

# TO LET / MAY SELL

# LM<sub>ONE.</sub>

## MODERN INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD



**TANDA WORKS, SWINNOW LANE, BRAMLEY,  
LEEDS, LS13 4TY**

Rent – £229,000 per annum

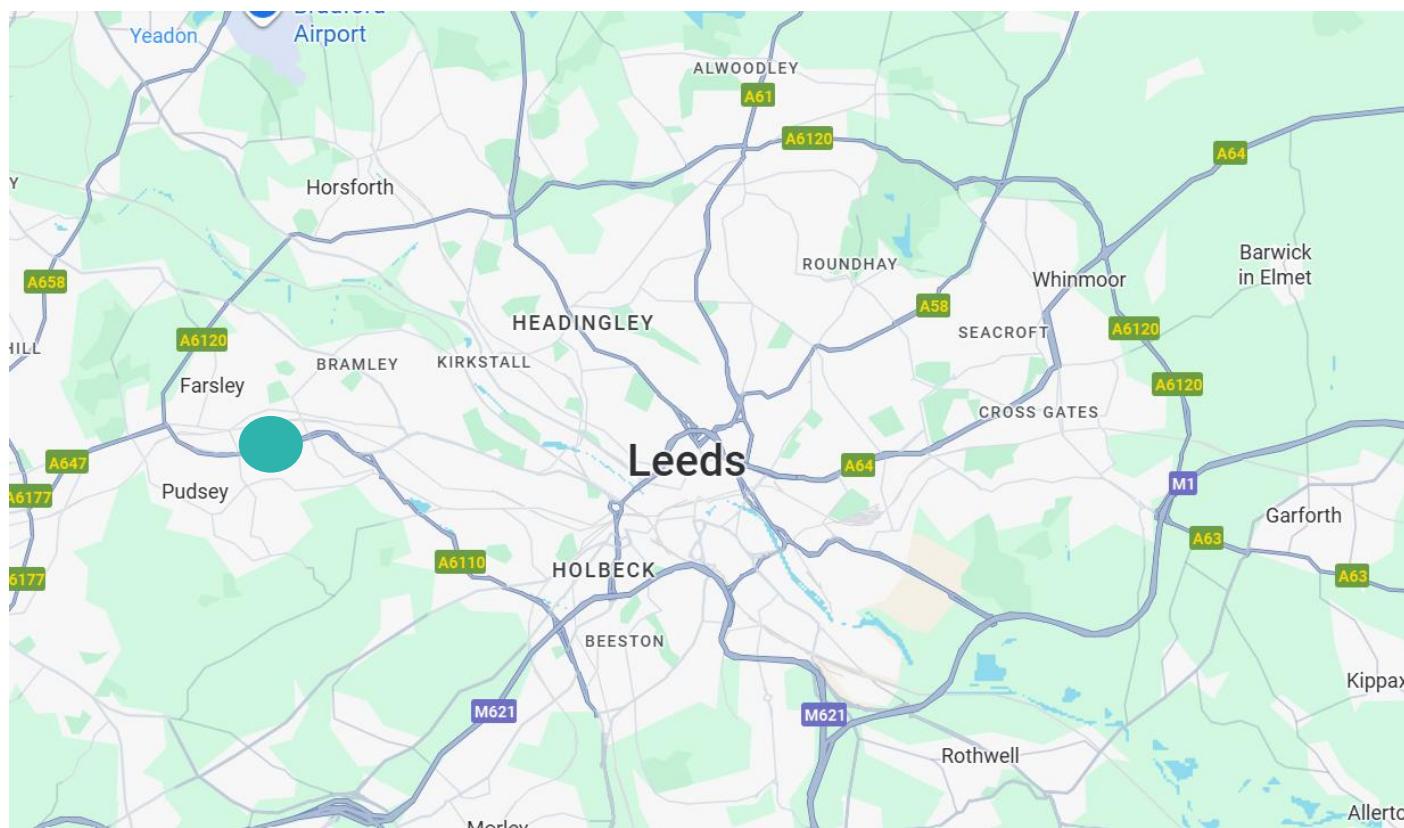
Price – OIEO £2,400,000

Size – 30,904 sq ft

- Substantial industrial premises
- 5.5 metre eaves
- Excellent access to Leeds ring road
- Secure concrete surfaced yard

# LEASING CONSIDERATIONS

- Available by way of new FRI Lease.
- 30,904 sq ft of industrial / warehouse accommodation
- Quoting rent of £229,000 per annum
- Price – OIEO £2,400,000 subject to contract
- Secure concrete surfaced yard area
- Full height roller shutter door
- Integral high quality offices
- Excellent access to Leeds ring road
- 5.5 metre eaves
- 3 phase power supply.
- LED lighting warehouse



## LOCATION

Tanda works is located on Swinnow Lane and immediately adjacent to the Leeds Ring road west (Pudsey). It 4 miles west of Leeds city centre and 4 miles east of Bradford city centre. The M621 is 3.5 miles south east and junction 27 of the M62 is 4 miles south.

## DESCRIPTION

This modern industrial unit of steel portal frame construction with brick elevations and pitched roof. It offers high-specification accommodation for a variety of business operations. The property features a substantial clear internal eaves height of 5.5 metres, providing significant vertical storage capacity and ability to rack. Access is via a full-height, electrically operated roller shutter door along with a personnel door. The warehouse is illuminated by energy-efficient LED lighting throughout.

The property benefits from fully fitted office facility with a fitted kitchen. The office space is split into different compartments suitable for multiple uses. This separate administrative area is configured to support a fully functional, self-contained business operation. The warehouse benefits from a high load capacity concrete slab floor. Externally the concrete flooring continues to a fully concreted yard area.





## RENT / PRICE

From £229,000 per annum, subject to VAT where applicable.  
Price – OIEO £2,400,000

## BUSINESS RATES

The premises currently attract a Rateable Value of £59,500  
Interested parties are advised to make their own enquiries with the Local Authority.

## EPC

Copy available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

January 2026  
**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)

**LM** ONE.

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