

TO LET

WAREHOUSE / INDUSTRIAL UNIT



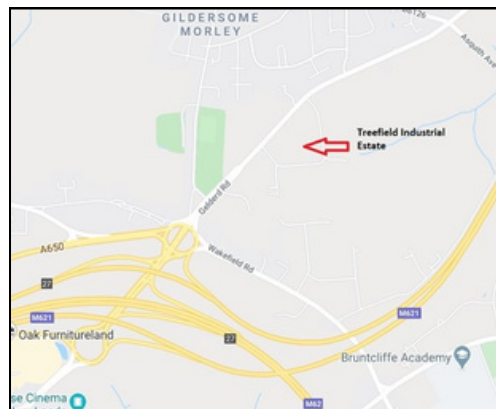
HOLDER & CO
Property Consultants



UNIT 2, TREEFIELD INDUSTRIAL ESTATE, GILDERSOME, LS27 7JU

- 4,480 sq ft (416.11 sqm)
- Single storey warehouse / industrial unit with ancillary office accommodation
- Close proximity to Junction 27 M62
- Rear yard area





LOCATION

The property is located on the popular Treefield Industrial Estate, less than 1 mile to Junction 27 of the M62 where it intersects the M621 and being just off the main A62 Leeds Road.

DESCRIPTION

The premises comprise a single-storey industrial / warehouse unit under a metal profile sheet roof.

Externally the premises benefit from a surfaced yard to the rear providing onsite loading and vehicle parking.

RATING

We are advised that the premises have an RV of £27,500.

TERMS

The premises are offered for lease at an annual rental of £31,500 plus VAT for a term of years to be agreed.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Warehouse / Industrial accommodation	416.11	4,480
Total	416.11	4,480

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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In accordance with anti-money laundering regulations, we are required to carry out identity and related checks on clients before a transaction can proceed.