



Unit H1/H2

Gildersome Spur, Leeds, LS27 7JZ

High Quality Modern Warehouse / Industrial Unit

20,047 sq ft
(1,862.43 sq m)

- Established business location
- Superb access to both Leeds City Centre, the M621 and the M62 motoways
- Good sized secure external yard area
- On site security



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Summary

Available Size	20,047 sq ft
Rates Payable	£50,232 per annum
Rateable Value	£92,000
VAT	Applicable. All prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

Units H1/H2 provide a high quality self-contained warehouse / industrial premises incorporating ancillary office accommodation.

- Eaves height approximately 6.4m
- Access via 2 electric ground level loading doors
- Good sized secure external yard area
- High quality offices fitted with heating, lighting and carpeting throughout
- Large concrete service yard and tarmacadam parking

Location

Unit H1/H2 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.

Accommodation

The accommodation comprises the following areas:

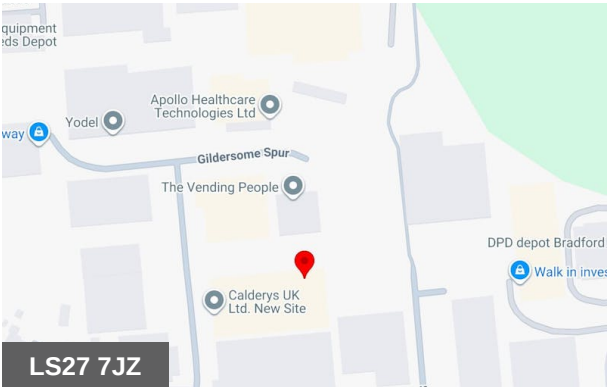
Name	sq ft	sq m
Ground - Warehouse	18,976	1,762.93
Ground - Office	1,071	99.50
Total	20,047	1,862.43

Viewings

Please contact the agents to arrange a viewing. Strictly by appointment only.

Terms

The property is available to let on a new full repairing and insuring lease.



Viewing & Further Information



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