



# Maple Park

LEEDS • LS12 6HH

## UNIT 1 • TO LET

Modern hybrid warehouse/office premises

**21,744 sq.ft** (2,020.08 sq.m)



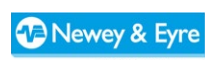


## LOCATION

The property, which is part of the Maple Park estate, is accessed from Lowfields Road, which in turn connects directly to Gelderd Road (A62). Gelderd Road is a main arterial route into Leeds City Centre c.1.5 miles to the northeast via the A58.

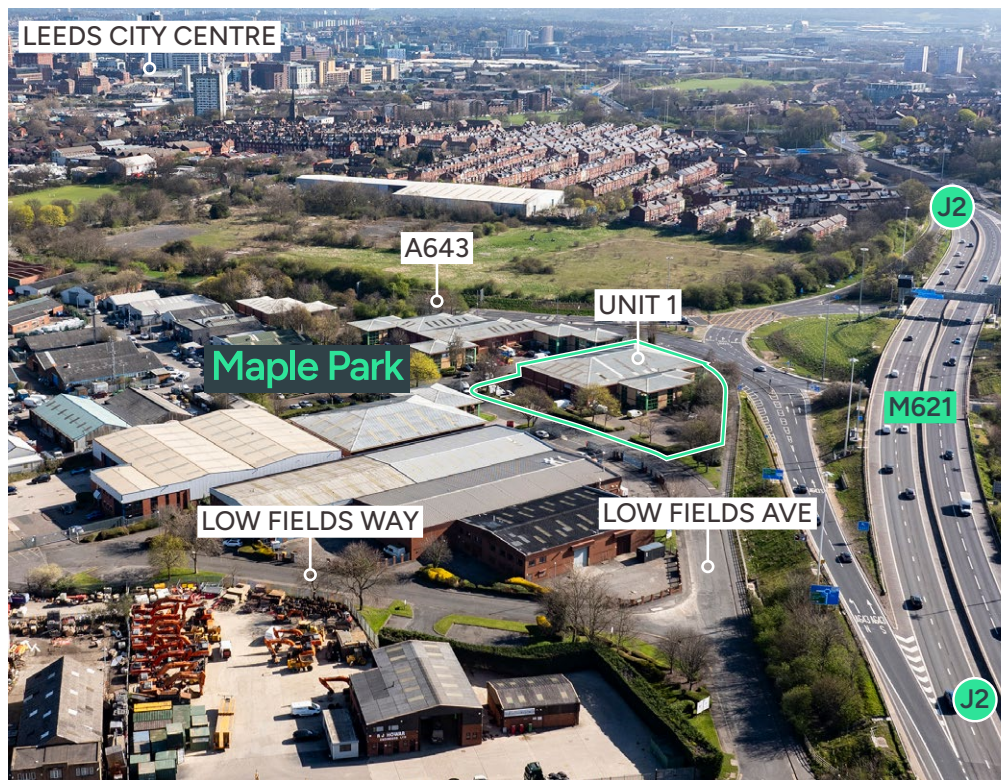
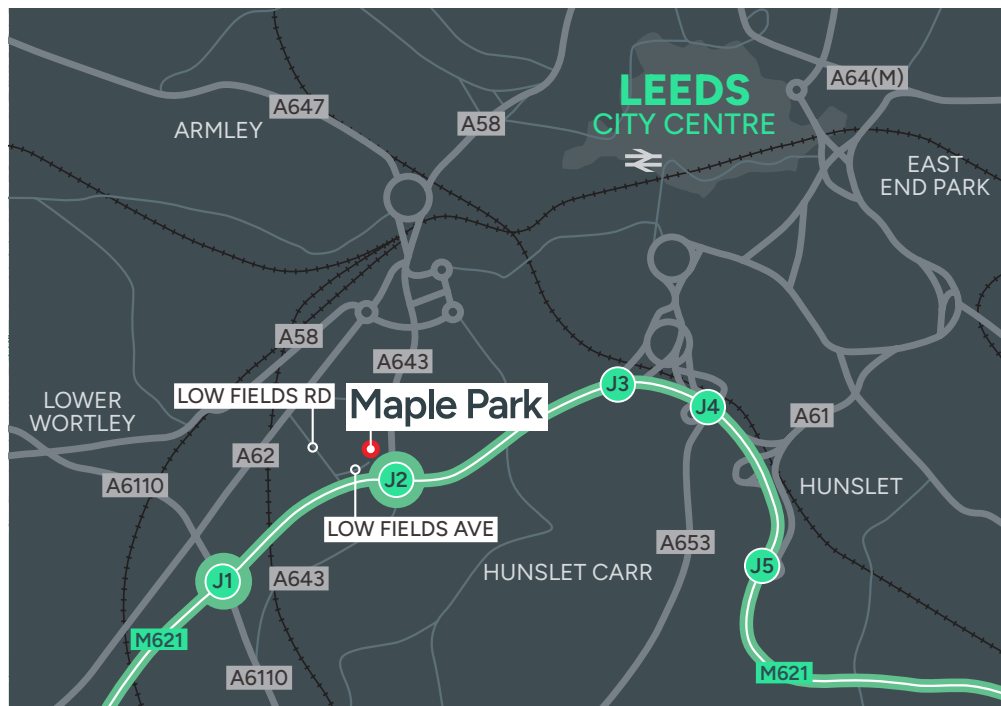
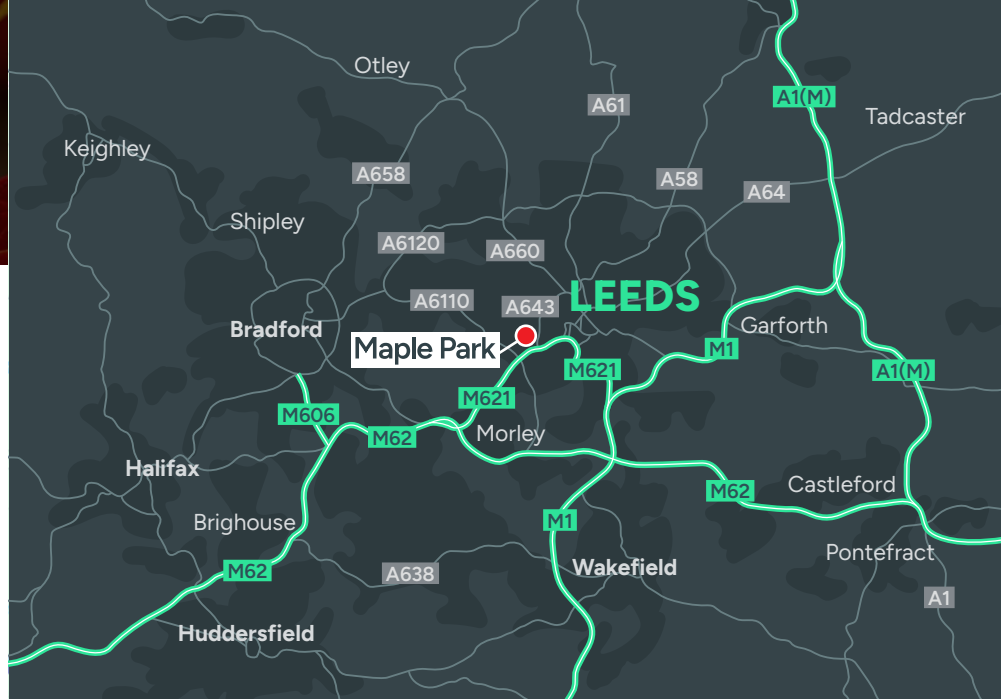
The building benefits from direct access into Leeds City Centre (within 1.5 miles) and excellent connectivity to the national motorway network. Junction 1 of the M621 is accessed approximately 0.8 miles to the south while Junction 2 is situated 1.5 miles to the east.

The location is popular with industrial and distribution companies together with a clustering of roadside occupiers taking advantage of the high levels of passing traffic with surrounding occupiers including:



  
Click here for  
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held.inches.season



## DESCRIPTION

The property comprises a detached industrial /warehouse premises of steel portal frame construction with external brickwork elevation.

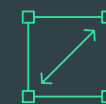
The unit benefits from the following specification:



Eaves height of 6.2m



Prominence onto the A643



Modern HQ office accommodation extending to 7,910 sq. ft. (36%)



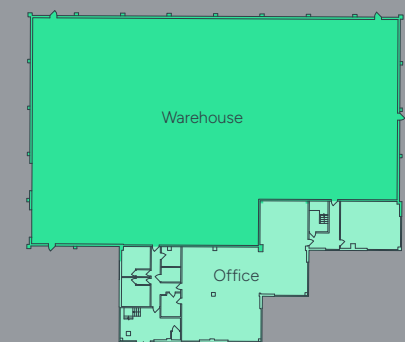
Generous parking provisions



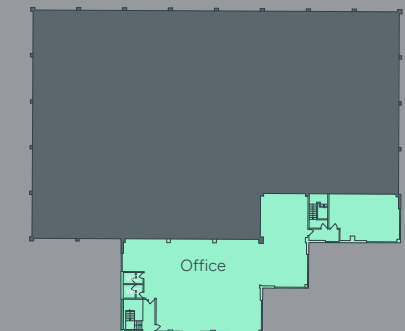
2 x Full height, roller shutter doors

## ACCOMMODATION

	Sq.ft	Sq.m
Ground Floor warehouse	13,834	1,285.22
Ground Floor offices	3,955	367.43
First Floor office	3,955	367.43
<b>Total</b>	<b>21,744</b>	<b>2,020.08</b>



GROUND FLOOR



FIRST FLOOR







## UNIT 1 Maple Park



### EPC

A copy of the EPC certificates and reports are available on request.

### TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### RENT

On application.

### CONTACT

For further information please contact the joint agents.

IMPORTANT NOTICE. These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). May 2025.

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