



Orion, Logic Leeds,
Skelton Moor Way,
Leeds, LS15 0BF

TO LET

Modern Warehouse / Last Mile Unit
Approx GIA 25,048 sq ft (2,327sq m)



ETRA
Skelton Lane
Service

A63
Pontefract
Lane

M1

Morrisons
FUEL



McLaren
FORMULA 1 TEAM

amazon

Samuel Grant
Packaging

BCA

PERSPEX
Distribution Ltd

SYMINGTON'S

John Lewis

M1 - Jcn 45

HubRx
Transforming Independent Pharmacy

Farnell
AN AVNET COMPANY

Network Rail

RM
Roberts Mart

FedEx

Galaxy
Insulation & Dry Lining

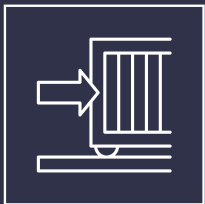
TradeChoice
Carpet & Flooring

*Indicative Boundary





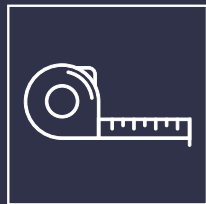
Specification – Built 2020



Large secure yard with electric sliding gate



Separate car park with 31 spaces (inc. 2 charging points)



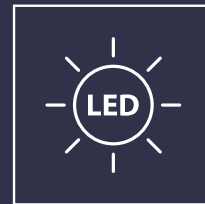
Haunch 8m / Eaves 9m



3 Ground Level Loading Doors



200kva Electricity Supply



LED lighting to Warehouse



Ceiling mounted heating and cooling to the offices

Accommodation

We have measured the property to have the following approximate gross internal areas

Ground Floor Total	25,048 sq ft	2,329.8 sq m
Includes Ground Floor Office and Welfare	1,137 sq ft	105.6 sq m



Planning

We understand the property benefits from B8 (Warehouse and Distribution) use, and are not aware of any hours of use or noise restrictions. Interested parties should satisfy themselves in this respect.

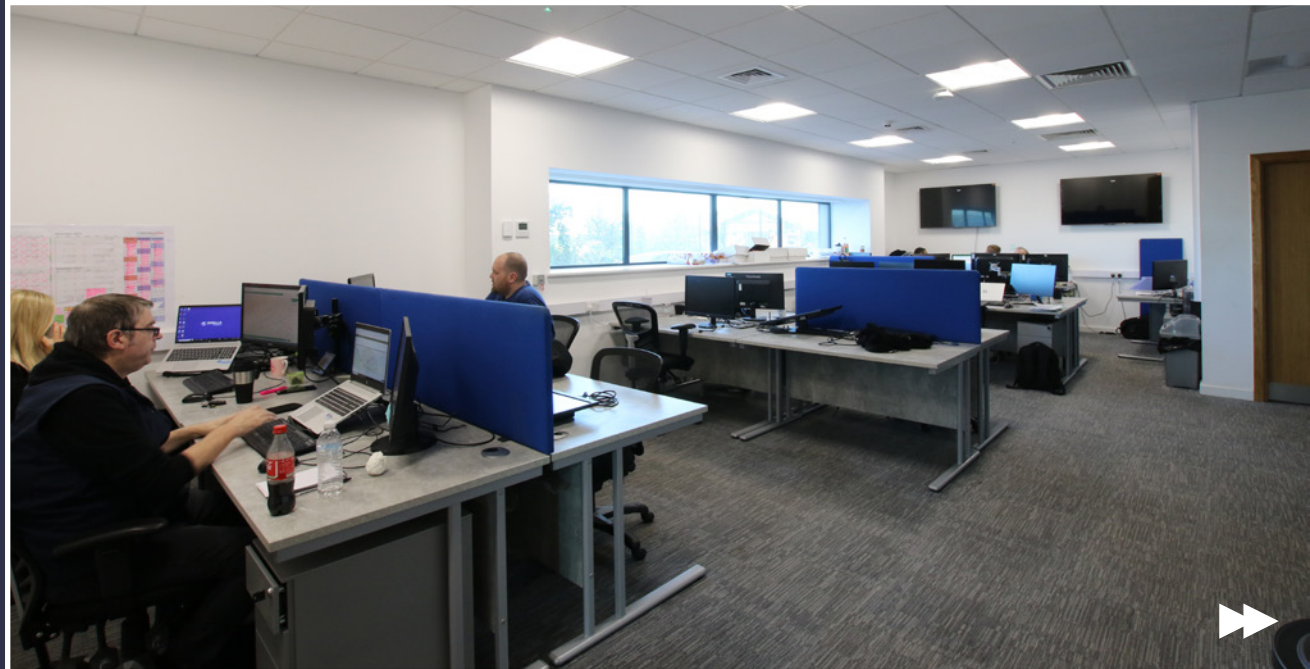
Rateable value

We note from the VOA that the property has a Rateable Value of £164,000

The UBR Multiplier for 2024/5 is 0.546

EPC

We note from the EPC Register that the property has a rating of A22, with the Certificate expiring in October 2030.





Terms

The property is held by way of a lease from 17/1/2022 for a term of 10 years. We are able to offer either an assignment of the existing lease, or a sublet on terms to be agreed.

Subject to Contract.

Legal costs

Each party to bear their own legal costs.

VAT

VAT will be payable at the prevailing rate.

For further information or if you wish to arrange a viewing please contact the sole agents, Avison Young.



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