



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



TO LET 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.

Accomodation

Total	020.24	0.005
Offices	91.62	986
Warehouse	828.59	8,919
	sq m	sq ft

Features include:

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

Comissos

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.

FPC

N1 N2

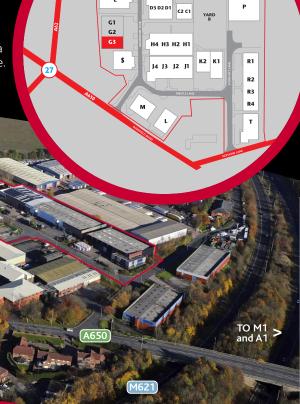
The Energy Performance Asset Rating for this property is 97 (Band D), the full certificate is available upon request.

Rateable Value

Description: Warehouse & premises

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

A2 A1



Josh Holmes joshholmes@cartertowler.co.uk Hazel Cooper hazelcooper@cartertowler.co.uk

MANCHESTER

CARTER TOWLER 0113 245 1447 www.cartertowler.co.uk Paul Mack paul@gvproperty.co.uk Jonathan Jacob jonathan@gvproperty.co.uk

UNIT G3



Orchard Street

MISREPRESENTATION ACT 1967 & THE PROPERTY MISDESCRIPTION ACT 1991

These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or trenant is not to rely on any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No person in the employment of Carter Towler nor GV&Co has any authority to make or give any representation or warranty whatsoever in relation to this property. October 2022.