



Unit K1

Gildersome Spur, Leeds, LS27 7JZ

Modern Warehouse / Industrial Unit

15,371 sq ft
(1,428.01 sq m)

- To be fully refurbished
- Situated in close proximity to Junction 27 of the M62 / M621 motorway
- Good sized secure yard and loading area
- Eaves height of approximately 6.75 metres
- On site security



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Summary

Available Size	15,371 sq ft
Rates Payable	£42,315 per annum
Rateable Value	£77,500
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction.
EPC Rating	D (95)

Description

Units K1 will provide a fully refurbished warehouse / industrial unit, which benefits from the following specification

- Good sized secure yard and loading area
- Eaves height of 6.75 metres
- LED lighting
- Loading via a single electric ground level door
- High quality ancillary offices / welfare facilities across two floors
- 13 allocated parking spaces within secure yard

Location

Unit K1 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	13,737	1,276.21
Ground - Offices	817	75.90
1st - Offices	817	75.90
Total	15,371	1,428.01

Viewings

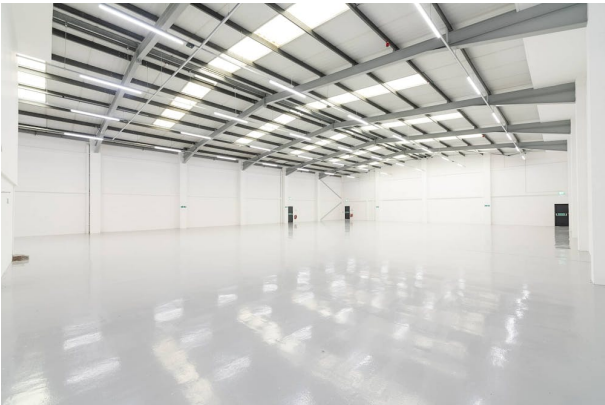
Please contact the agents to arrange a viewing. Strictly by appointment only.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.



Viewing & Further Information



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