



## 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

# Unit H1/H2, Gildersome Spur, Leeds, LS27 7JZ

## Summary

<b>Available Size</b>	20,047 sq ft
<b>Rates Payable</b>	£50,232 per annum
<b>Rateable Value</b>	£92,000
<b>VAT</b>	Applicable. All prices quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 tarmac 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
<b>Total</b>	<b>20,047</b>	<b>1,862.43</b>

## 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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