

TO LET - INDUSTRIAL / INDUSTRIAL / STORAGE / TRADE COUNTER / INDUSTRIAL / WAREHOUSE

# NORTHSPEED HOUSE

Moor View, Leeds, LS11 9NF



## Key Highlights

- 5,713 sq ft
- 4.25m eaves height
- Trade counter and modern office space
- Mezzanine floor for additional storage / office
- Currently being refurbished
- Self contained gated secure yard
- 3 phase electricity and gas
- EV charger

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## Description

Northspeed House is a detached warehouse/industrial unit totals 5,713 sq ft (530.86 sq m) and includes newly refurbished office accommodation and a trade counter at the front of the unit.

Key features include:

- Eaves height of 4.25 metres
- Gated secure yard
- One ground-level loading door
- Modern office space on ground floor
- 3 phase power, gas
- Additional storage on mezzanine floor
- Office and amenities
- EV charger

## Location

Northspeed House is situated on Moor View in Holbeck, Leeds (LS11 9NF), an established commercial and industrial area just south of Leeds City Centre. The property benefits from strong connectivity to the M621 motorway, which links directly to the M1 and M62 corridors. The property is a 5 minute drive away from Leeds city centre. This strategic position makes the location well suited for businesses requiring efficient access across West Yorkshire and beyond.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,567	331.39	Available
Ground - Office	1,094	101.64	Available
Ground - Trade counter	589	54.72	Available
Mezzanine	463	43.01	Available
<b>Total</b>	<b>5,713</b>	<b>530.76</b>	

## Viewings

All inspections are to be arranged through Savills and are strictly by appointment only.

## VAT & Legal Costs

VAT will be charged where applicable. Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

EPC - C68

## Contact

### Matthew Ewin

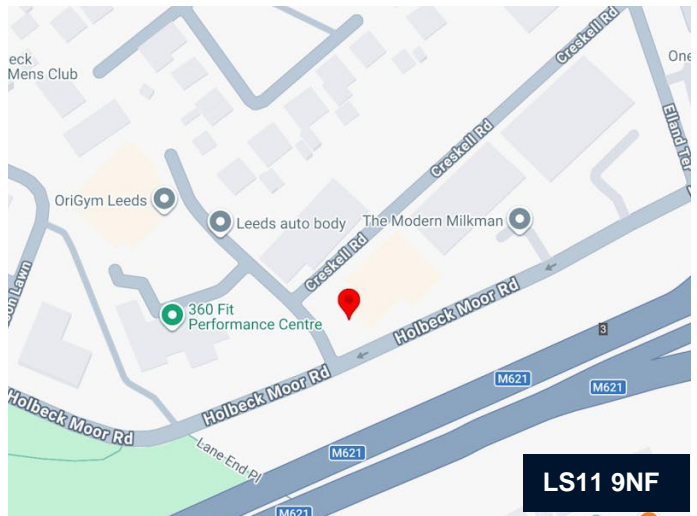
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