

# **TO LET - WAREHOUSE / WORKSHOP UNIT (MAY SPLIT)**

WAKEFIELD ROAD  
ROTHWELL  
LEEDS  
LS26 0SB

(5,123 SQ.FT – 11,584 SQ.FT)

- Extensive Secure Front / Side Yard
- Multiple Vehicular Access Points
- Approx 3.6m Eaves
- Close Proximity to J44 A1(M)

**malcolm  
stuart**  
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## WAREHOUSE / WORKSHOP WITH EXTENSIVE YARD....

The property comprises various interconnected steel portal frame light industrial units having part brick/blockwork and part profile metal clad elevations.

Internally, the units comprise predominately open plan workshop accommodation. There is also a mezzanine level used for storage, office space as well as welfare facilities. The property has an internal eaves height of approximately 3.58m.

Externally, the unit occupies an irregular shaped site extending to approximately 0.625 acres. The property benefits from a large concrete surface storage area and a separate tarmac surfaced parking area to the front.

Leeds has a population of approximately 812,000 (2021 Census) and is the largest city within West Yorkshire, having developed into the business and administrative centre for the region. Bradford city centre is approximately five miles to the west, and Wakefield city centre is approximately nine miles to the south.

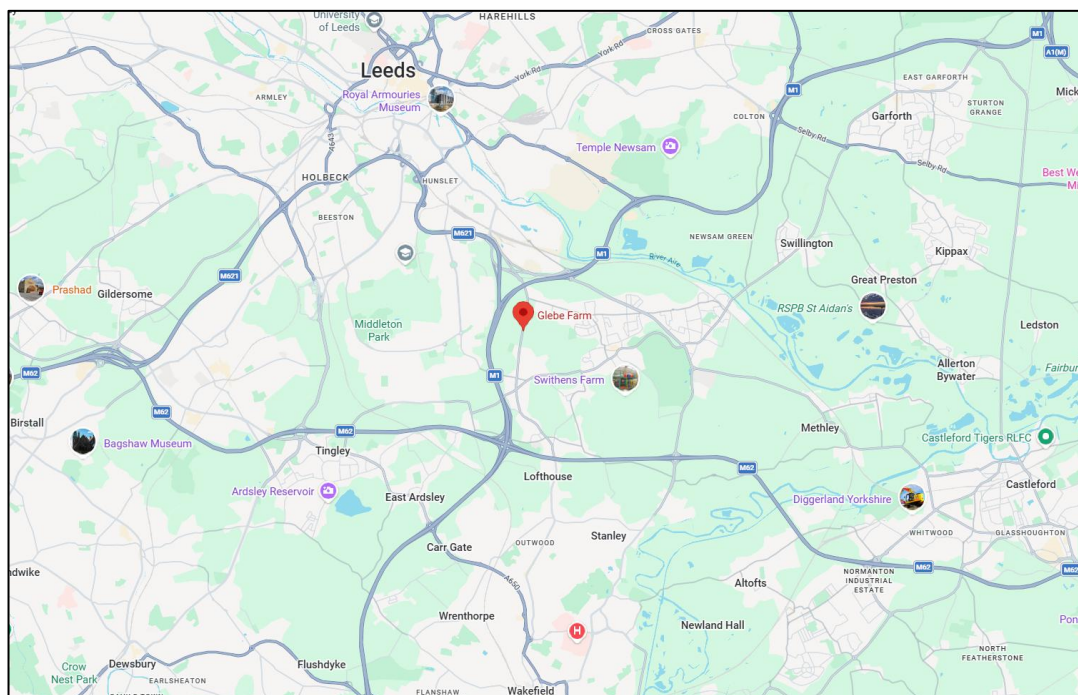
The property is situated on Wakefield Road within the Rothwell area of south-east Leeds. The immediate locality is semi-rural and mixed-use in character, comprising light commercial units alongside residential dwellings. Nearby occupiers include Rothwell Trailers, Lha Car and Commercial, and Flex Commercials Ltd.

The property is located in the administrative areas of Leeds City Council, approximately 3.7 miles to the southeast of Leeds.

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| Description  | SQM      | SQ.FT  |
|--------------|----------|--------|
| Ground Floor | 717.27   | 7,721  |
| Mezzanine    | 358.95   | 3,863  |
| Total        | 1,076.22 | 11,584 |



## PLANNING

We recommend interested parties make their own enquiries with Leeds City Council planning department 0113 247 8000.

## BUSINESS RATES - 2026 LIST

Workshop & Premises £41,500

Current Uniform Business Rate for 2026/27 0.432 giving approx. rates payable £17,928.

## EPC

The property is awaiting an updated EPC.

## TERMS

The unit is available on a new FRI lease for a term of years to be negotiated, price available on application.

## VIEWING

Strictly via sole agents (by appointment only)

Malcolm Stuart Property Consultants

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared October 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.