

TO BE  
REFURBISHED



GILDERSOME  
SPUR **LS27**

**TO LET**  
**UNIT A2**

- > 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**

**10,355 sq ft** (962 sq m)

[WWW.GILDERSOMESPUR.COM](http://WWW.GILDERSOMESPUR.COM)



# GILDERSOME SPUR LS27

# TO LET UNIT A2

### Location

Unit A2 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 A2 provides a high quality modern self-contained single storey warehouse / industrial unit incorporating ancillary office accommodation.

### Accommodation

	sq m	sq ft
Warehouse	887.5	9,553
Offices	74.5	802
<b>Total</b>	<b>962</b>	<b>10,355</b>

### Features include:

- > Access via two ground level loading doors
- > 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.

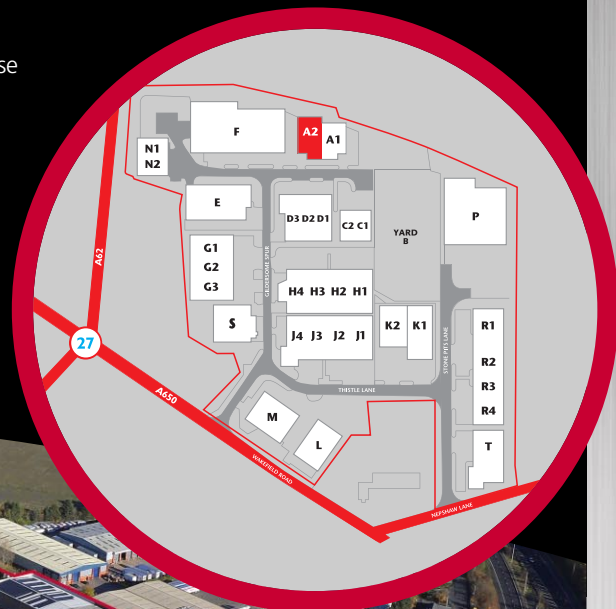
### EPC

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

### Rateable Value

**Description:** Warehouse & premises

**Rateable Value:** approx £43,000 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

#### 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 tenant 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 Gent Visick has any authority to make or give any representation or warranty whatsoever in relation to this property. January 2022.

Archtype | 07793 764 767 | archtypecreative.com