



Unit 100

Nepshaw Lane South, Gildersome, Morley, LS27 7JQ

Prominent Trade Counter/ Warehouse

16,821 sq ft
(1,562.72 sq m)

- Undergoing refurbishment
- B2, B8 & Class E consent
- Prominently situated on A650 Wakefield Road
- 6.6m eaves
- 288 KVA supply



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Summary

Available Size	16,821 sq ft
Rent	Rent on application
Rates Payable	£48,128 per annum
Rateable Value	£94,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Unit 100 is a detached, self contained industrial unit constructed around a steel portal frame with brick and metal clad elevations which sits under a pitched, insulated asbestos cement sheet roof incorporating translucent roof lights. The property comprises a warehouse with ground and first floor office and welfare accommodation. The unit is currently undergoing an extensive refurbishment, for further information, please contact the agent.

Location

The property is situated fronting the A650 Wakefield Road in Gildersome that lies approximately 5 miles south of Leeds city centre. The location offers superb connections to the M62 and M621 via Junction 27 which is less than 0.5 miles away which links to Junction 42 of the M1 within 5 miles.

Accommodation

The accommodation comprises the following areas:

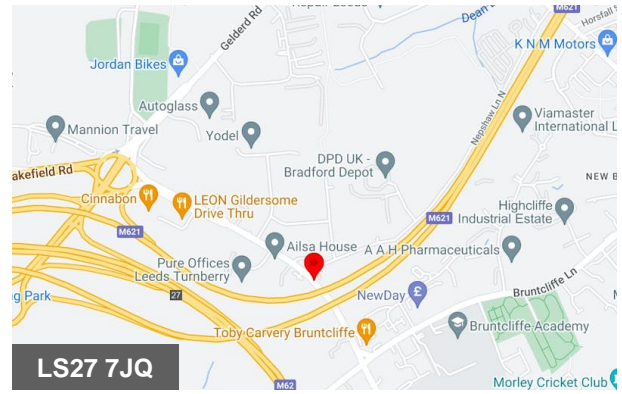
Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	12,587	1,169.37
Ground	Office & Facilities	2,244	208.47
1st	Office & Facilities	1,990	184.88
Total		16,821	1,562.72

Specification

- *Access via 2 ground level loading doors
- *Minimum eaves of 6.6m
- *3 phase power
- *WC & kitchen facilities
- *Separate loading area and parking for 12 vehicles

Terms

The unit is available by way of a Fully Repairing and Insuring lease. Further information on terms and quoting rents are available on application.



Viewing & Further Information



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