

COMING SOON -
AVAILABLE Q2 2023



GILDERSOME
SPUR **LS27**

TO LET
UNIT G3

- > Established business location
- > Superb access to both Leeds City Centre, the M621 and M62 Motorways
- > Large secure yard
- > On site security

**High Quality Modern
Warehouse/Industrial Unit**

Junction 27, M62, South Leeds, LS27 7JZ

9,905 sq ft (920.21 sq m)

WWW.GILDERSOMESPUR.COM



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SPUR **LS27**

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UNIT G3

Location

Unit G3 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

Unit G3 provides a high quality modern self-contained end terraced warehouse / industrial unit incorporating high quality ancillary offices.

The unit is of steel frame construction with elevations of attractive brickwork and profiled cladding externally and blockwork internally.

Accommodation

	sq m	sq ft
Warehouse	828.59	8,919
Offices	91.62	986
Total	920.21	9,905

Features include:

- > Eaves height approximately 6.5m
- > Single ground level loading door access
- > Large secure yard

Services

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

Terms

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

EPC

The Energy Performance Asset Rating for this property is 97 (Band D), the full certificate is available upon request.

Rateable Value

Description: Warehouse & premises

Rateable Value: approx £43,000 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.



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