

TO BE
REFURBISHED



GILDERSOME
SPUR **LS27**

TO LET
UNIT D3

- > Established business location
- > Superb access to both Leeds City Centre, the M621 and M62 Motorways
- > Eaves height of 6.87 metres
- > On site security

**High Quality Modern
Warehouse / Industrial Unit**

Junction 27, M62, South Leeds, LS27 7JZ

8,602 sq ft (799.18 sq m)

WWW.GILDERSOMESPUR.COM



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SPUR **LS27**

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UNIT D3

Location

Unit D3 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 D3 provides a high quality warehouse / industrial premises incorporating ancillary office accommodation.

Accommodation

	sq m	sq ft
Warehouse	697.78	7,511
Offices	101.40	1,092
Total	799.18	8,602

Features include:

- > Eaves height of 6.87 metres
- > Loading via 2 ground level doors
- > Potential secure yard area
- > 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.

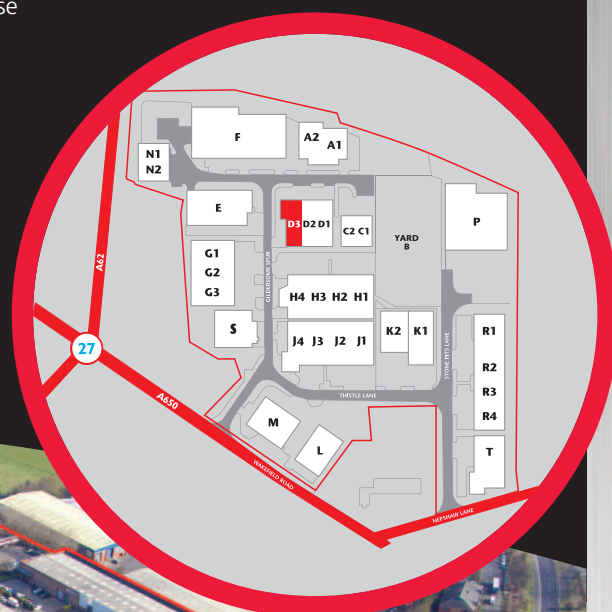
EPC

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

Rateable Value

Description: Warehouse & premises

Rateable Value: approx £34,250 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.



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