



## Nina Works

Gelderd Road, Leeds, LS12 6NA

### Excellent Value Warehouse Accommodation

**54,220 sq ft**  
(5,037.20 sq m)

- Easy access to M621



# Nina Works, Gelderd Road, Leeds, LS12 6NA

## Summary

|                |                 |
|----------------|-----------------|
| Available Size | 54,220 sq ft    |
| Rent           | £5.50 per sq ft |
| Business Rates | TBC             |
| Service Charge | N/A             |
| EPC Rating     | D (97)          |

## Accommodation

The accommodation comprises the following areas:

| Name                    | sq ft  | sq m     | Availability |
|-------------------------|--------|----------|--------------|
| Unit - Warehouse        | 45,433 | 4,220.86 | Available    |
| Unit - Offices          | 7,840  | 728.36   | Available    |
| Unit - W/C & Facilities | 947    | 87.98    | Available    |
| Total                   | 54,220 | 5,037.20 |              |

## Location

The property is prominently situated on the A62 Gelderd Road between Gildersome and Leeds city Centre. The location provides convenient and easy access to both Leeds city Centre to the Northeast and Junction 27 of the M62 and Junction 1 of the M621 to the SW. There is also good public transport links to the site.

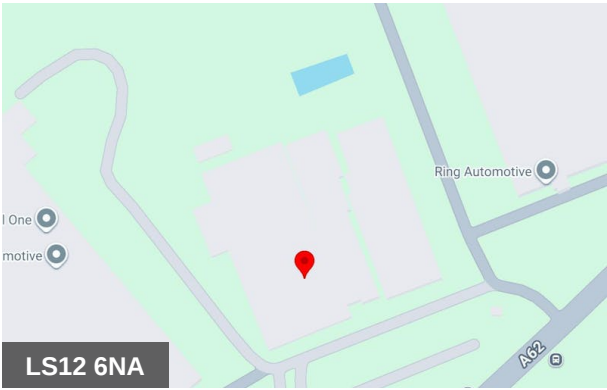
## Description

The property comprises a warehouse constructed over four bays of varying eaves heights, the minimum eaves in the lower bay area is 4.3m and to the higher bay area is 9.5m.

The warehouse area benefits from a metal profile sheet roof over a steel truss frame, LED lighting, and a solid concrete floor. Loading is via two roller shutter doors on the western elevation. Within the warehouse area there are toilets and manufacturing/storage room spaces.

To the front of the property is a three story office accommodation block which is subdivided into offices and meeting rooms and also provides kitchen and toilet facilities.

Externally the property benefits from yard space and a dedicated parking area.



## Viewing & Further Information



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