

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



K45

• KINETIC 45 •

NEWMARKET LANE
LEEDS CITY REGION
ENTERPRISE ZONE
JUNCTION 45 M1

 LS9 0SH

a development by

developments
WILTON

UNIT 2 12,000 SQ FT
UNIT 3 11,000 SQ FT



DESCRIPTION

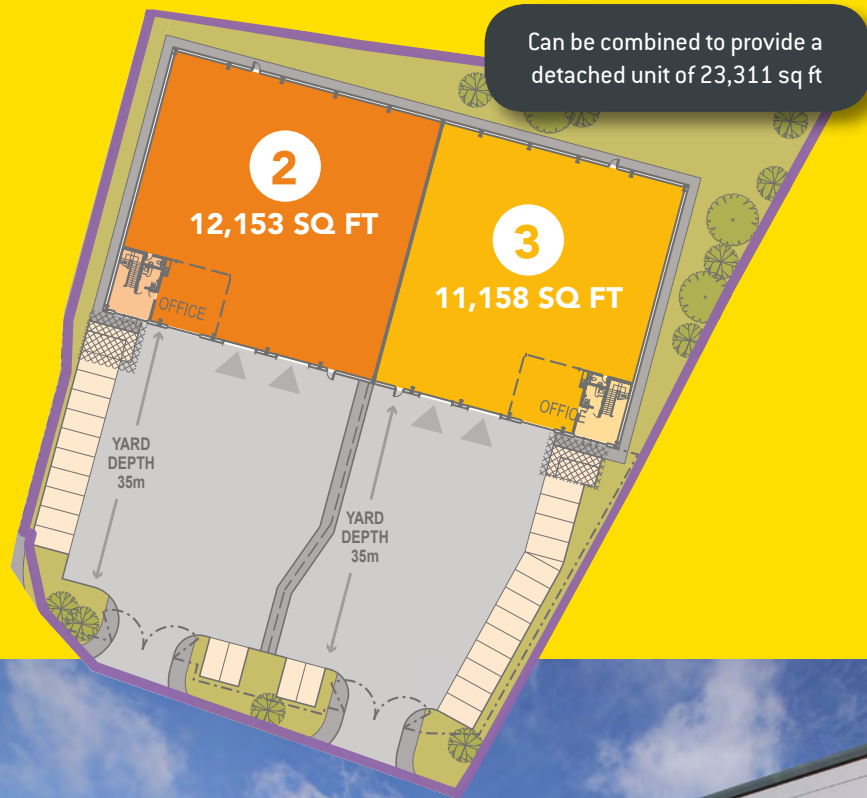
Kinetic 45 at Leeds City Region Enterprise Zone is strategically situated in close proximity to both the M1 Motorway and Leeds City Centre. Units 2 & 3 provide two versatile warehouse / industrial units which can be combined to create 23,311 sq ft.



UNIT 2 SPECIFICATION

- Brand new semi-detached unit
- Warehouse area of 10,497 sq ft
- High quality office accommodation up to 1,655 sq ft
- 8m to underside of haunch
- 2 level access loading doors
- Warehouse floor loading of 50 Kn per sq m
- Large secure yard and loading area
- 13 car parking spaces
- Yard depth of approx 35 metres





UNIT 3 SPECIFICATION

- Brand new semi-detached unit
- Warehouse area of 9,483 sq ft
- High quality office accommodation up to 1,675 sq ft
- 8m to underside of haunch
- 2 level access loading doors
- Warehouse floor loading of 50 Kn per sq m
- Large secure yard and loading area
- 16 car parking spaces
- Yard depth of approx 35 metres

EPCs

Unit 2 provides an energy performance rating of A21 and Unit 3 is A22. Certificates can be provided on request.

ACCOMMODATION

UNIT 2	sq ft	sq m
Warehouse	10,497	975.25
First Floor Office / Reception	1,655	153.76
Total	12,153	1,129.01

UNIT 3	sq ft	sq m
Warehouse	9,483	881
First Floor Office / Reception	1,675	155.59
Total	11,158	1,036.59



TERMS

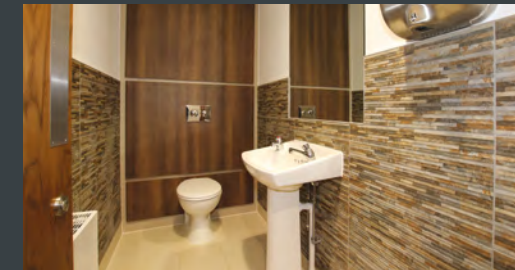
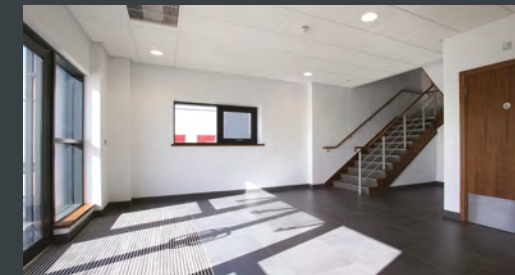
The unit is offered 'To Let'. Alternatively, a sale may be considered.

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.



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/leedsempowerzone

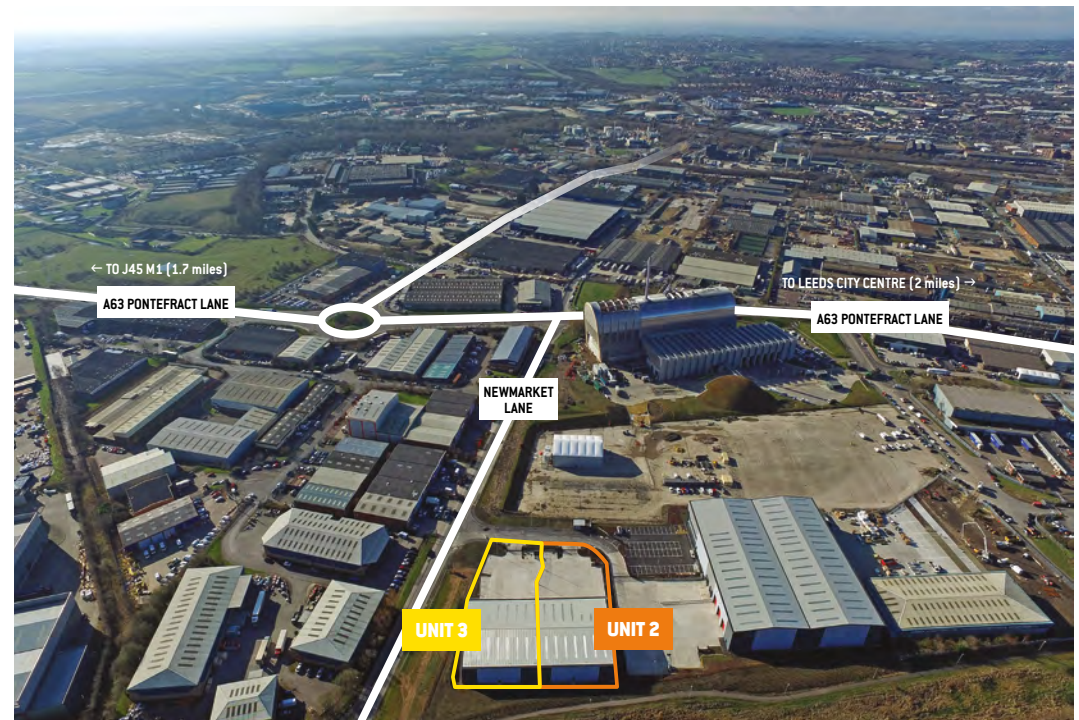


LOCATION

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 min
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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