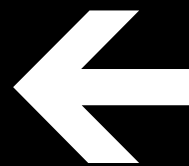




Harrogate Road
Yeadon
Leeds
West Yorkshire
LS19 7XS

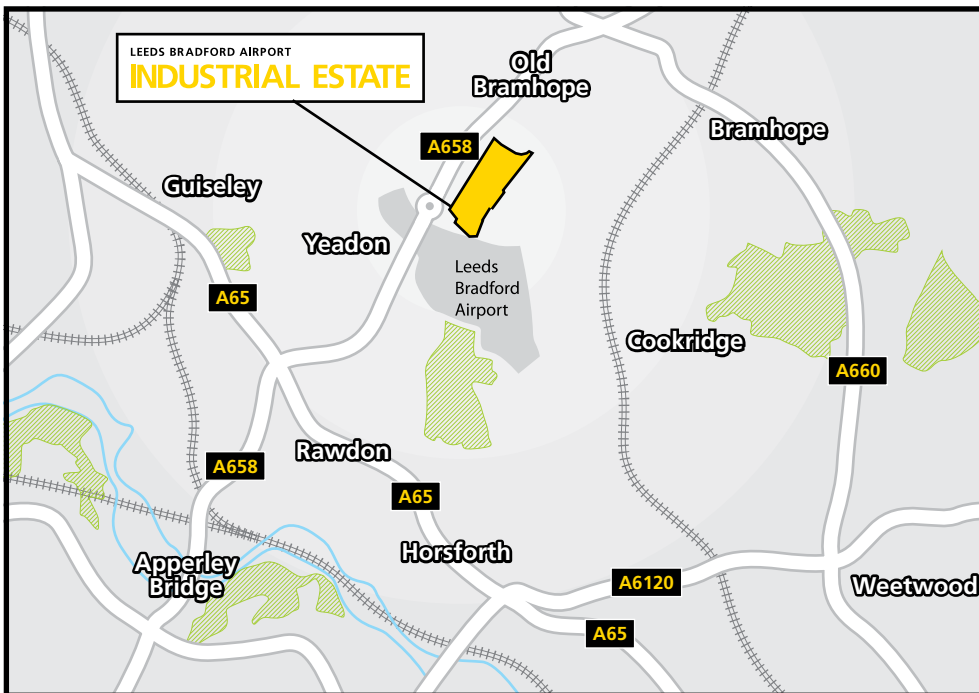
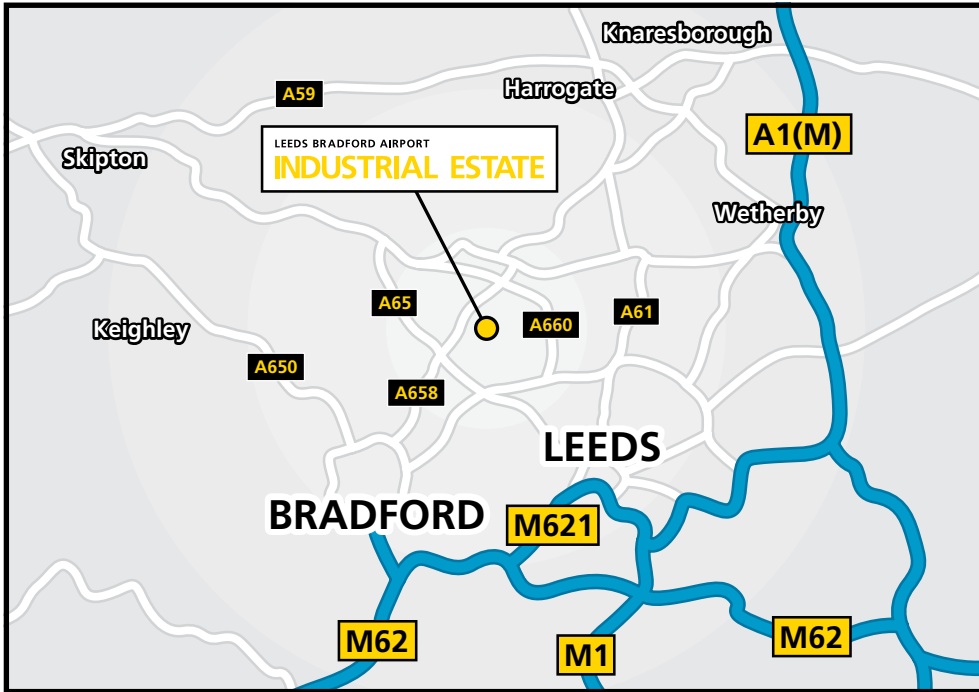
LEEDS BRADFORD AIRPORT
INDUSTRIAL ESTATE



INDUSTRIAL UNITS
TO LET

SAT NAV: **LS19 7XS**





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DESCRIPTION

Leeds Bradford Airport Industrial Estate is prominently located adjacent to the A658, immediately to the north of Leeds Bradford Airport. The estate comprises a single building structure extending in total to around 1.3m sq ft. It is divided into a number of units ranging from around 25,000 sq ft to 150,000 sq ft. The overall building has two distinct heights, with the lower section typically having a clear height of around 4.7m and the higher sections around 7.75m.

Each unit benefits from loading access to the estate road, which links with the gatehouse controlled access point to the A658.

PLANNING

The relevant planning policy document is the adopted Leeds Unitary Development Plan (Review 2006). Employment Use Classes B1c, B2 and B8 would generally be acceptable in principle to the Local Authority. Interested parties should satisfy themselves in respect of individual units (Leeds City Council 0113 2224444). There are no restrictions on hours of use.

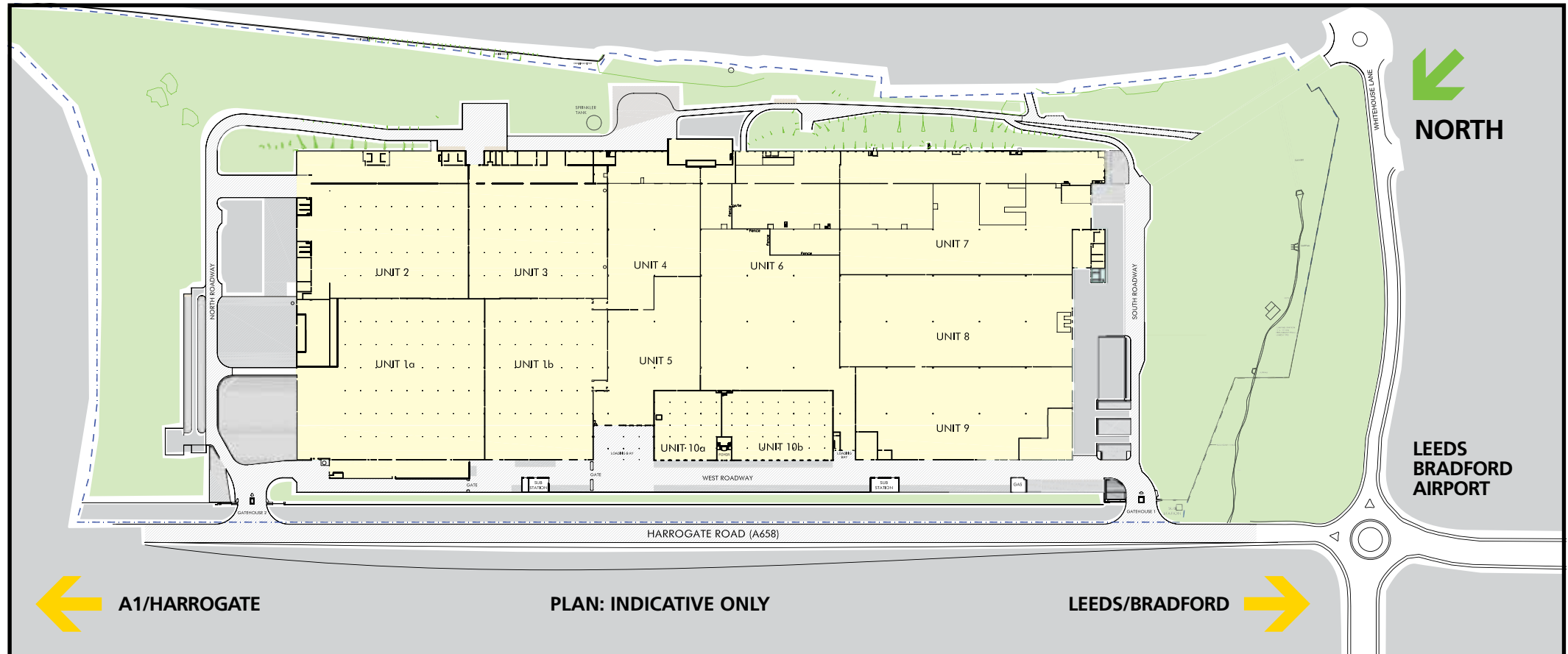
SERVICES

- 24/7 ON SITE SECURITY
- ESTATE WIDE LANDLORD MANAGED SPRINKLER SYSTEM
- Mains gas and 3 phase electricity
- All units lit, some benefit from a heating system

TERMS

Units are available by way of a new lease on internal repairing terms. There is an estate wide service charge covering such items as external repairs, 24/7 on site security, maintenance of common areas and the sprinkler system.

SUBJECT TO CONTRACT



Energy Performance Certificate

Non-Domestic Building



Unit 9
Leeds Bradford Airport Industrial Estate
Harrogate Road
LEEDS
LS19 7WP

Certificate Reference Number:
0750-0632-2039-6504-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **73** This is how energy efficient the building is.

.....Net zero CO₂ emissions

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	10296
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	67.03

Benchmarks

Buildings similar to this one could have rating as follows:

20 If newly built

53 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Unit 10b
Leeds Bradford Airport Industrial Estate
Harrogate Road
LEEDS
LS19 7WP

Certificate Reference Number:
0760-0932-9689-7504-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 71

This is how energy efficient the building is.

.....Net zero CO₂ emissions

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2845
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	50.47

Benchmarks

Buildings similar to this one could have rating as follows:

22

If newly built

58

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.