



Nina Works

Gelderd Road, Leeds, LS12 6NA

Excellent Value Warehouse Accommodation

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

- Easy access to M621



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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.

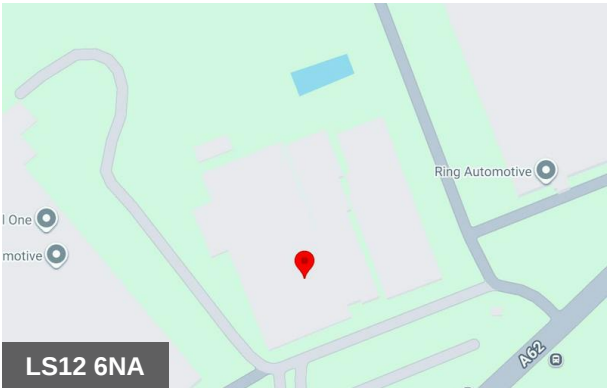
Description

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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