

Lot 20, Evri Distribution Warehouse, 2 Driver Terrace, Wellington Road, Leeds, West Yorkshire LS12 1EA

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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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
20

Auction
29th October 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.

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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).

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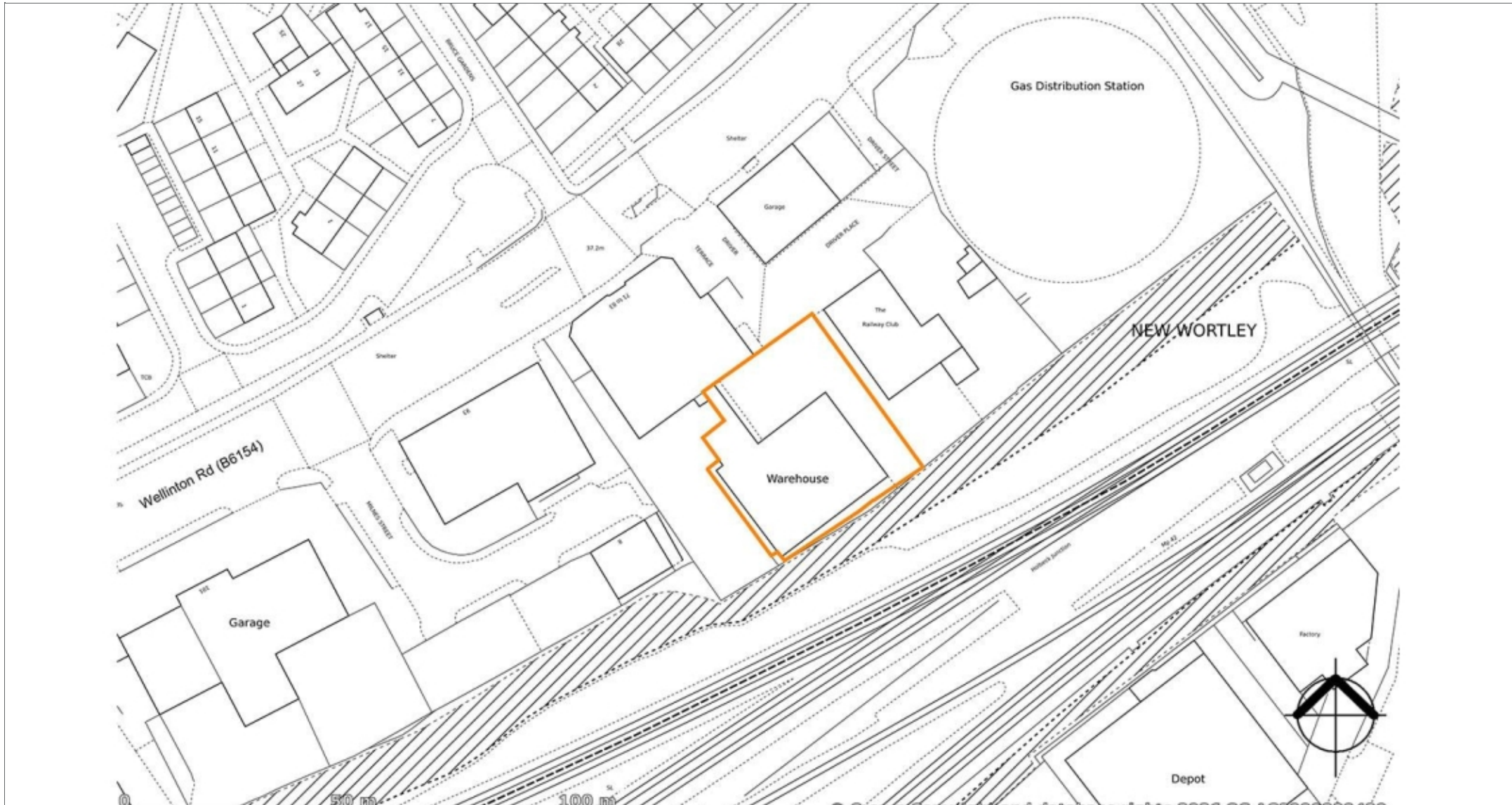
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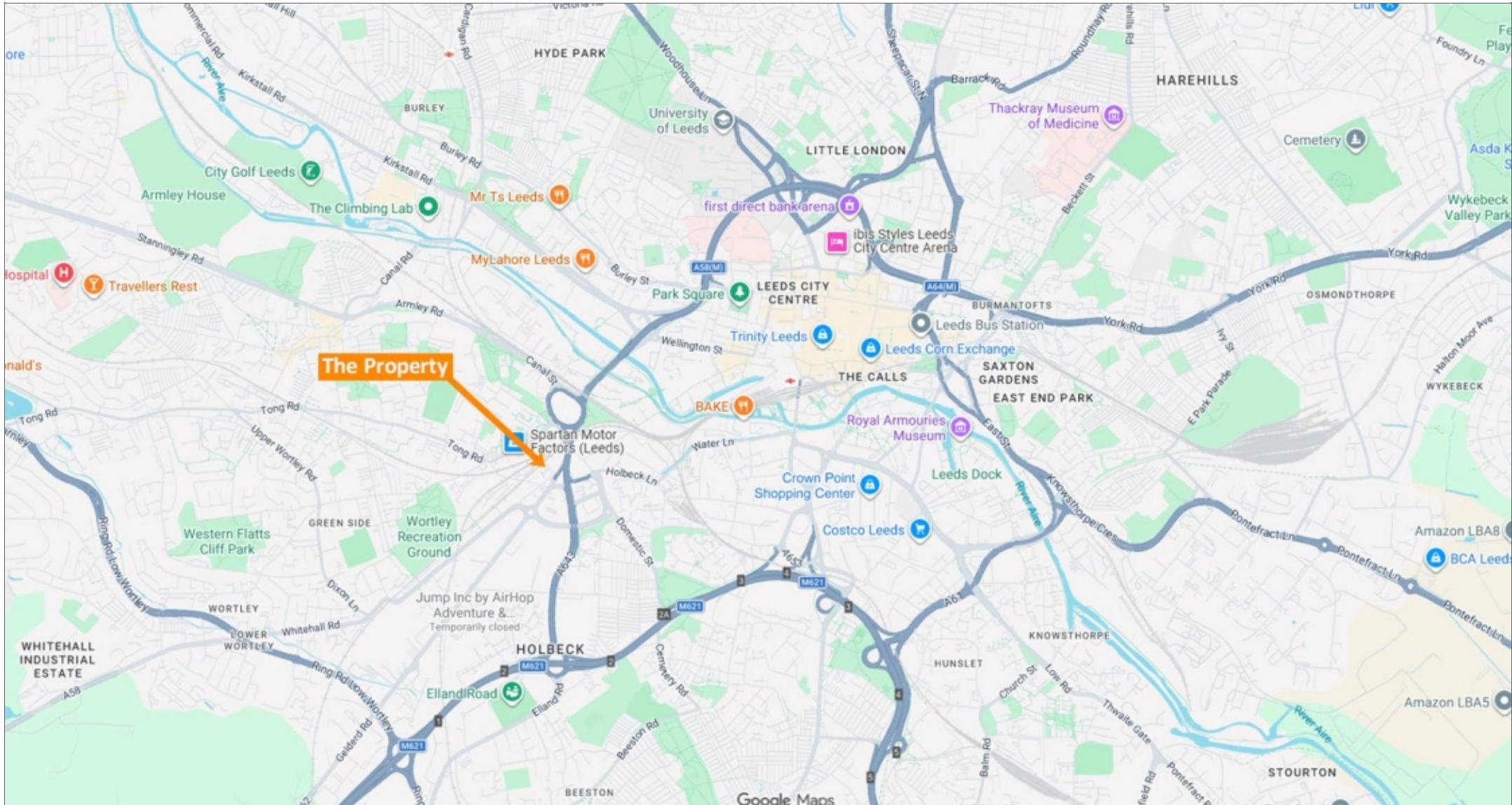
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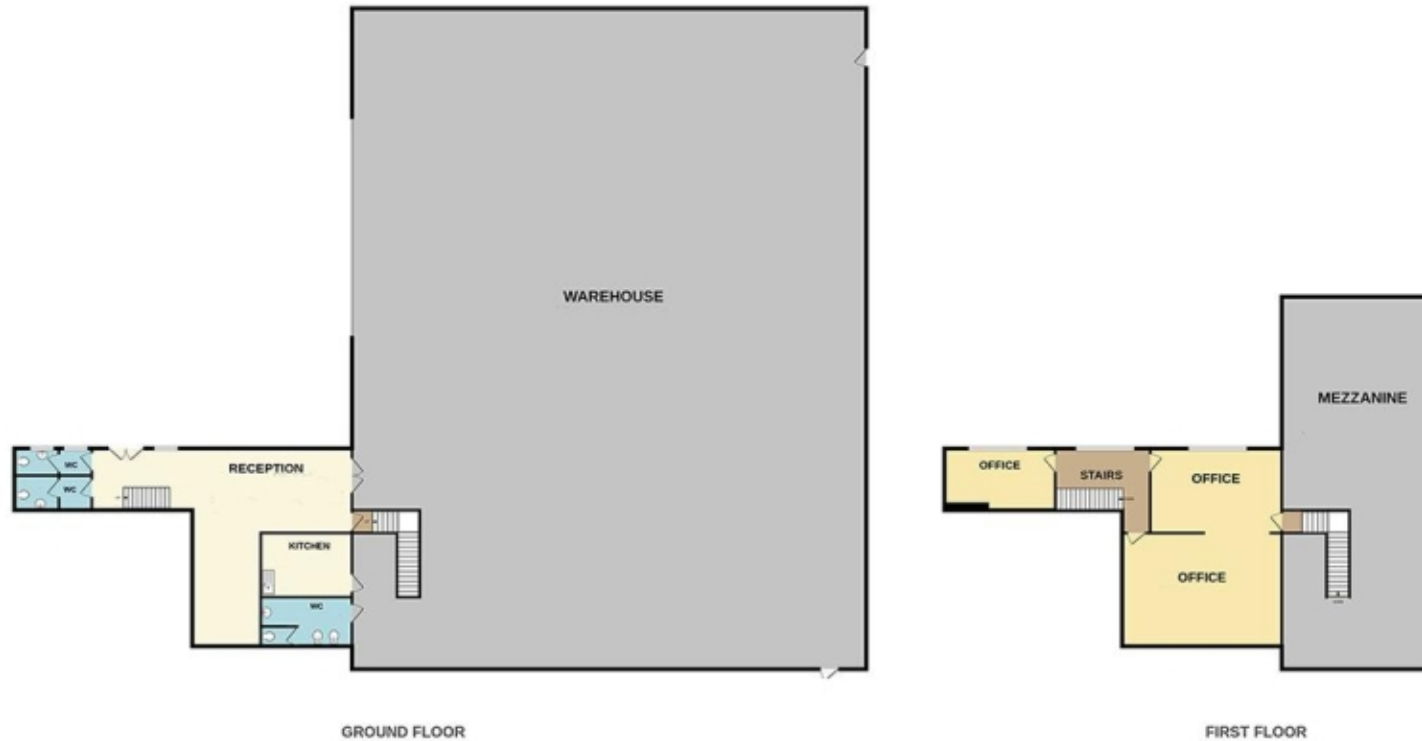
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2026