

VELOCITYPOINTLEEDS.CO.UK

VELOCITY POINT

LEEDS
LS12 2EN

UNIT 8

TO LET
23,818 SQ FT
AVAILABLE IMMEDIATELY

Perfectly located for last-mile deliveries, this unit offers 23,818 sq ft of highly-specified space. Providing access to A643, Junction 2 of the M621 and Leeds City Centre in less than a 10-minute drivetime, Velocity Point is amplifying connectivity to place ambitious occupiers in prime position for growth.

UNIT 8
23,818 SQ FT
AVAILABLE
IMMEDIATELY

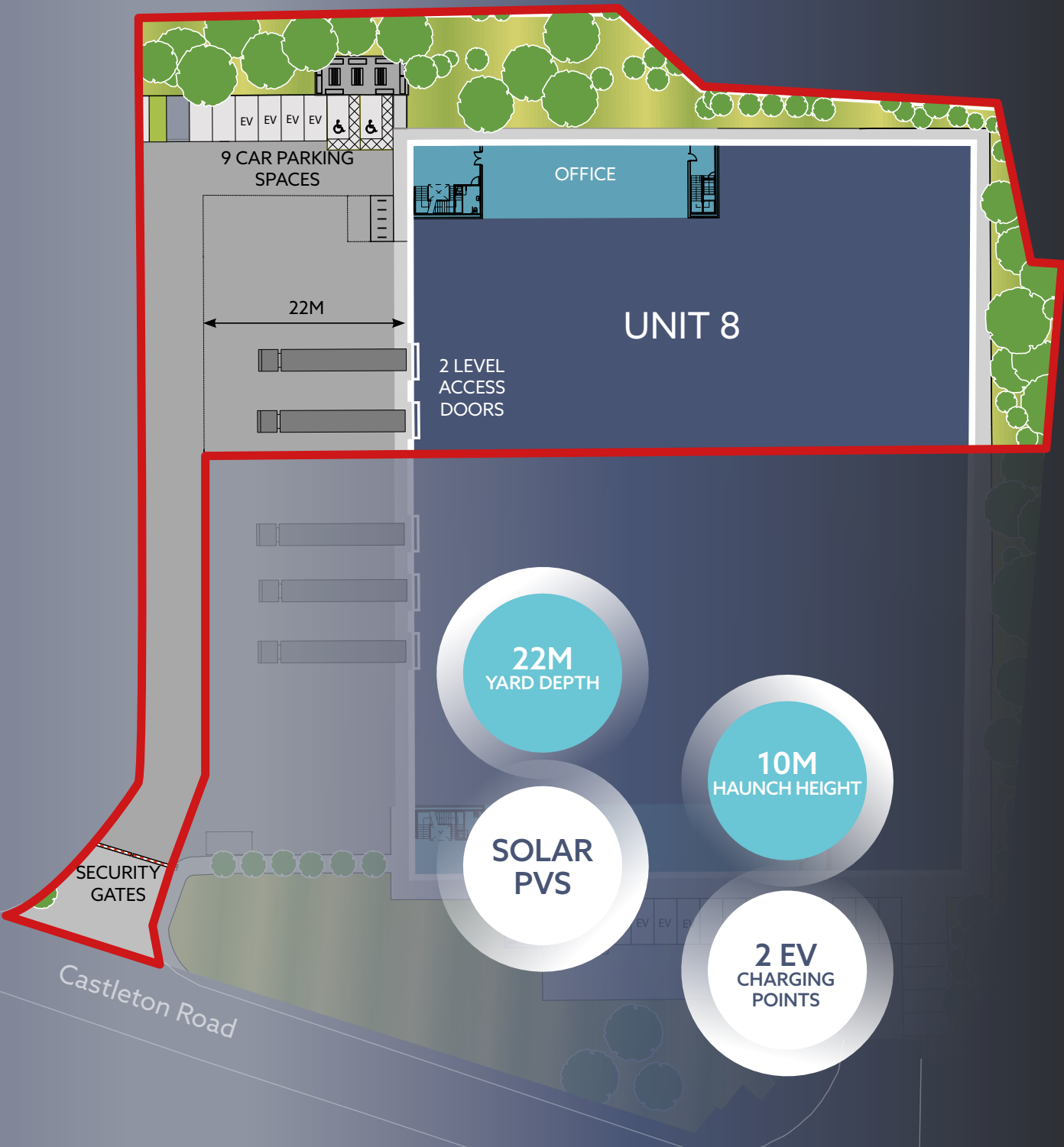
EPC - A

LEEDS IS THE
LARGEST
MANUFACTURING BASE
OUTSIDE OF LONDON

FULL GATED
SECURE
SITE

**PERFECTLY
POSITIONED**
TO SERVE LEEDS, WITH
DIRECT LINKS TO THE UK
MOTORWAY NETWORK

BREEM
EXCELLENT
RATING



Accommodation (all dimensions GIA)

UNIT 8	SQ M	SQ FT
First Floor Office	221.7	2,386
Ground Floor Office	53.9	580
Warehouse	1,937.2	20,852
TOTAL	2,212.8	23,818



50kN/M²
FLOOR
LOADING

200kVA
POWER

VRF HEATING /
COOLING SYSTEM
TO OFFICE

PRIVATE
BIKE
SHELTER

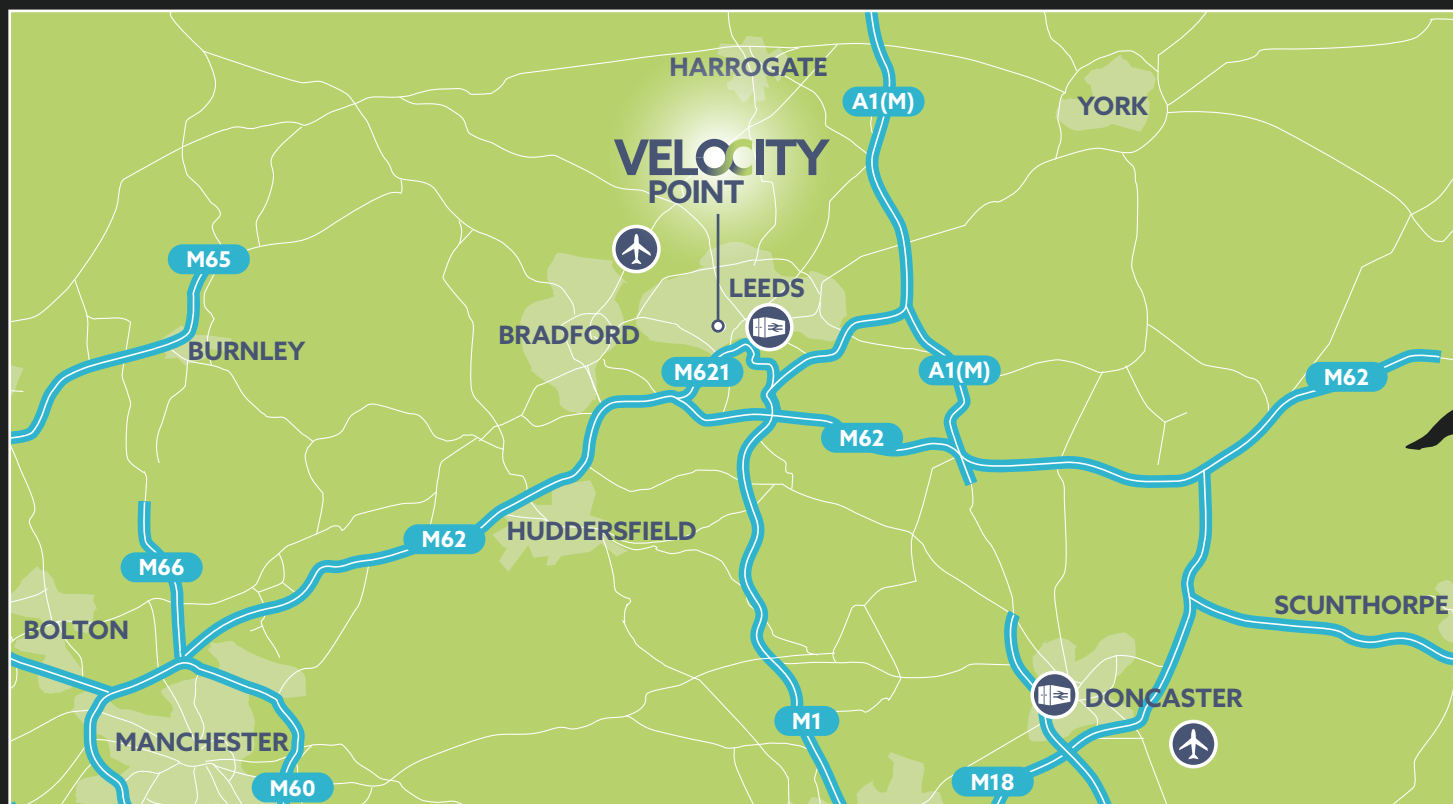
LANDSCAPED
BUSINESS PARK
ENVIRONMENT

23,818 SQ FT
AVAILABLE IMMEDIATELY

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VELOCITY
POINT LEEDS
LS12 2EN



Sat Nav: **LS12 2EN** what3words: **///fetch.luxury.villa**

Driving Forward Connectivity

Drive times	Minutes	Miles
Leeds City Centre	5	1.5
M621 Junction 2	7	2.4
M1 Junction 44	11	6.0
M62 Junction 28	15	6.1
M1 Junction 43	12	6.6
Leeds Bradford Airport	25	9.2

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A Development By

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UBS

TUNGSTEN
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