

NEWLY REFURBISHED



TO LET **UNITS R3 / R4**

10,000 – 22,037 sq ft (929.02 – 2,047.92 sq m)

High Quality Modern Warehouse/ Industrial Unit

Junction 27, M62, South Leeds, LS27 7JZ

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



**GILDERSOME
SPUR LS27**



Units R3 / R4

	sq m	sq ft
Warehouse	1,977.56	21,287
Offices	70.36	757
Total	2,047.92	22,037

Location

Units R3 / R4 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

Units R3 / R4 provides a high quality warehouse / industrial premises incorporating ancillary office accommodation.

Features include:

- Eaves height approximately 22.11 ft (6.74m)
- Loading via 3 electric ground level doors
- Large secure concrete service yard
- High quality offices from 757 sq. ft (70.36 sq. m) to 2,015 sq. ft (187.18 sq. m)

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 £100,000 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.



Further Information

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