

TO LET / MAY SELL BRAND NEW HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT


UP TO
£275,000
RATES RELIEF
SPREAD OVER THE
FIRST 5 YEARS

UNIT 1 60,168 SQ FT

**NEWMARKET LANE
LEEDS CITY REGION ENTERPRISE ZONE
JUNCTION 45 M1**

K45

• KINETIC 45 •

 **LS9 OSH**

a development by

 **WILTON**



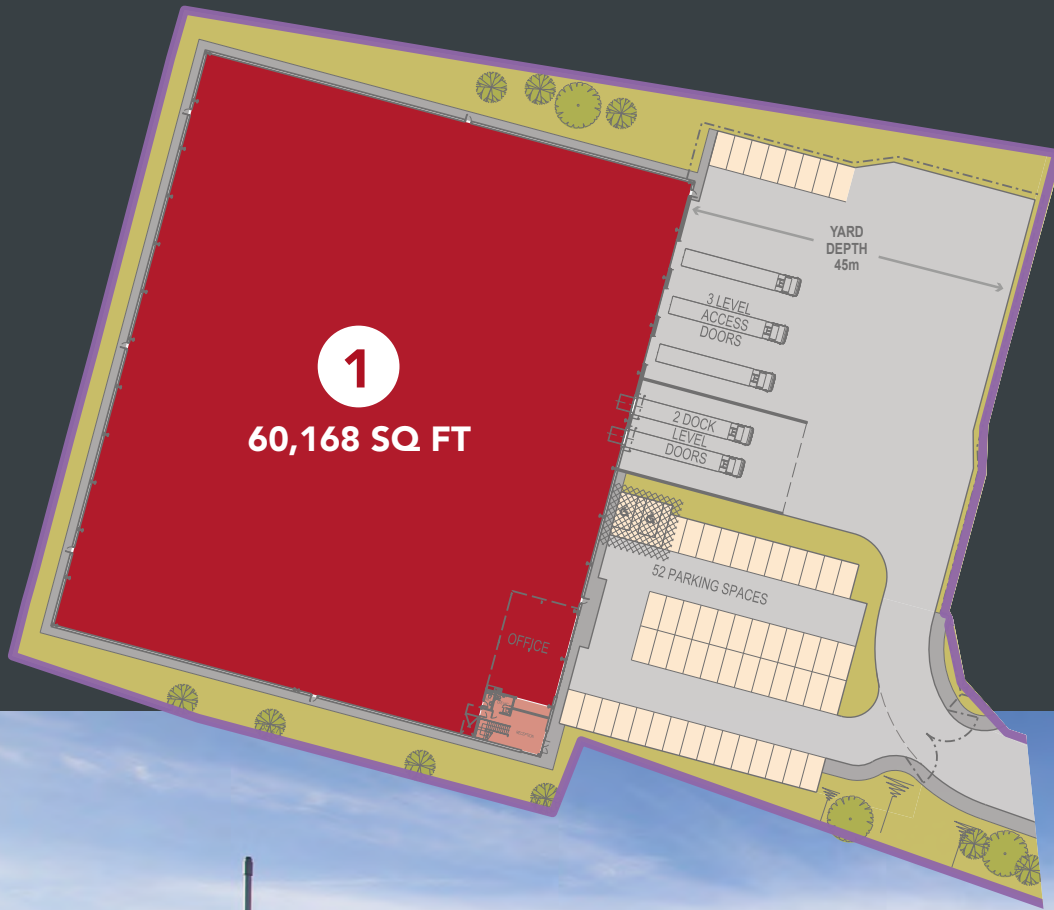
DESCRIPTION

Kinetic 45 at Leeds City Region Enterprise Zone is strategically situated in close proximity to both the M1 Motorway and Leeds City Centre. Unit 1 provides a versatile warehouse / industrial unit with high specification warehouse and office accommodation.

SPECIFICATION

- 10m to underside of haunch
- 3 level access loading doors
- 2 dock level loading doors
- Warehouse floor loading of 50 Kn per sq m
- Large secure yard and loading area
- 52 car parking spaces
- Yard depth of approx 45 metres





ACCOMMODATION

	sq ft	sq m
Warehouse	57,256	5,319.22
First Floor Office / Reception	2,913	270.55
Total	60,168	5,589.77



TERMS

The unit is offered 'To Let'. Alternatively, a sale may be considered.

LEGAL COSTS

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

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

EPC

The unit provides an energy performance rating of A18. A certificate can be provided on request.



LEEDS - LABOUR DEMOGRAPHIC

- Leeds is the UK's fastest growing city, with the second largest employment total outside London
- The Leeds City Region has a population of 3,010,000
- 50% of all UK manufacturing takes place within a 2-hour drive of Leeds
- Leeds is the UK's third largest centre for manufacturing accounting for around 152,000 jobs
- 17,800 people are employed in the transport and storage industry in the Leeds district

LEEDS CITY REGION ENTERPRISE ZONE

- Reduced business rates relief up to £275,000 over a 5 year period
- Bespoke recruitment and business support packages
- Availability of business loans through the LEP
- Availability of business grants through the LEP subject to company position

For more information please visit:

leeds.gov.uk/leedsenterprisezone

LOCATION

Kinetic 45 is strategically located 2 miles east of Leeds City Centre and 1.7 miles from Junction 45 of the M1 motorway, linked directly by the East Leeds Link Road (A63). Junction 4 of the M621 motorway is 2.5 miles south west of the property.

MAJOR TOWNS & DRIVE TIMES

Leeds City Centre	2 miles	8 mins
Doncaster	31 miles	39 mins
Sheffield	34 miles	44 mins
Manchester	49 miles	60 mins
Hull	59 miles	60 mins
Newcastle	102 miles	96 mins
Birmingham	117 miles	117 mins
London	191 miles	192 mins

FURTHER INFORMATION

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