



## Unit D1

Gildersome Spur, Leeds, LS27 7JZ

### Warehouse / Industrial Premises

**7,503 sq ft**  
(697.05 sq m)

- To be fully refurbished
- Situated within close proximity of Junction 27 of the M62 / M621 Motorway
- Eaves height of 6.52 metres
- High quality ancillary offices
- On site security

# Unit D1, Gildersome Spur, Leeds, LS27 7JZ

## Summary

<b>Available Size</b>	7,503 sq ft
<b>Rates Payable</b>	£19,835.25 per annum
<b>Rateable Value</b>	£39,750
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction
<b>EPC Rating</b>	Upon enquiry

## Description

Unit D1 will provides a fully refurbished warehouse / industrial unit, which benefits from the following:

- To be fully refurbished
- Eaves height of 6.52 metres
- Loading via a single electric ground level door
- High quality ancillary offices / welfare provisions
- On site security

## Location

Unit D1 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:

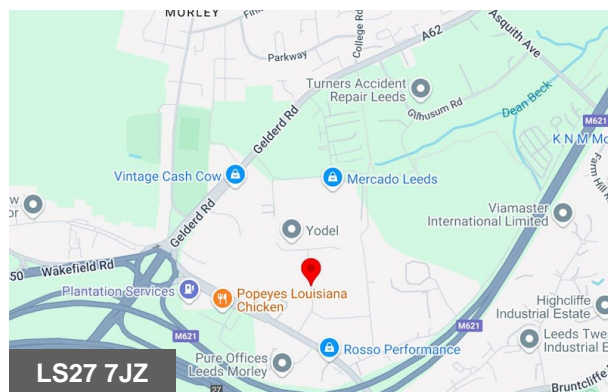
Name	sq ft	sq m	Availability
Ground - Warehouse	6,930	643.82	Available
Ground - Office	573	53.23	Available
<b>Total</b>	<b>7,503</b>	<b>697.05</b>	

## Viewings

For further information or to arrange a viewing please contact Carter Towler or GV&Co.

## Terms

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



## Viewing & Further Information



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