

UNDERGOING  
REFURBISHMENT



GILDERSOME  
SPUR **LS27**

**TO LET**  
**UNIT G3**

- > Established business location
- > Superb access to both Leeds City Centre, the M621 and M62 Motorways
- > Large external yard area with the potential to secure
- > On site security

**High Quality Modern  
Warehouse / Industrial Unit**

**Junction 27, M62, South Leeds, LS27 7JZ**

**9,905 sq ft** (920.21 sq m)

**WWW.GILDERSOMESPUR.COM**





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### Location

Unit G3 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 G3 provides a high quality modern self-contained end terraced warehouse / industrial unit incorporating high quality ancillary offices.

The unit is of steel frame construction with elevations of attractive brickwork and profiled cladding externally and blockwork internally.

### Accommodation

	sq m	sq ft
Warehouse	828.59	8,919
Offices	91.62	986
<b>Total</b>	<b>920.21</b>	<b>9,905</b>

### Features include:

- > Eaves height approximately 6.5m
- > Single ground level loading door access
- > Large external yard area with potential to secure

### 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.

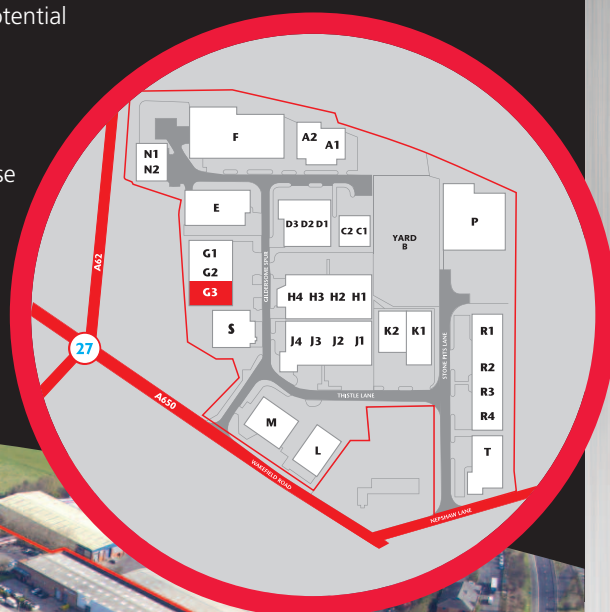
### EPC

The Energy Performance Asset Rating for this property is 84 (Band D), the full certificate is available upon request.

### Rateable Value

Description: Warehouse & premises

Rateable Value: approx £43,250 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.



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