

TO BE
REFURBISHED



GILDERSOME
SPUR **LS27**

TO LET
UNIT A1

- > Superb access to both Leeds city centre, the M621 and M62 Motorways
- > Eaves height of 6.61 metres
- > Large secure yard
- > On site security

**High Quality Modern
Warehouse/Industrial Unit**

Junction 27, M62, South Leeds, LS27 7JZ

8,740 sq ft (811.94 sq m)

WWW.GILDERSOMESPUR.COM



GILDERSOME SPUR LS27

TO LET UNIT A1

Location

Unit A1 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 A1 provides a high quality modern self-contained single storey warehouse / industrial unit incorporating ancillary office accommodation.

Accommodation

	sq m	sq ft
Warehouse	737.74	7,941
Offices	74.20	799
Total	811.94	8,740

Features include:

- > Access via a single ground level loading door
- > Large secure yard
- > Eaves height of approximately 6.61m
- > Warehouse benefits from LED lighting
- > High quality offices fitted with heating, lighting and carpeting throughout

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.

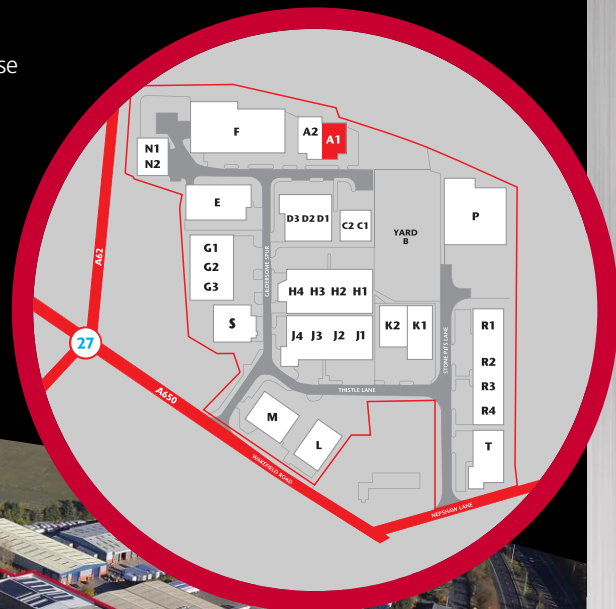
EPC

A copy of the EPC certificate and report are available on request.

Rateable Value

Description: Warehouse & premises

Rateable Value: approx £36,500 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.



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

Paul Mack
paul.mack@gentvisick.com
Jonathan Jacob
jonathan.jacob@gentvisick.com



OrchardStreet
INVESTMENT MANAGEMENT LLP

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