



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**A QUALITY DEVELOPMENT OF
NEW TRADE COUNTER/
LIGHT INDUSTRIAL UNITS WITH **

**MINERVA COURT, 275 TONG ROAD,
LEEDS, LS12 4FP**

UNIT 1 – 1,175 sq. ft plus 1,175 sq. ft Mezzanine (2,350 sq. ft GIA)

UNIT 2 – 1,248 sq. ft plus 1,248 sq. ft Mezzanine (2,496 sq. ft GIA)

UNIT 3 - LET

UNIT 4 – LET



‘Two units let – two remaining’

- Available Q1 2026
- New roadside units suitable for trade counter and light industrial uses
- Main arterial route position, accessible to Leeds Ring Road and motorway network
- Mezzanine included

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For Enquiries call
0113 234 8999



Location

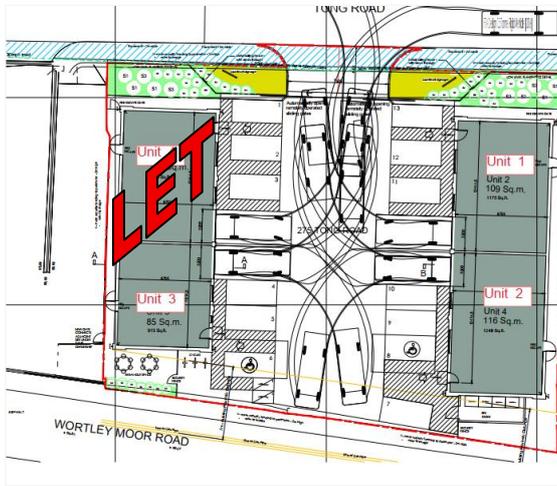
Windmill Business Park is located fronting and accessed from Tong Road (B6154) approximately two miles to the south west of Leeds city centre, close to the Leeds Ring Road and access to the motorway network. The property is located within an area of mixed land use adjacent to modern offices.

Description

The premises comprise a new development of four light industrial/trade counter units occupying a level and regular shaped site including surfaced access roadway, circulation and loading.

The unit specification includes:

- 6.0m eaves
- Self contained
- Independent utilities
- A base level of warehouse illumination
- Mezzanine floors throughout



Accommodation Schedule

Unit	GF (Sq. ft)	FF Mezz (sq. ft)	GIFA (sq. ft)
Unit 1	1,175	1,175	2,350
Unit 2	1,248	1,248	2,496
Unit 3	Let		
Unit 4	Let		

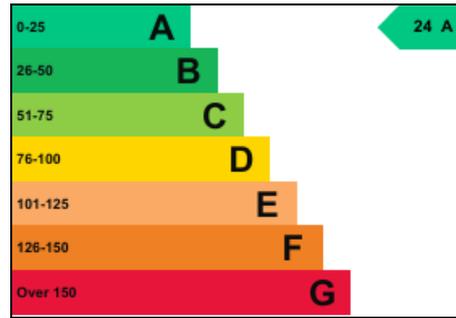
Services

Mains three phase electricity, water and drainage are connected to the units.

Business Rates

The units are to be assessed for Business Rates.

Energy Performance Certificate



The properties have an EPC rating of A (24)

Lease Terms

The units are offered to let by way of new tenant's full repairing and insuring leases for terms to be agreed, incorporating regular upward only rent reviews.

Rent

Unit 1	£18,000 per annum
Unit 2	£19,100 per annum

The rents are to be payable quarterly in advance exclusive of Business Rates, utilities, building insurance and service charge.

VAT

The rent is quoted exclusive of VAT. It is understood VAT will be applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful tenant applicant prior to instructing solicitors.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Windmill Business Park is anticipated to be available to let from Q1 2026. Viewings can be conducted in due course.

For further information, contact the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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Our Ref: 3633/A/S
Updated February 2026

Subject to Contract



Michael Steel & Co
 PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.