

NEWLY REFURBISHED



TO LET **UNITS H1/H2**

20,047 sq ft (1,862.35 sq m)

High Quality Modern Warehouse/ Industrial Unit

Junction 27, M62, South Leeds, LS27 7JZ

- Established business location
- Superb access to both Leeds City Centre, the M621 and M62 Motorways
- Good sized secure external yard area
- On site security



**GILDERSOME
SPUR LS27**



Units H1/H2

	sq m	sq ft
Warehouse	1,762.84	18,976
Offices	99.51	1,071
Total	1,862.35	20,047

Location

Unit H1/H2 forms part of the Gildersome Spur Estate, which lies approximately 5 miles to the south of Leeds City Centre. This location offers excellent access to the motorway network and is only 400 yards from Junction 27 of the M62 / M621 Motorways and is within 5 miles of Junction 42 of the M1 Motorway.

SAT NAV: LS27 7JZ

Description

Units H1/H2 provide a high quality self-contained warehouse / industrial premises incorporating ancillary office accommodation.

Features include:

- Eaves height approximately 21 ft (6.4m)
- Access via 2 ground level loading doors
- Good sized secure external yard area
- Warehouse benefiting from gas fired warm air blower heating and strip fluorescent lighting

- High quality offices fitted with heating, lighting and carpeting throughout
- Large concrete service yard and tarmacadam parking

Services

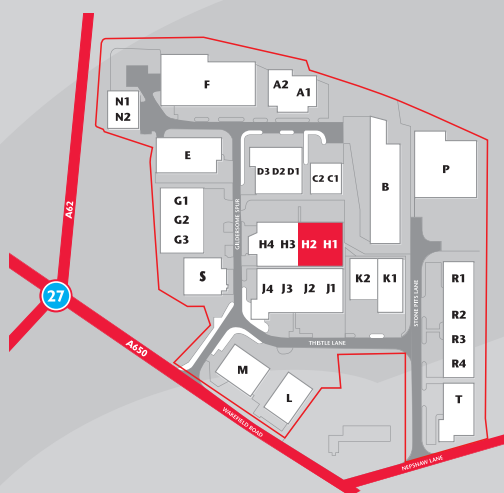
All main services are connected to the unit including electricity (3 phase), gas, water and mains drainage.

Terms

The property is available to let on a new full repairing and insuring lease.

Rateable Value

Description: Warehouse & premises
Rateable value: £77,500 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.



Further Information

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GILDERSOME
SPUR LS27

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