

# 1

## POTTERY ROAD

Leeds LS10 1AQ

# TO BE REFURBISHED



**TO LET**  
**13,821 Sq Ft**  
**(1,284.32 Sq M)**



Detached, single bay warehouse of portal frame construction



Secure site of 0.84 acres with a large concrete yard



1 mile to the south of Leeds City Centre



Single storey offices



2x ground level loading doors



50 dedicated car parking spaces



8m eaves height



Wash bay and fuelling station with interceptor

## LOCATION

The property is located on Pottery Road and is part a well established industrial area in South Leeds. The property is situated to the rear of Orbital Industry Park, a secondary industrial estate. Access to the motorway is via Junction 4 of the M621 some 0.6 miles via the A61.

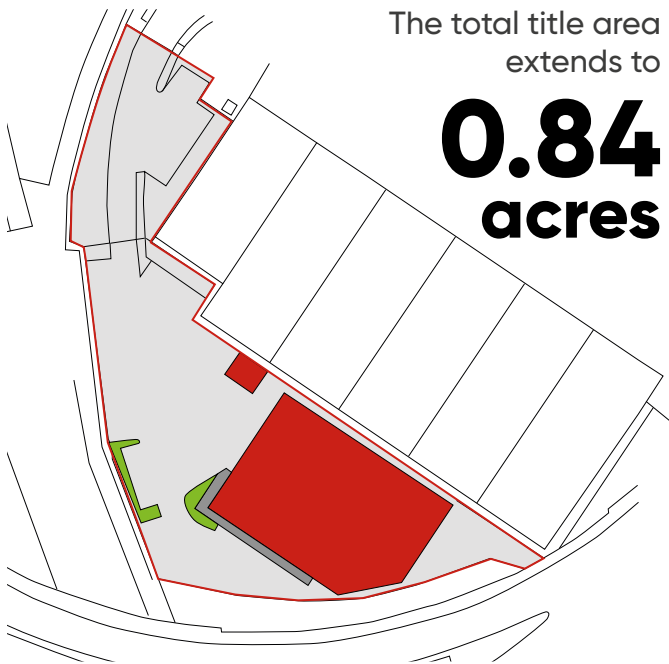
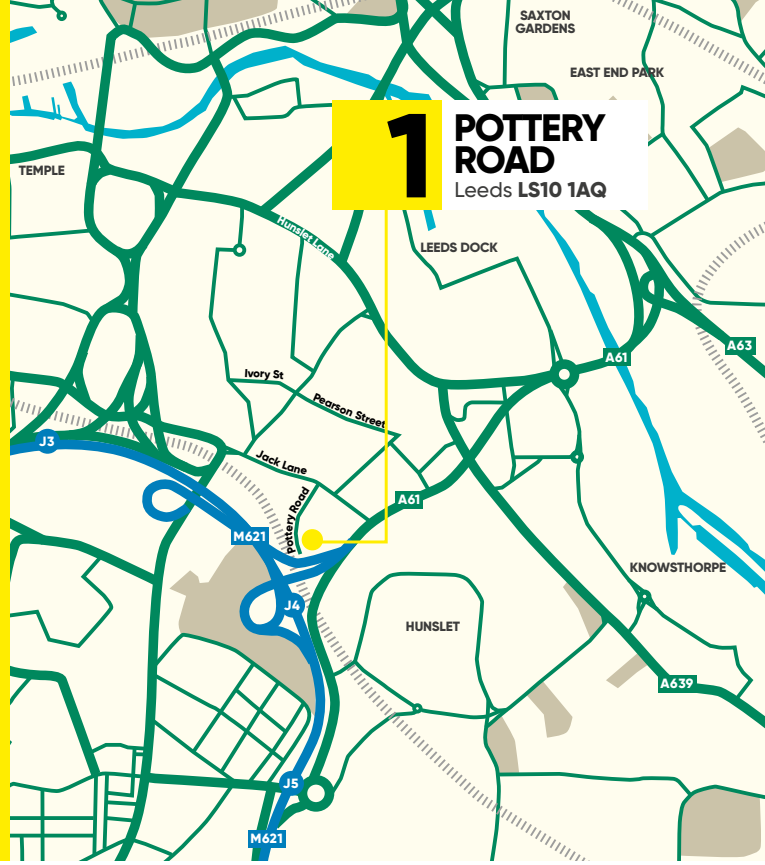
The M621 supports access to the southern areas of Leeds and connects the M62 (Junction 27) to the M1 (Junction 43). The property also benefits from direct access to Leeds City Centre to the north (within 1 mile).

The immediate area benefits from a range of uses from occupiers such as; Sixt Car & Van, Schneider Electric, Tesla, ERIKS Industrial Services and Leeds City College to name a few.

## ACCOMMODATION

We understand the property has the following accommodation:

ACCOMMODATION	SQ M	SQ FT
Warehouse	1,126.96	12,182
Ground Floor Offices	157.36	1,639
<b>Total</b>	<b>1,284.32</b>	<b>13,821</b>



## EPC

According to the EPC Register website, the property has a rating of C-75 which is valid until March 2033.

## FURTHER INFORMATION

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## RATES

We understand that the property has a Rateable Value of £84,000

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