



Modern Warehouse / Industrial Unit 15,085 Sq Ft (1,401.4 Sq M)

- To be fully refurbished
- Situated within close proximity of Junction 27 of the M62 / M621 Motorway
- Good sized secure yard and loading area
- Eaves height of 6.75 metres
- On site security



Location

Unit K1 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.

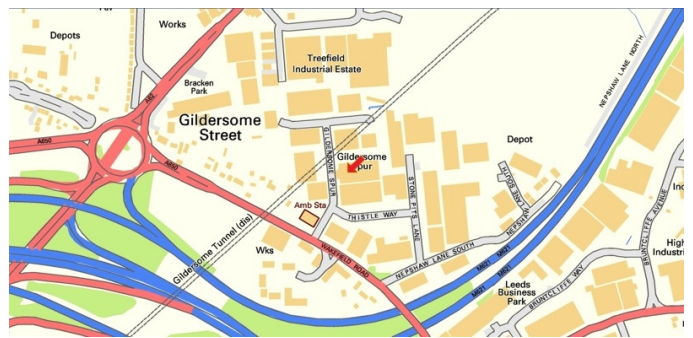
Description

Units K1 will provide a fully refurbished warehouse / industrial unit, which benefits from the following specification;

- To be fully refurbished
- Good sized secure yard and loading area
- Eaves height of 6.75 metres
- Loading via a single electric ground level door
- High quality ancillary offices / welfare provisions
- On site security

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,249.60	13,451
Ground Floor Offices	75.94	817
First Floor Offices	75.94	817
Total	1,401.48	15,085



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

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

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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