# TO LET UNIT P

41,044 sq ft (3,813 sq m)

GILDERSOME SPUR LS27

# MODERN DETACHED WAREHOUSE / INDUSTRIAL PREMISES

Junction 27, M62, South Leeds LS27 7JZ



gildersomespur.co.uk

# INTRODUCTION

## GILDERSOME SPUR IS ONE THE LARGEST AND MOST SUCCESSFUL SINGLE OWNED INDUSTRIAL ESTATES IN YORKSHIRE

Gildersome Spur comprises just under 465,719 sq ft of industrial and warehouse accommodation, with units ranging in size from approximately 5,000 sq ft (465 sq m) to 46,000 sq ft (4,274 sq m) and on a site of circa 25 acres. Gildersome Spur is strategically located and benefits from superb access to Leeds City Centre, the M621, the M62 and the national motorway network.

The estate provides easy access to the local amenities which includes, Euro Garages (BP, Starbucks, Popeyes, Spar, Subway & Greggs), Showcase Cinema complex, Birstall Retail Park and Ikea.

Notable occupiers on the estate include Yodel, DHL, Clade, Apollo Healthcare Technologies, Arc Building Solutions, Alliance Disposables and Calderys.



## DESCRIPTION

Unit P provides a modern semi-detached warehouse / industrial unit, which is being fully refurbished and will provide the following specification:

- Eaves height of 7.3 metres
- Large secure yard and loading area
- Yard depth 55 metres
- Loading via 4 ground level roller shutter doors
- High quality ancillary offices / welfare provisions
- On-site Security
- New Warehouse Roof
- New Translucent Roof Panels

## ESG CREDENTIALS

The property is being refurbished to an extremely high standard and the building will incorporate the following low carbon technologies:

- Roof mounted photovoltaic panels
- New LED lighting
- EV charge points

BREEAM®
"Very Good"

A 0-25
EPC 'A'









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## ACCOMMODATION

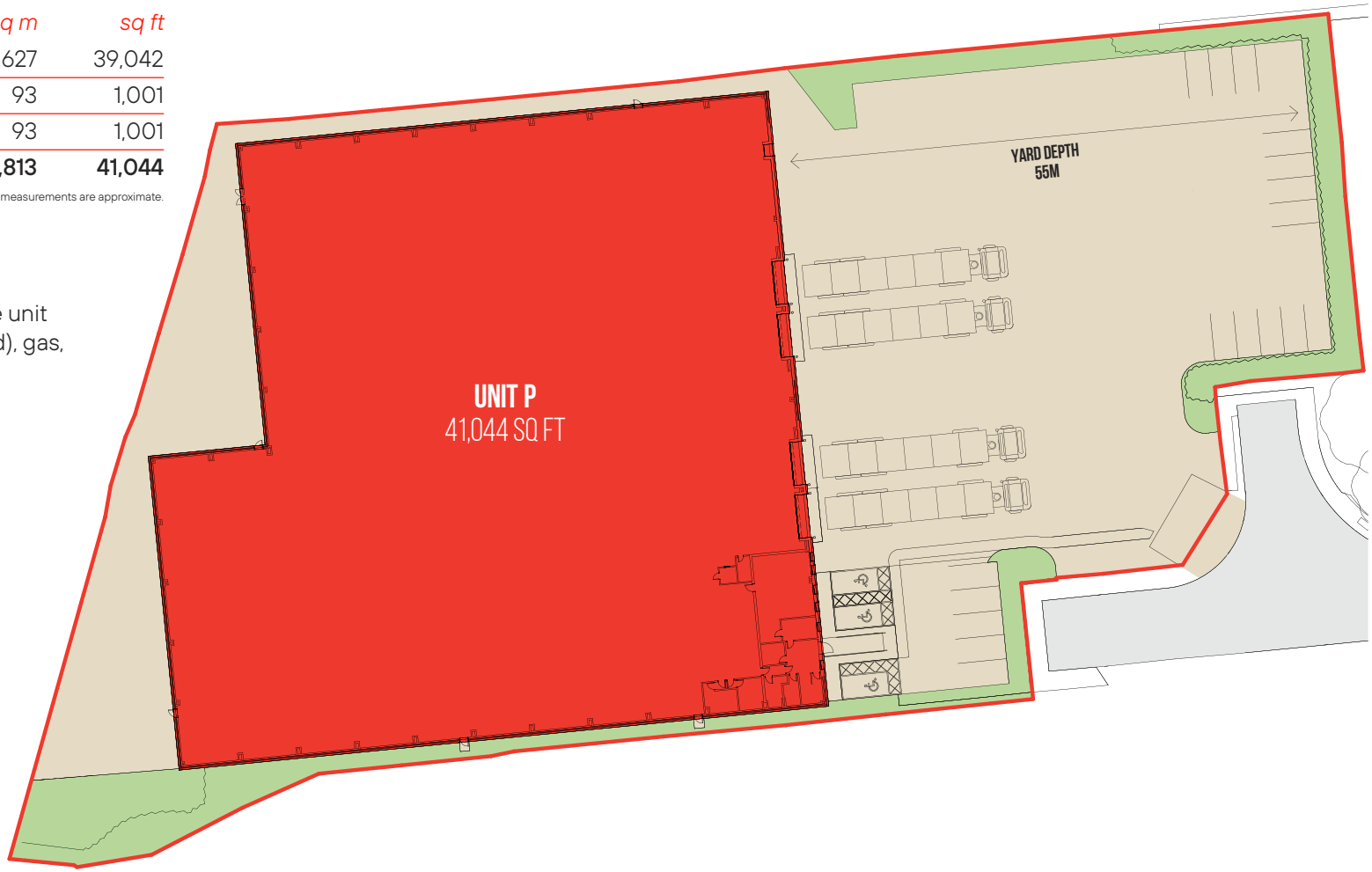
| | sq m | sq ft |
|---|---|---|
| Warehouse | 3,627 | 39,042 |
| First Floor Offices | 93 | 1,001 |
| First Floor Offices | 93 | 1,001 |
| **Total** | **3,813** | **41,044** |

Measured on a gross internal basis. All measurements are approximate.

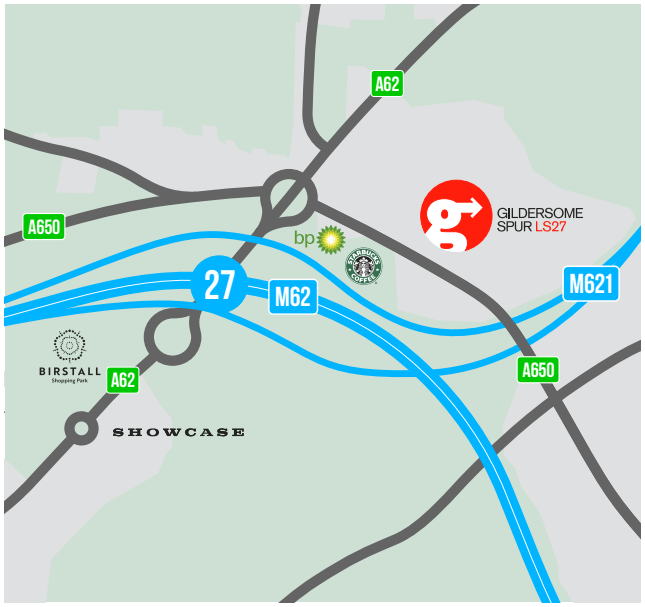
## SERVICES

All mains services are connected to the unit including electricity (3 phase if required), gas, mains water and mains drainage.



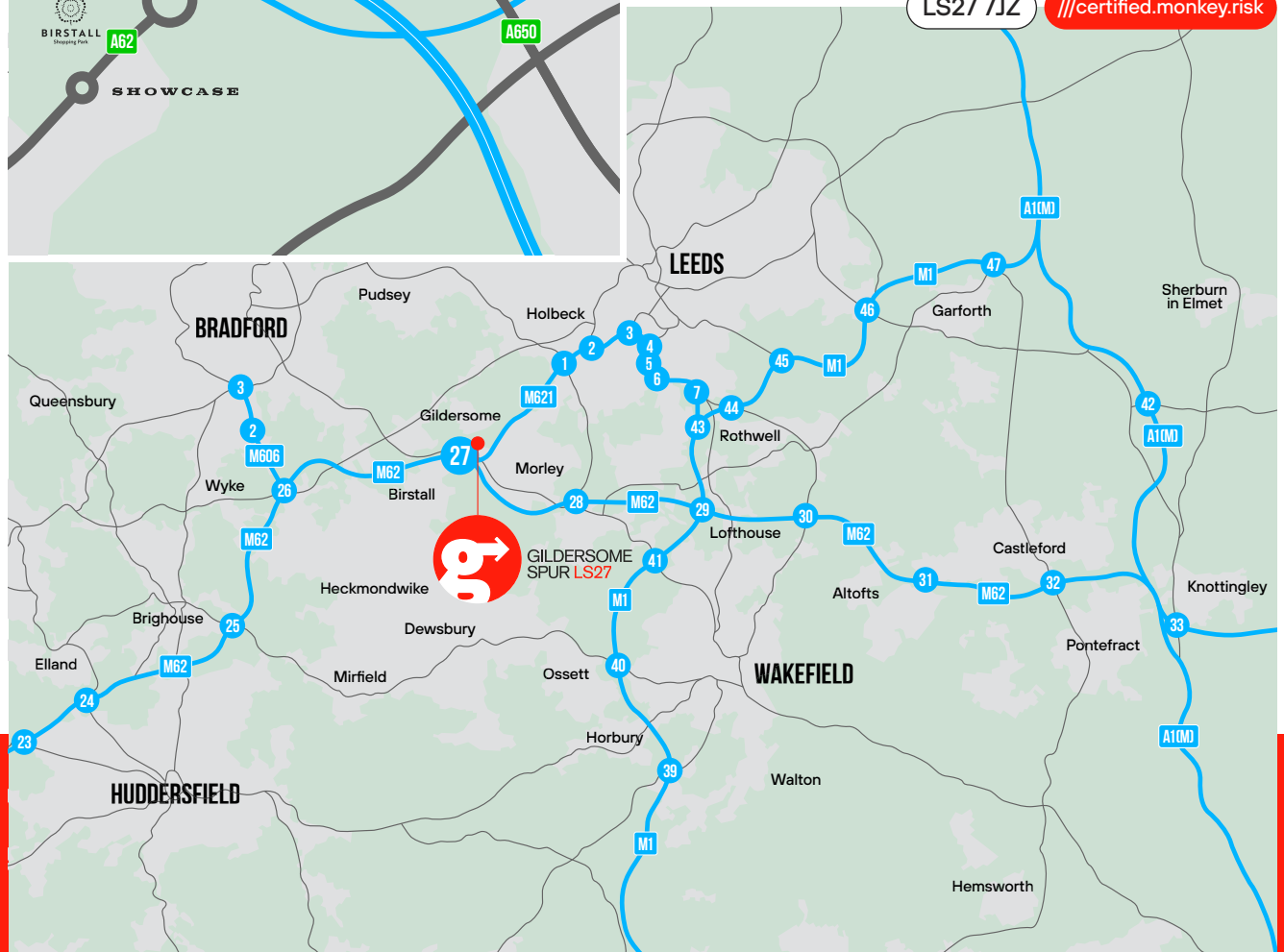
GILDERSOME SPUR LS27




## DRIVE TIMES

| | | |
|---|---|---|
| Leeds | 6 miles | 15 mins |
| Europort | 13 miles | 19 mins |
| Sheffield | 36 miles | 47 mins |
| Manchester | 37 miles | 58 mins |
| Port of Immingham | 78 miles | 1 hr 23 mins |
| Port of Tyne | 108 miles | 1 hr 50 mins |

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## LOCATION

Unit P 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.

## TERMS

The property is available to let on a new full repairing and insuring lease. Rent on application.

## RATEABLE VALUE

Description: Warehouse & premises Rateable Value: approx £43,000 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.

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