

TO LET

DETACHED INDUSTRIAL WAREHOUSE

**Nabarro
McAllister**

UNIT 4 ROYDS CLOSE, LEEDS, LS12 6LL

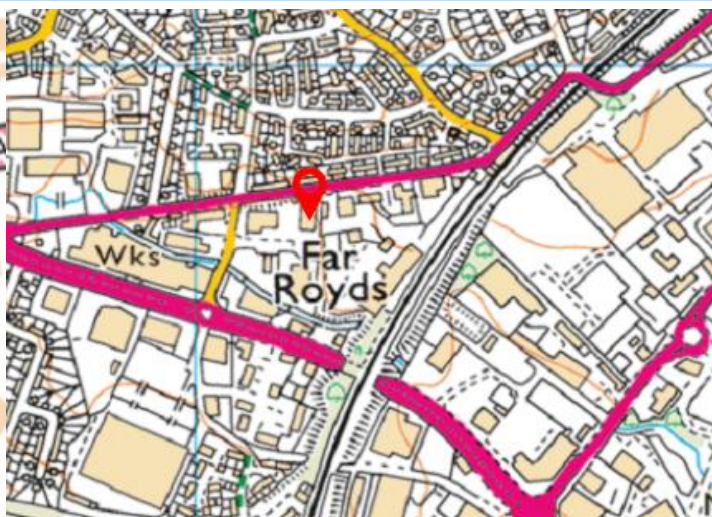


- Prominent roadside position.
- Close to motorway network.
- Easily accessible for Leeds City Centre.
- 6.9m Eaves.

£120,000 per annum

1,147m²
(12,350ft²)

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LOCATION

The property stands in Lower Wortley approximately 2 miles Southwest of Leeds City Centre readily accessible for the motorway network. It stands in an established industrial locality just off the Leeds outer ring road with frontage to Whitehall Road. Nearby occupiers include MKM Building Supplies, JCT600, Screwfix, Lithia Motor Group and Topps Tiles.

DESCRIPTION

The property comprises a refurbished single storey warehouse unit being of steel portal frame construction with walls clad externally in brick and corrugated cement asbestos sheeting under a profile metal sheet roof interspersed with multiple roof lights. There is a two-storey office section which benefits from heating and air conditioning. The property has a substantial yard/carparking area.

ACCOMMODATION

	m2	ft2
WAREHOUSE	936.8	10,084
GROUND FLOOR OFFICE	105.2	1,133
FIRST FLOOR OFFICE	105.2	1,133
TOTAL	1,147	12,350

SERVICES

The property benefits from all mains services and three phase electricity. No test of the services has been made.

RATEABLE VALUE

The property is assessed for rating purposes as follows. The rateable value is effective from 1st April 2026.

Rateable Value (2026)	Estimated rates payable
£91,500	£45,000

PLANNING

It is believed that the property has planning consent for warehousing and offices as per the existing layout, but interested parties should make detailed enquiries of the local planning authority at Leeds City Council.

RENTAL

£120,000 per annum exclusive

TENURE

The property is available by way of a new 5 year full repairing and insuring lease, or multiples of 5 years.

VAT

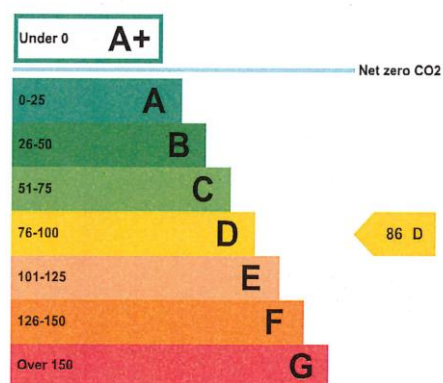
The rent will be subject to the addition of VAT.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords legal costs in connection with the preparation of the Lease. EPC

Energy rating and score

This property's energy rating is D.



JOINT AGENT

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VIEWING

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September 2026

Nabarro McAllister

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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