



## Unit L

Gildersome Spur, Leeds, LS27 7JZ

### Prominent Modern Detached Warehouse / Industrial Unit

**21,919 sq ft**  
(2,036.34 sq m)

- To be fully refurbished
- Situated within close proximity of Junction 27 of the M62/M621 Motorway
- Prominently fronting onto Wakefield Road (A650)
- Large secure yard and loading area with separate parking
- Eaves height of 6.57 metres
- Loading via 2 electric ground level doors
- On site security

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

## Summary

<b>Available Size</b>	21,919 sq ft
<b>Rates Payable</b>	£60,606 per annum
<b>Rateable Value</b>	£111,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

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

- To be fully refurbished
- Prominently fronting onto Wakefield Road (A650)
- Large secure yard and loading area with separate parking
- Eaves height of 6.57 metres
- Loading via 2 electric ground level doors
- High quality ancillary offices / welfare provisions
- On site security

## Location

Unit L 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:

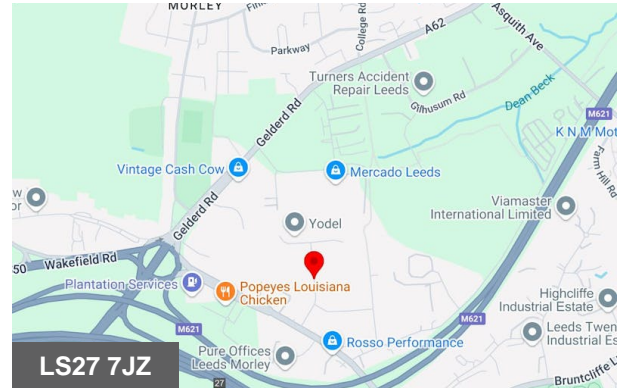
Name	sq ft	sq m	Availability
Ground - Warehouse	17,110	1,589.57	Available
Ground - Offices	2,396	222.60	Available
1st - Offices	2,412	224.08	Available
<b>Total</b>	<b>21,918</b>	<b>2,036.25</b>	

## 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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