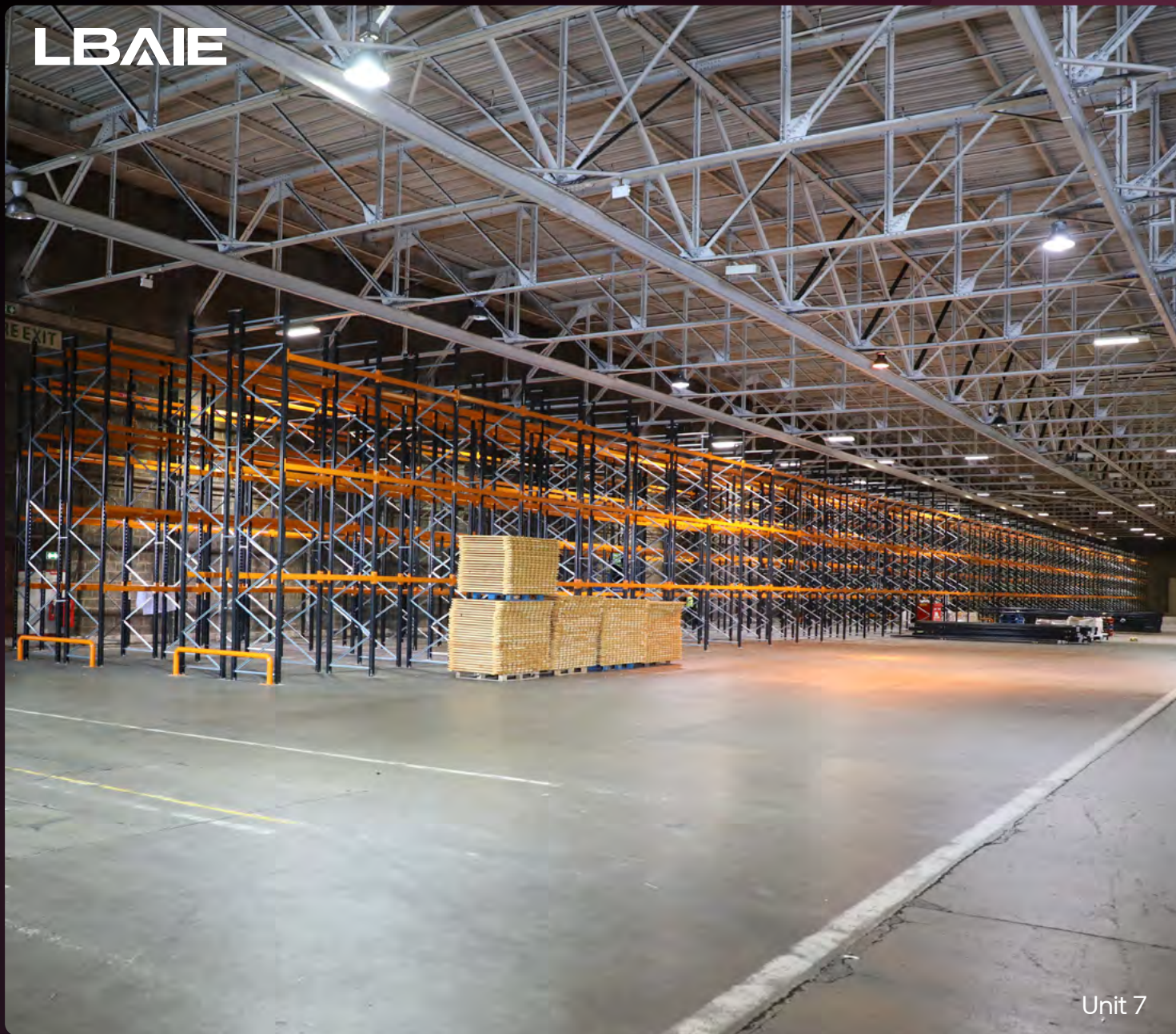


100% renewable energy for landlord supply



Spacious Industrial Units Ready to Occupy

LBAIE



Unit 7



LBAIE



Available Units

10b



34,821 sq ft

Ground level warehouse space, with ground level loading doors

12a



26,037 sq ft

First floor warehouse space

Workshop



3,541 sq ft

Ground floor high bay warehouse space with ground level loading doors

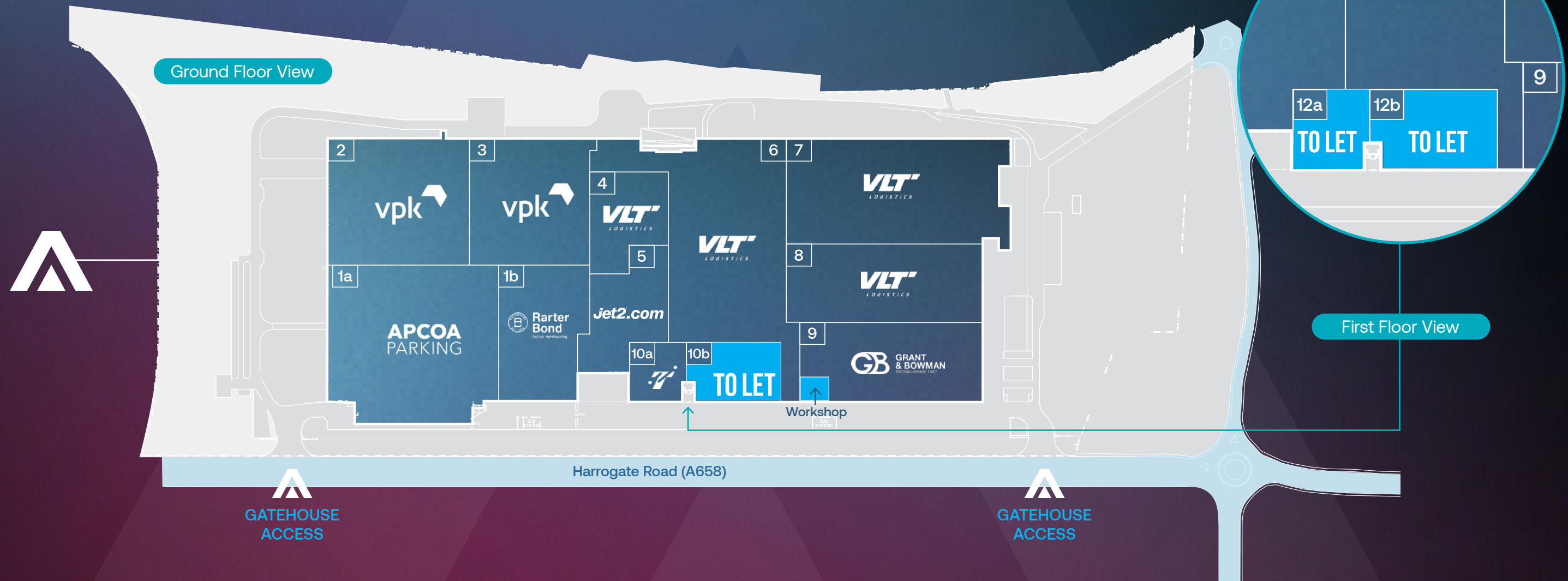
12b



32,786 sq ft

First floor space with Ground level access

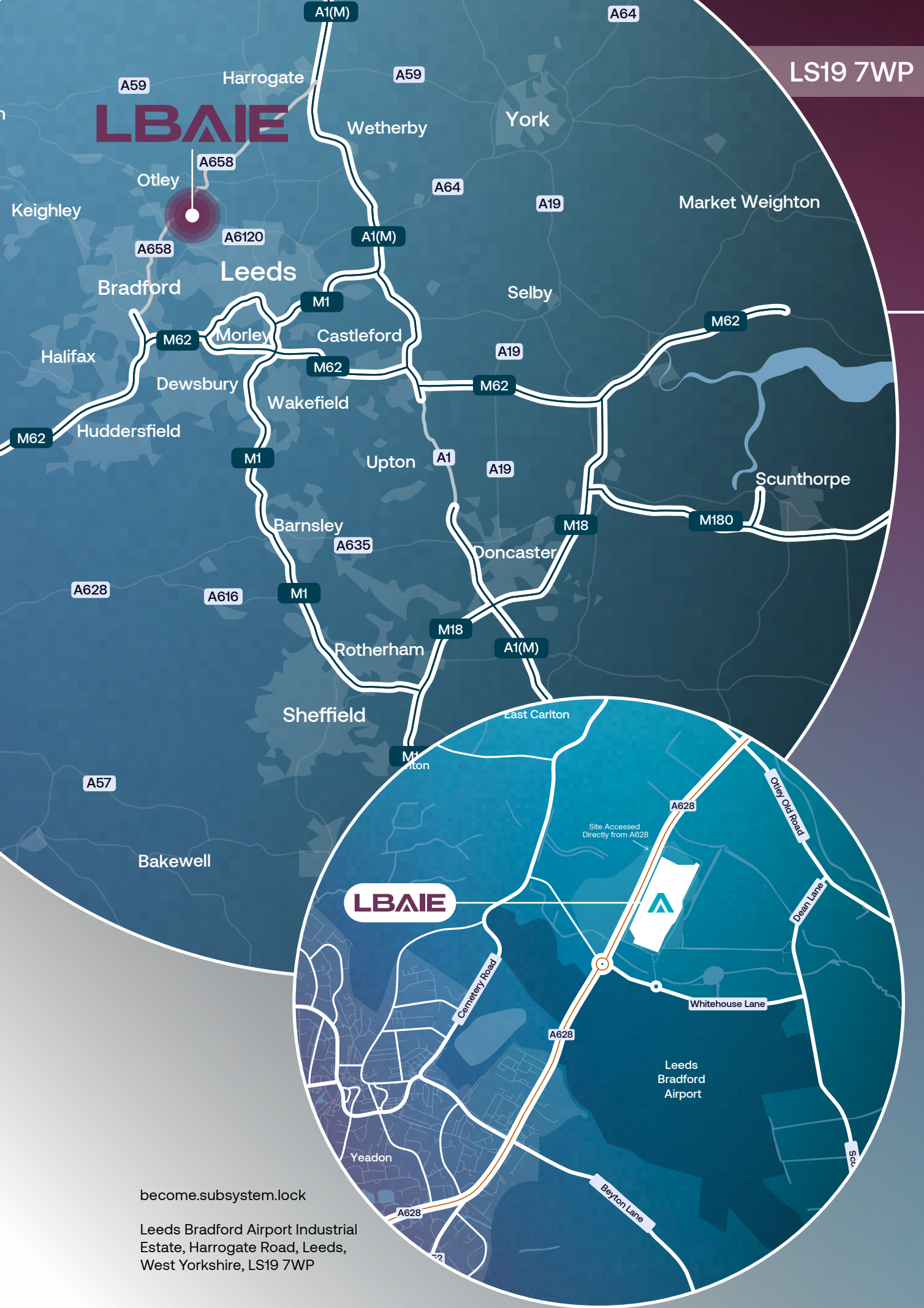
Discover Leeds Bradford Industrial Estate. Fully Equipped Facilities with Storage & Workshops



Warehouse	sq m (GIA)	sq ft (GIA)
1a	14,229	153,155
1b	7,994	86,042
2	10,834	116,618
3	8,331	89,670
4	5,774	59,993
5	4,818	51,866

Warehouse	sq m (GIA)	sq ft (GIA)
6	11,954	128,669
7	13,568	146,040
8	9,276	99,842
9	8,659	93,200
10a	1,906	20,518
10b TO LET	3,235	34,821

Warehouse	sq m (GIA)	sq ft (GIA)
11	10,289	110,752
12a TO LET	2,419	26,037
12b TO LET	3,046	32,786
Workshop TO LET	329	3,541
Total	116,661	1,253,550



Perfectly Positioned by Leeds Bradford® Yorkshire's Airport

Leeds Bradford Airport Industrial Estate is located in the Yeadon part of the City of Leeds Metropolitan District immediately to the north of Leeds Bradford International Airport.

The Estate is prominently located fronting the A658 Harrogate Road, approximately 5 miles north west of Leeds Centre and 9 miles north east of Bradford.

The intersection of the M1, M621 and M62 are approximately 7 miles to the south east, whilst the A1M is approximately 15 miles to the north east. The estate is accessed directly from the A658 via two manned gatehouse-controlled access points.



M621, M1, M62 – are circa 7 miles south east and the A1M circa 15 miles north east



Leeds Bradford Airport is located 350m to the south west



Apperley Bridge Station (Aire Valley Line) and Guiseley Station (Wharfe Valley Line) are both within 3 miles providing direct access to Leeds Railway Station in circa 10 minutes



Leeds Train Station is circa 9 miles to the south east, with a (Fastest journey time to London of 1hr 48 mins)

Drive Times			Drive Times		
Distance	Time		Distance	Time	
Bradford	8.5 miles	25 mins	Sheffield	44.9 miles	1 hr 15 mins
Leeds	9.2 miles	30 mins	Liverpool	75.1 miles	1 hr 45 mins
York	32 miles	55 mins	Nottingham	81.1 miles	2 hrs
Manchester	46.2 miles	1 hr 15 mins	Birmingham	135 miles	2 hrs 30 mins



Terms

The units are available on new full repairing and insuring leases for a term to be agreed. Rents on application.



EPC Rating

Available on request.



Rateable Value

Available on request.

For further information please contact:



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