

TO LET - UNIT 3

INDUSTRIAL/ TRADE UNIT

3,508 sq ft (326 sq m)

Intercity
Court

Intercity Way, Leeds

LS13 4HN



TO BE FULLY
REFURBISHED
& AVAILABLE
SEPTEMBER 2025



NEIGHBOURING
TRADE OCCUPIERS



LARGE SECURE
YARD WITH
DEMISED PARKING



6.7 M
EAVES
HEIGHT

Intercity Court

Intercity Way, Leeds LS13 4HN

LOCATION

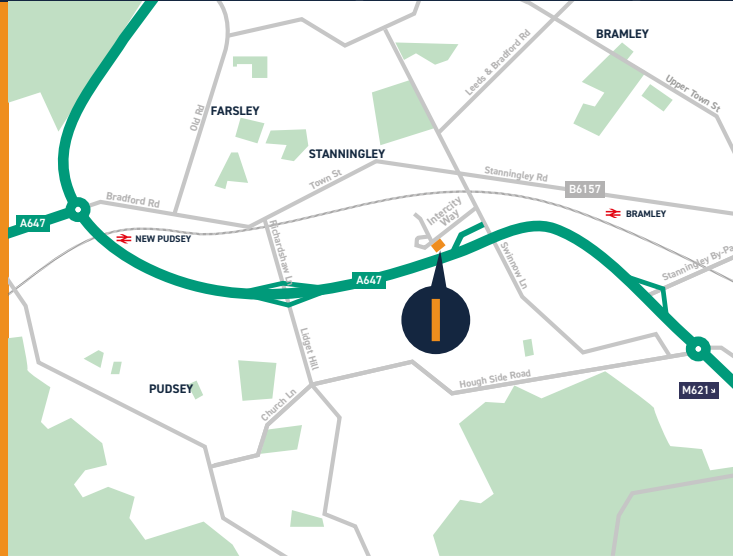
The property is strategically positioned under 1 mile from both the Stanningley Road (B6157) and the Leeds Outer Ring Road (A647), 4.5 miles to the west of Leeds City Centre and approximately 5.5 miles to the east of Bradford City Centre.

The property itself is accessed off Intercity Way, which leads directly onto Stanningley Road (B6157) via Swinnow Lane.

Notable occupiers in the immediate vicinity include Euro Car Parts, Quay Plastics, Bestway and Britvic.

DESCRIPTION

Intercity Court is a terrace of modern self-contained industrial units constructed in 2007. The units are of steel portal frame construction with brick/block work elevations surmounted by profile steel cladding beneath profile steel pitched roofs with integrated roof lights. Each unit has a single electric roller shutter door and includes WC facilities and office areas at ground floor level. The units have an eaves height of 6.7 m (22 ft). All mains services are connected to the property. The property is currently undergoing a full refurbishment which will include the installation of LED lighting. Available from September 2025.



Unit 2 internal



LEEDS CITY CENTRE
4.5 MILES

3,508 FT (326 SQ M)

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

Unit 3 has an energy performance rating of D93, expected 'B' rating post refurbishment.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

RATEABLE VALUE

The Rateable Value is £22,000
1st April 2023.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
GV&Co and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by GV&Co and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is June 2025.

Designed and Produced by Andersons - 0113 274 3698 - aqpm.co.uk

Letting Agent

GV
&Co
gvproperty.co.uk

0113 245 6000

Jonathan Jacob

07809 526 118
jonathan@gvproperty.co.uk

Landlord

RIBSTON
01937 290 089
www.ribston.co.uk

Oliver Graham

07540 505 550
olivergraham@ribston.com