

FULLY
REFURBISHED



GILDERSOME
SPUR **LS27**

TO LET
UNIT S

- > Superb access to both Leeds City Centre, the M62 and M621 Motorways
- > Large secure yard and loading area
- > Loading via 1 raised and 1 ground level door
- > On site security
- > High quality ancillary offices

**High Quality Modern
Warehouse/Industrial Unit**

Junction 27, M62, South Leeds, LS27 7JZ

17,104 sq ft (1,589 sq m)

WWW.GILDERSOMESPUR.COM



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SPUR **LS27**

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Location

Unit S 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 S provides a high quality modern detached single storey warehouse / industrial unit incorporating ancillary office accommodation.

Accommodation

	sq m	sq ft
Warehouse	1,355.08	14,586
Offices	233.92	2,518
Total	1,589	17,104

Features include:

- > Fully refurbished
- > Large secure yard and loading area
- > Loading via 1 raised and 1 ground level door
- > High quality ancillary offices

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: Please make enquiries to Leeds City Council Rating Authority on 0113 376 0359.



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MISREPRESENTATION ACT 1967 & THE PROPERTY MISDESCRIPTION ACT 1991

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