



## Unit K1

Gildersome Spur, Leeds, LS27 7JZ

### Modern Warehouse / Industrial Unit

**15,371 sq ft**  
(1,428.01 sq m)

- To be fully refurbished
- Situated in close proximity to Junction 27 of the M62 / M621 motorway
- Good sized secure yard and loading area
- Eaves height of approximately 6.75 metres
- On site security

# Unit K1, Gildersome Spur, Leeds, LS27 7JZ

## Summary

<b>Available Size</b>	15,371 sq ft
<b>Rates Payable</b>	£42,315 per annum
<b>Rateable Value</b>	£77,500
<b>VAT</b>	All prices quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction.
<b>EPC Rating</b>	D (95)

## Description

Units K1 will provide a fully refurbished warehouse / industrial unit, which benefits from the following specification

- Good sized secure yard and loading area
- Eaves height of 6.75 metres
- LED lighting
- Loading via a single electric ground level door
- High quality ancillary offices / welfare facilities across two floors
- 13 allocated parking spaces within secure yard

## Location

Unit K1 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	13,737	1,276.21
Ground - Offices	817	75.90
1st - Offices	817	75.90
<b>Total</b>	<b>15,371</b>	<b>1,428.01</b>

## Viewings

Please contact the agents to arrange a viewing. Strictly by appointment only.

## Terms

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

## EPC

A copy of the EPC certificates and reports are available on request.



## Viewing & Further Information



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