

TO LET UNIT E

23,390 sq ft (2,172.99 sq m)

High Quality Modern Detached Warehouse/ Industrial Premises

Junction 27, M62, South Leeds, LS27 7JZ

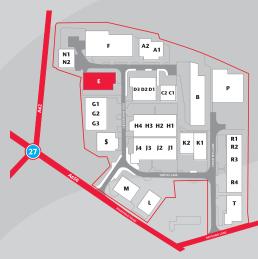
- Superb access to both Leeds City Centre, the M621 and M62 Motorways
- Eaves height of 6.8 metres
- High quality ancillary office accommodation
- Potential large power supply
- On site security





Unit E

	sq m	sq ft
Warehouse	1909.79	20,557
Offices	263.20	2,833
Total	2,172.99	23,390
Mezzanine	158.10	1,702



Location

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

Features include:

- Eaves height approximately 6.8 metres
- Loading via 2 ground level doors
- A good sized secure yard area
- A potential large power supply

- Warehouse benefiting from strip fluorescent 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.

Rateable Value

Description: Warehouse & premises Rateable Value: approx £98,000 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.

> GILDERSOME SPUR LS27



Further Information

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OrchardStreet