

TO BE
REFURBISHED



GILDERSOME
SPUR **LS27**

TO LET
UNITS R1/R2

- > Superb access to both Leeds city centre, the M621 and M62 Motorways
- > Approx 6,000 sq ft high quality office accommodation
- > Eaves height of 6.71 metres
- > Good sized secure yard area
- > On site security

**High Quality Modern
Warehouse/Industrial Unit**

Junction 27, M62, South Leeds, LS27 7JZ

17,993 sq ft (1,671.55 sq m)

WWW.GILDERSOMESPUR.COM



**GILDERSOME
SPUR LS27**

**TO LET
UNITS R1/R2**

Location

Units R1/R2 form 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 R1/R2 provide a high quality warehouse / industrial premises incorporating high quality office accommodation.

Accommodation

	sq m	sq ft
Warehouse	1,105.85	11,903
GF Offices	282.85	3,045
FF Offices	282.85	3,045
Total	1,671.51	17,993

Features include:

- > Eaves height of 6.71 metres
- > Good sized secure yard area
- > Loading via 2 electric roller shutter doors
- > High quality 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.

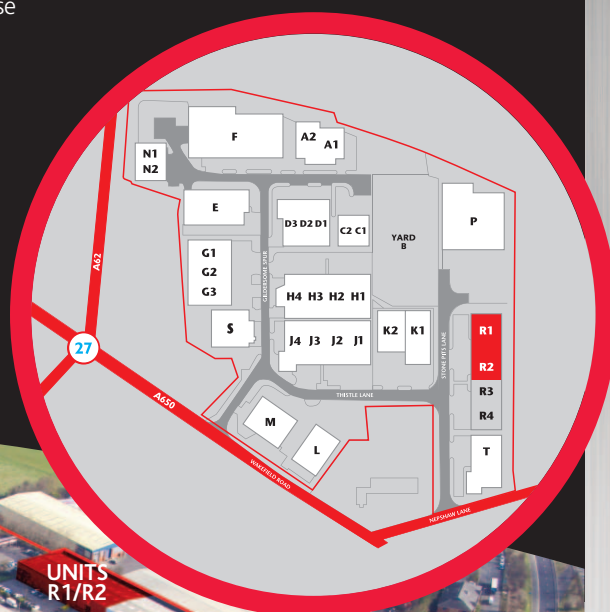
EPC

A copy of the EPC certificate and report are available on request.

Rateable Value

Description: Warehouse & premises

Rateable Value: approx £81,570 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.



Josh Holmes
joshholmes@cartertowler.co.uk

Hazel Cooper
hazelcooper@cartertowler.co.uk

Paul Mack
paul.mack@gentvisick.com

Daniel Walker
daniel.walker@gentvisick.com



OrchardStreet
INVESTMENT MANAGEMENT LLP

MISREPRESENTATION ACT 1967 & THE PROPERTY MISDESCRIPTION ACT 1991

These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No person in the employment of Carter Towler nor Gent Visick has any authority to make or give any representation or warranty whatsoever in relation to this property. December 2020.

Archetype | 07793 764 767 | archetypecreative.com