



Unit E3 Nepshaw Lane South

Gildersome, Leeds, LS27 7JQ

Modern Hybrid Industrial / Warehouse Unit

2,802 sq ft
(260.31 sq m)

- Within ½ mile of M62 Junction 27
- Located less than 10 minute journey time from Leeds City Centre
- Established industrial location
- Existing configuration offers significant office space

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Summary

Available Size	2,802 sq ft
Rates Payable	£11,601.75 per annum
Rateable Value	£23,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises part of a semi-detached industrial building together with two storey office space.

The unit benefits from the following specification:

- Steel portal frame construction
- Level concrete floor
- Eaves height of 6.65m
- Ground level access roller shutter doors
- Fluorescent strip lighting throughout
- 2 storey office accommodation, mostly partitioned with some open plan areas, lighting and heating

The property is fitted out with a high office content which can be removed in its entirety or reduced to suit prospective occupiers.

Location

The property is situated at Gildersome Spur in an established popular industrial area to the South West of Leeds.

The unit benefits from excellent connectivity to the motorway network, being less than ½ mile from Junction 27 of the M62 motorway, accessed via the A650 Wakefield Road which runs in an easterly direction from Junction 27 towards Morley Town Centre. The M1 motorway lies 6 miles to the West providing North/South connections.

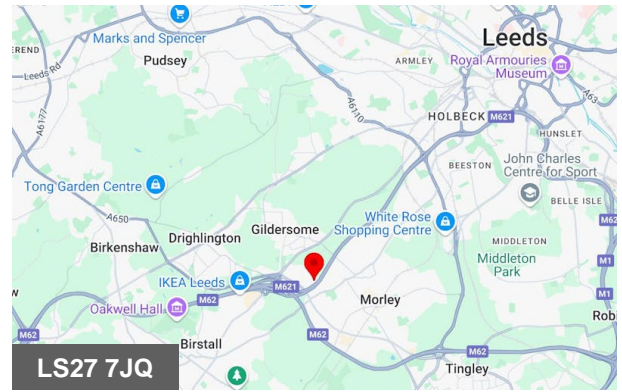
Leeds is located less than 10 minutes drive away, approximately 6 miles to the North East via the M62 motorway. Bradford is located 7 miles to the North West via the A650 whilst Wakefield, Dewsbury, Huddersfield, Halifax and Castleford all lie within a 15 mile radius and are easily accessible.

Viewings

For further information or to arrange a viewing, please contact Carter Towler.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



Hannah Brumpton

07534 126 236

hannahbrumpton@cartertowler.co.uk



Josh Holmes

01132 451 447

joshholmes@cartertowler.co.uk



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk

