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PROPERTY CONSULTANTS

TO LET

Units 3&4 Tainton Park
Gelderd Road
Leeds
West Yorkshire
LS12 6HD



Highly Prominent Trade Counter / Warehouse Unit
1,386 - 3,198 Sq Ft (128.76 - 297.09 Sq M)

- Fringe of City Location
- Extensive Frontage onto Gelderd Road (A62) and Whitehall Road
- Established trade counter location
- Generous car parking provisions



Location

The property is situated in a highly prominent corner position fronting onto both Gelderd Road (A62) and Whitehall Road.

The unit is also strategically located just off the Armley Gyratory, within 1 mile from Leeds City Centre, the Leeds Outer Ring Road (A6110) and Junction 2 of the M621 Motorway.

Accommodation

	Sq. m	Sq. ft
Unit 3	128.80	1,386
Unit 4	168.33	1,812
Total	**297.13**	**3,198**

Description

The property provides a highly prominent trade counter / warehouse unit, which benefits from the following specification;

- Eaves height of approx. 5 metres
- Loading via a single roller shutter loading door
- Ancillary office accommodation
- Generous car parking provisions
- Secure yard available

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Misrepresentation Act: These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy themself as to their accuracy by their own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.





EPC

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new fully repairing and insuring lease, for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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