

**TO LET**  
YEADON, LS19 7ZE

# LANCASTER PARK

LAST 3 UNITS REMAINING



**HYBRID LIGHT INDUSTRIAL /  
OFFICE UNITS**

**UNITS AVAILABLE FROM 1,990 SQ FT (184.9 SQ M)**



High quality 50%  
office / 50% light  
industrial units



Available for  
immediate  
occupation



Pleasant landscaped  
environment



Excellent  
location

# LANCASTER PARK

YEADON, LS19 7ZE

**LANCASTER PARK IS PROMINENTLY LOCATED ON THE EDGE OF LEEDS BRADFORD AIRPORT, ACCESSED IMMEDIATELY OFF WARREN HOUSE LANE, CLOSE TO THE INTERSECTION OF THE A658, HARROGATE ROAD.**

## DESCRIPTION

A new build scheme of hybrid light industrial/ office units of steel portal frame construction with part clad/ blockwork walls, configured in a terrace of 5 two-storey buildings. The units benefit from ground floor loading with a separate personnel entrance and allocated parking.

Each unit benefits from the following specification:

- > 50% office / 50% light industrial
- > Built to BREEAM 'Very Good' rating
- > LED lighting
- > 4m eaves in warehouse
- > Ground floor loading door
- > 3 phase power
- > Fully fitted office accommodation
- > WC and shower facilities
- > Covered cycle storage
- > Onsite EV charging

## ACCOMMODATION

The units provide the following approximate gross internal floor areas over two floors totalling:

| No.           | SQ FT | SQ M  | Rent PAX |
|---------------|-------|-------|----------|
| <b>Unit 2</b> | 2,830 | 262.9 | £42,500  |
| <b>Unit 3</b> | -     | -     | LET      |
| <b>Unit 4</b> | 2,300 | 213.7 | £34,500  |
| <b>Unit 5</b> | 1,990 | 184.9 | £30,000  |
| <b>Unit 6</b> | -     | -     | LET      |

## TERMS

The units are offered by way of new leases for a minimum term of 5 years. VAT is applicable on this property and all figures are quoted exclusive of VAT.

## USE CLASS

Class E and B8.



# LANCASTER PARK

YEADON, LS19 7ZE

THE PROPERTY IS ADJACENT TO A COSTA COFFEE DRIVE-THRU, A 'FARMHOUSE INNS' PUBLIC HOUSE AND THE AIRPORT WEST MODERN OFFICE COMPLEX.



## EPC

Each unit has a rating of B. A full copy of the EPC is available on request.

## CONTACT US

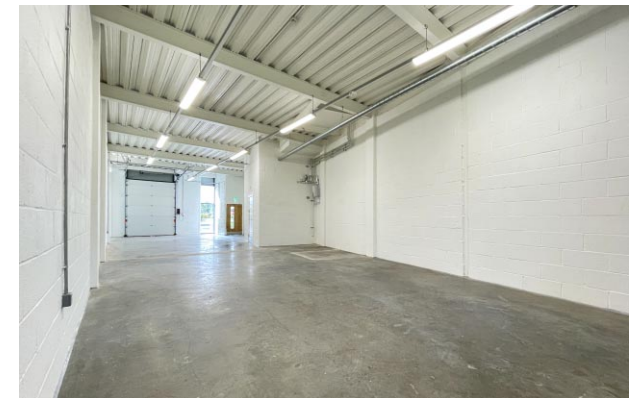
For more information or to arrange a viewing please contact any of the joint agents below:

**Hazel Cooper**  
hazelcooper@cartertowler.co.uk

**Max Vause**  
maxvause@cartertowler.co.uk

**Simon Dalingwater**  
simon@adairpaxton.co.uk

**Alfie Stevens-Neale**  
alfie@adairpaxton.co.uk



**AdairPaxton**  
Property Specialists ■ ■ ■ ■  
**0113 239 5770**  
www.adairpaxton.co.uk

**CARTER TOWLER**  
**0113 245 1447**  
www.cartertowler.co.uk

### MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Adair Paxton and Carter Towler for themselves and the vendor as agents for the vendor give notice that: We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. **November 2023.**