



To Let

Unit 4 Royds Close, Leeds, LS12 6LL

- Detached industrial warehouse in an established commercial location
- Prominent roadside position with strong visibility from the main Whitehall Road (A58), Leeds
- 50 dedicated car parking spaces
- 6.9m clear eaves height
- Approximately 12,350 sq ft GIA

Location

Unit 4 Royds Close is situated within the established Lower Wortley commercial area of Leeds, approximately 2 miles south-west of Leeds city centre.

The property is well positioned for access to the city and wider West Yorkshire, with the M621 approximately 1.5 miles away, providing direct access to the regional motorway network.

Royds Close forms part of an established commercial location, with a strong concentration of industrial, trade and automotive occupiers in the immediate and surrounding area.

Neighbouring occupiers include:

MKM Building Supplies, JCT 600, Screwfix, Lithia Motor Group, Topps Tiles.



Description

Unit 4 comprises a fully refurbished single-storey warehouse unit of steel portal frame construction, with blockwork elevations beneath a pitched roof.

Natural light to the warehouse is provided by way of roof lighting covering approximately 10% of the roof space.

The property incorporates integral two-storey office accommodation, together with dedicated on-site parking and a three-phase electricity supply.

The principal warehouse provides an expansive open-plan floorplate, with the integral office accommodation positioned to the rear of the unit.

Specification

- ☐ Three-phase electricity supply
- ☐ Dedicated on-site parking
- ☐ Fully refurbished accommodation
- ☐ W/C and kitchen facilities
- ☐ 6.9m clear eaves height
- ☐ Level access loading doors
- ☐ Ground and first-floor office accommodation
- ☐ Flexible warehouse and industrial space

Energy Performance

Energy Performance Asset Rating –D (86)

Certificate can be made available upon request.

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Warehouse	936.8	10,084
Gnd Flr Office	105.2	1,133
1st Flr Office	105.2	1,133
Total	1,147.2	12,350

	Hectare	Acre
Total Site Area	0.342	0.845

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Viewing

Strictly by appointment with the joint agents, Rapleys LLP or Nabarro McCallister



Terms & Tenure

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

Rent on Application.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

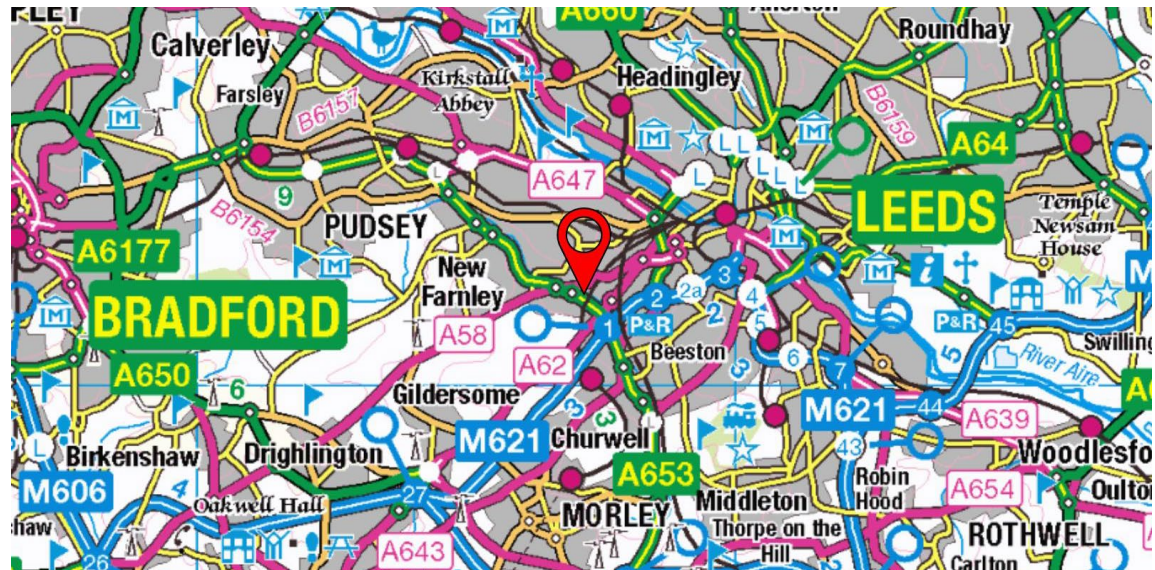
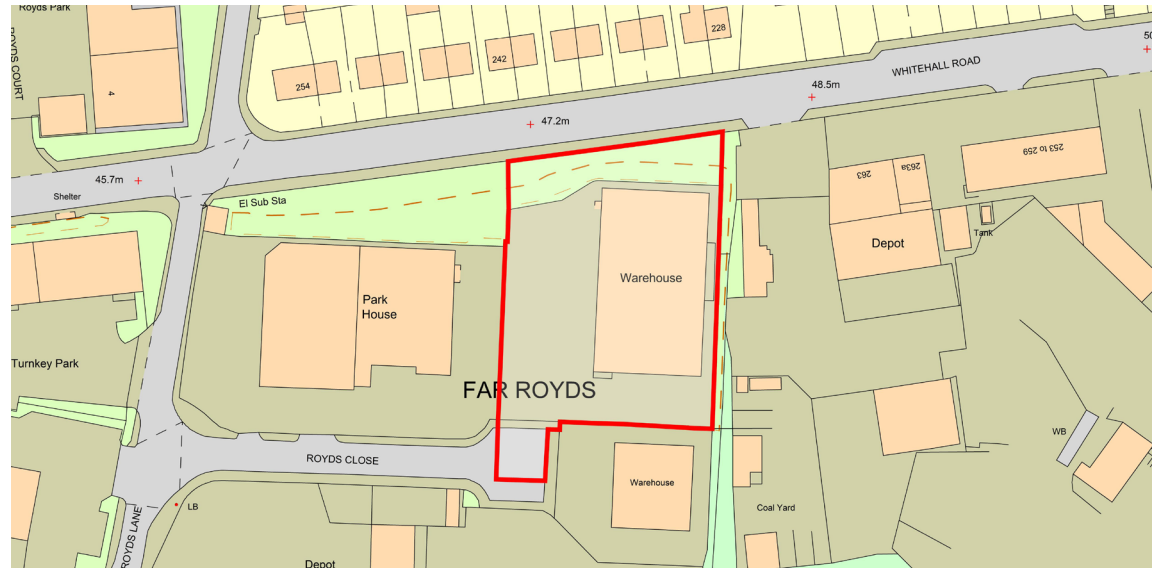
Rating

We are advised that the Rateable Value of the property from the 1 April 2026 is £91,500.

The UBR for 2026/27 is £48p in the £ for qualifying retail premises.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates



For further details contact:

Joshua Klepper
Associate Partner
D: +44 (0) 7353 125 658
joshua.klepper@rapleys.com

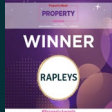


Thomas Fagan
Associate
D: +44 (0) 7387 025337
thomas.fagan@rapleys.com



Or

Simon Nabarro
D: +44 (0) 113 266 7666
info@nabarromcallister.co.uk



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rapleys.com
0370 777 6292

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Rapleys is an action-oriented property consultancy, offering building consultancy, commercial, planning and residential property services, operating from eight offices across the UK:

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