

Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Property Information

Freehold Industrial Investment

- Let to Evri Limited until 2030
- Attractive refurbished warehouse unit with secure yard
- Central Leeds location
- Approx. 913.51 sq m (9,833 sq ft)
- Site Area of Approx. 0.14 Ha (0.33 Acres) with a site coverage of Approx. 54%
- Well established commercial and industrial location, approximately 1 mile south-west of Leeds City Centre

Lot

10

Auction

17th September 2026

Rent

£71,528 per Annum Exclusive

Status

Available

Sector

Industrial, Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

1 mile south-west of Leeds City Centre, 9 miles east of Bradford, 16 miles south of Harrogate

Roads

A58, A643, M621, M1

Rail

Leeds Railway Station

Air

Leeds Bradford Airport

Situation

The property is situated on the south side of Wellington Road in a well established industrial and commercial location, approximately 1 mile south-west of Leeds City Centre.

The immediate and surrounding area comprises a mix of industrial, trade counter and commercial occupiers including Big Yellow Self Storage, Dulux Decorator Centre and Dunelm. The property also benefits from excellent road communications, being approximately 100 metres from the A58 and A643, which provides direct access to Junction 2 of the M621, less than 1 mile to the south.

Tenure

Freehold.

EPC

Band D.

Description

The property comprises a fully refurbished warehouse with adjoining two storey office accommodation. The property benefits from a vehicle access loading door and an eaves height of approximately 4.25m (13ft). The property also benefits from a site area of approximately 0.14 Ha (0.33 Acres) with a site coverage of 54% and its own secure yard.

VAT

VAT is applicable to this lot.

Completion Period

8 week completion.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First Mezzanine Secure Yard	Warehouse Office Ancillary	720.05 82.49 110.97	(7,751) (888) (1,194)	EVRI LIMITED (CRN:03900782) (1)	6 years from 13/09/2024	£71,528	31/01/2030
Total Approximate Floor Area		913.51 (2)	(9,833) (2)			£71,528	

(1) Evri is the UK's largest dedicated parcel delivery company, delivering over 700 million parcels annually. The company operates with a network of over 20,000 couriers, 10,000 ParcelShops and Lockers and more than 500 sites across the UK, including six hubs and over 25 depots. Evri serves more than 700 retailers, including the majority of the UK's top 100, with major clients including Next, John Lewis, M&S and ASOS, and serves over 12 million customers each week. Formerly Hermes UK, the company rebranded as Evri in 2022 (<https://www.evri.com/>). For the year ending 01/03/2025, Evri Limited (CRN: 03900782) reported Revenue of £1,852,889,000, Pre-Tax Profits of £176,230,000 and Net Assets of £292,668,000 (Source: Evri Limited Annual Report and Financial Statements 2025 as published at Companies House on 25/08/2026).

(2) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



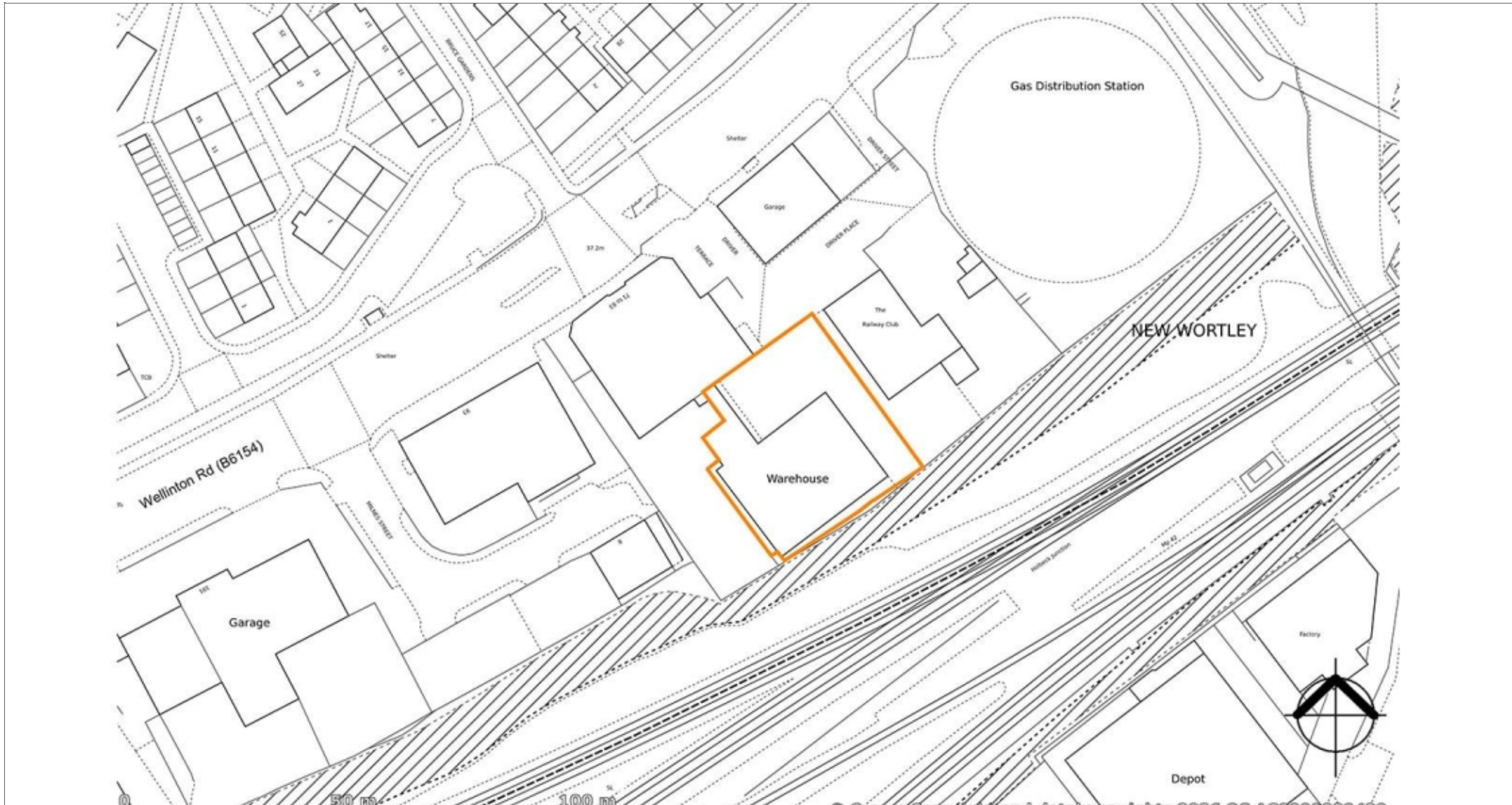
Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



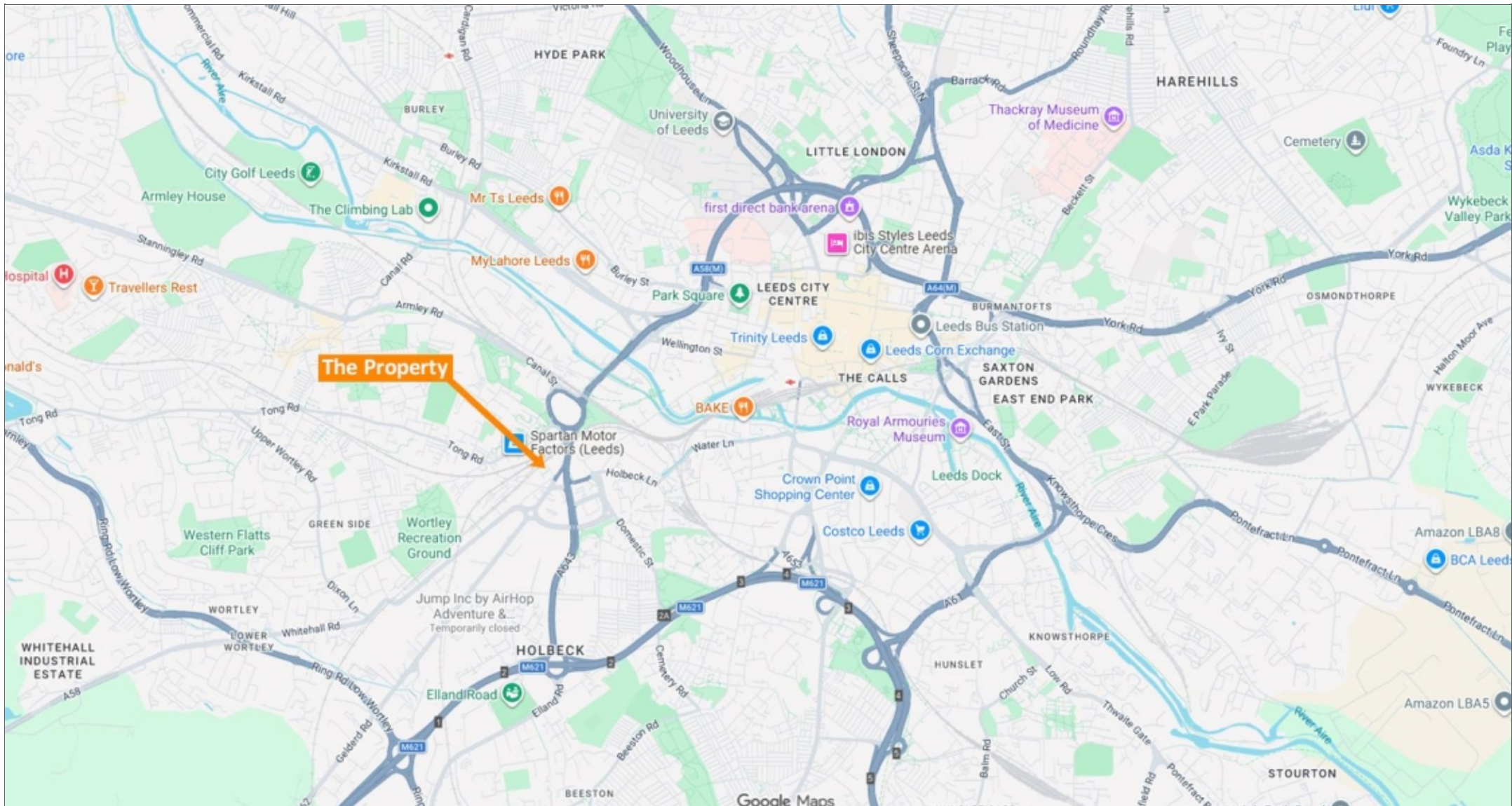
Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



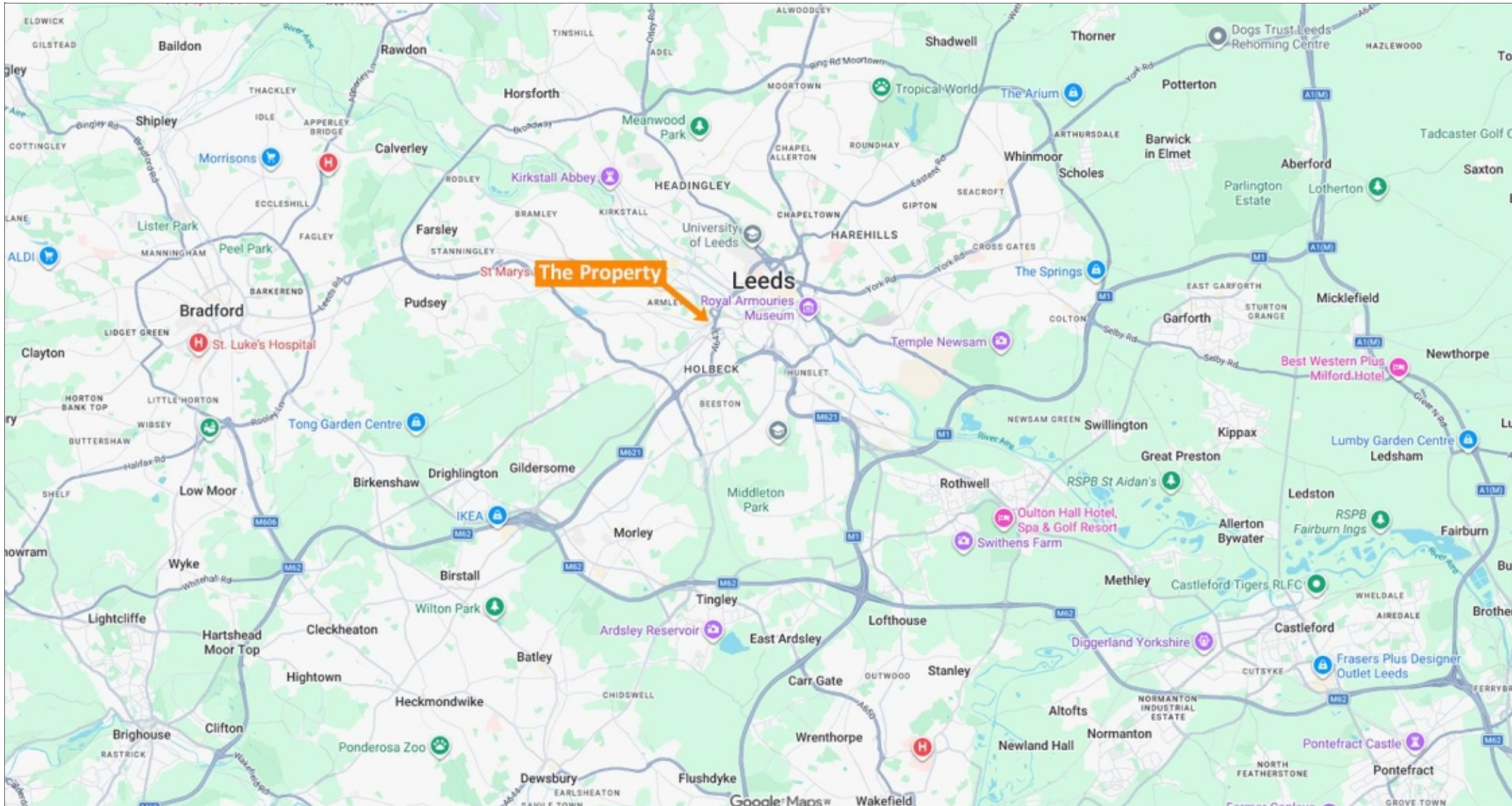
Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



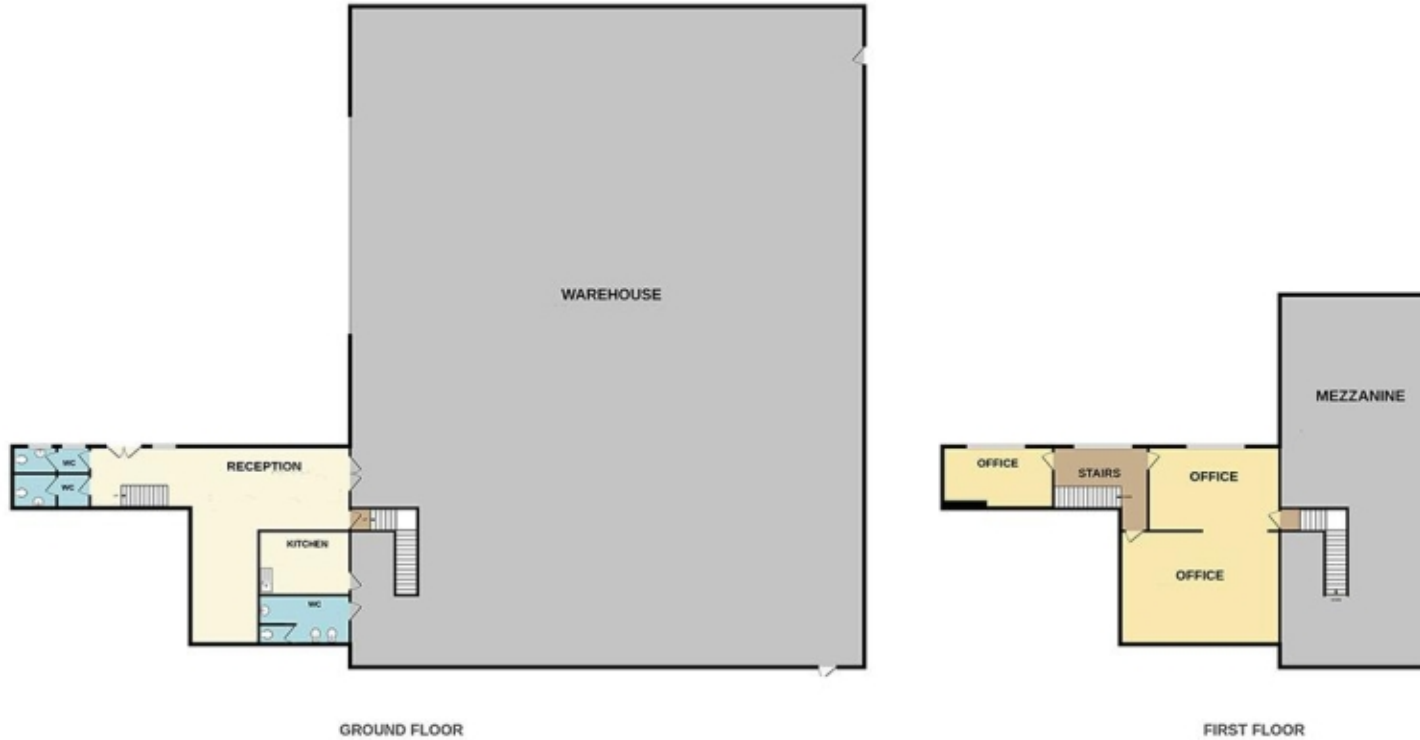
Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 10, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Hill Dickinson LLP
50 Fountain Street
Manchester
M2 2AS

Jonathan Dover
0161 817 7290
jonathan.dover@hilldickinson.com

Vanessa de Wit
0161 838 4941
vanessa.dewit@hilldickinson.com

Associate Auctioneers



Dove Haigh Phillips
11 Park Square East
Leeds
North
LS1 2NG

Tom Day
0113 487 0569 DD
+447900318945
tom.day@dhpproperty.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024