

**INDUSTRIAL
UNITS TO LET**

7,200 – 27,900 sq ft

MANAGED BY

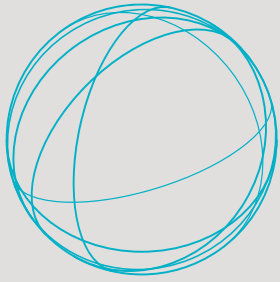
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ORBITAL INDUSTRY PARK

| Off Jack Lane, Leeds, LS10 1AG





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INDUSTRIAL UNITS TO LET

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ORBITAL INDUSTRY PARK COMPRISES 10 INDUSTRIAL UNITS TOTTALLING OVER 90,000 SQ FT, ARRANGED AS TWO TERRACES FRONTING HUDSWELL ROAD.

THE SITE

Orbital Industry Park holds a prominent position within the well established and ever popular Jack Lane Industrial area.

The whole estate has been recently and extensively refurbished to include:

- | New floor slabs to Units 8, 9, 12, 13
- | New roof lights
- | New kitchenettes and WC facilities
- | New electrical installations
- | Full redecoration both internally and externally

The site is strategically located with excellent access to Leeds City Centre (1 mile) and boasts direct access to J4 M621.

Local occupiers include Schneider Electric, Eriks, Tesla and Hertz.

THE DETAILS

The units benefit from:

- | Eaves height to underside of the haunch between 5.69m and 5.98m
- | 3 phase electricity
- | Gas boiler
- | Electric roller shutter doors
- | IP65 high frequency linear luminaires to warehouse areas
- | Floor loading capacity of 40kn/sq m in units 8, 9, 12, 13
- | Ample car parking

TERMS

The properties are available by way of full repairing and insuring leases.

ENERGY PERFORMANCE CERTIFICATES

Unit 1 – B26

Unit 8 – B30

Unit 9 – B30

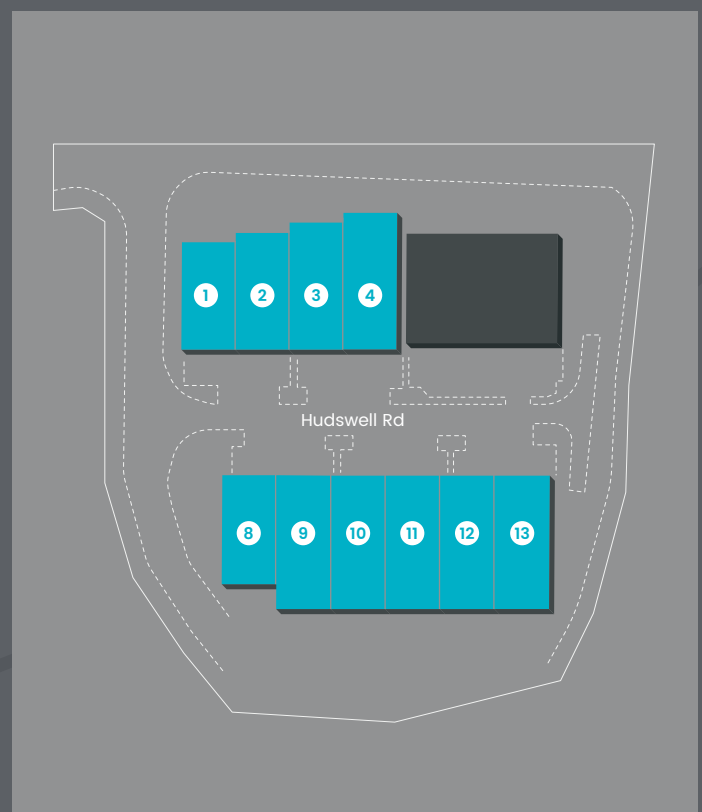
Unit 12 – B28

Unit 13 – B38

SCHEDULE OF ACCOMMODATION

UNIT	1	2, 3 + 4	8	9
SQ FT	7,206	27,933	7,200	8,878

UNIT	10	11	12	13
SQ FT	9,512	9,520	8,867	8,962



📍 THE LOCATION

Orbital Industry Park boasts a strategic position off Jack Lane, 1 mile to the south of Leeds City Centre.

- | Direct access to J4 M621
- | 2.5 miles to J43/44 M1
- | 4.5 miles to J29 M62
- | 5 miles to J27 M62

SAT NAV: LS10 1AG



www.langtreepp.co.uk/property/orbital-industry-park

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