



Unit A Millshaw Park Way, Leeds, LS11 0LS

**TO LET**

Modern Industrial / Warehouse Unit

**6,207 Sq Ft  
(577 Sq M)**

## DESCRIPTION

The unit is of steel portal frame construction and is surmounted by a new pitched profile metal sheet roof, which incorporates circa 10% translucent Perspex roof lights. Externally, elevations are a combination of brick and profile metal cladding.

Internally, the property has undergone significant refurbishment works comprising concrete slab flooring, internal elevations are a combination of block and profile metal cladding. Lighting has been fully upgraded to LED UFO lighting with warehouse access via a single ground level roller shutter door. The property also benefits from fully refurbished ground and first floor office space.

- ✓ Modern Industrial / Warehouse Unit
- ✓ Established Industrial Location
- ✓ Eaves Height of 6.1m
- ✓ Fully Refurbished Office Accommodation
- ✓ Shared Concrete Service Yard with Off Street Parking

## LOCATION

The property is located at Millshaw Park in Leeds, one of the city's premier industrial locations, located adjacent to White Rose Office and Retail Park and within close proximity to Junction 28 of the M62 Motorway. The property is situated on Millshaw Park Industrial Estate which is accessed directly off Elland Road, in turn providing access to the Leeds Outer Ring Road (A6110) and Junction 28 of the M62 Motorway.

## ACCOMMODATION

| Gross Internal Areas | sq ft        | sq m       |
|----------------------|--------------|------------|
| <b>Total</b>         | <b>6,207</b> | <b>577</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

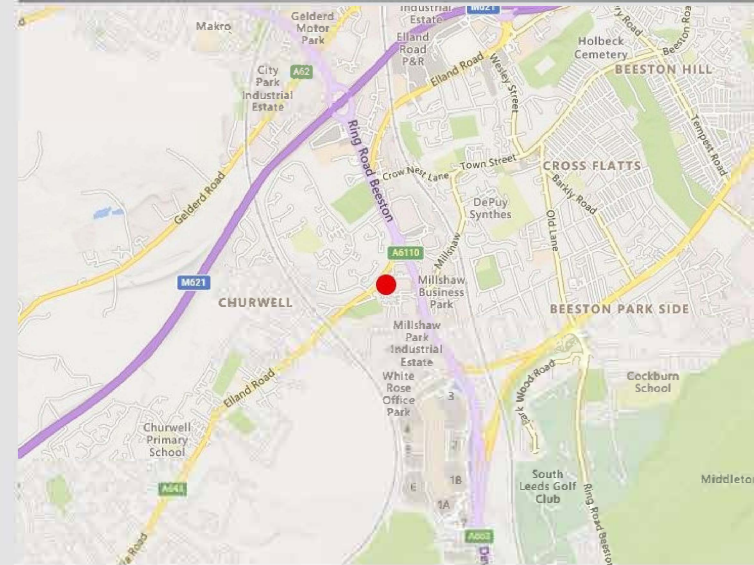
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

The property has an EPC Rating of C (69)



**lsh.co.uk**

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 21-May-2025

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Elliot Bloodworth**  
0113 887 6697  
[EBloodworth@lsh.co.uk](mailto:EBloodworth@lsh.co.uk)

**Matt Jackson**  
0113 245 9393  
[mjackson@lsh.co.uk](mailto:mjackson@lsh.co.uk)