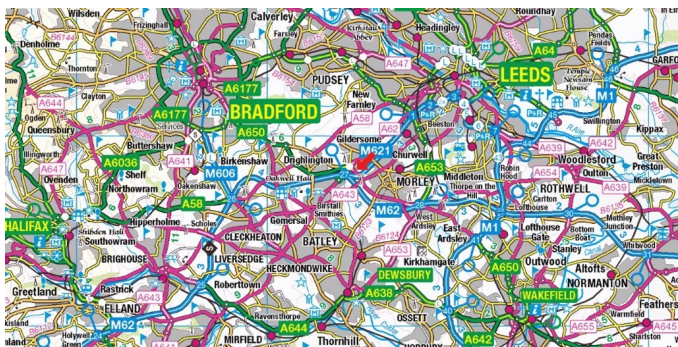




Super Prime Modern Semi-Detached Trade Counter / Warehouse Unit

5,640 Sq Ft (523.96 Sq M)

- Situated in a super prime position with extensive frontage onto Gelderd Road (A58)
- Superb access into Leeds City Centre and the M621 Motorway
- Eaves height of 7.08 metres
- Surrounding occupiers inc Eurocell, Big Yellow, Enterprise, CEF, Arco, Boels and Arrow Self-Drive



Location

The property is situated in a super prime location in Leeds with extensive frontage onto Gelderd Road (A58) and is also strategically positioned circa 1 mile from both Leeds City Centre and Junction 2 of the M621 Motorway.

The property itself is accessed off Gelderd Place and is surrounded by an array of notable trade counter occupiers and car showrooms.

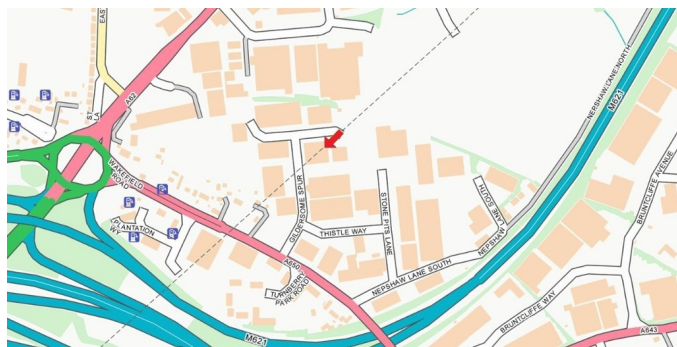
Description

The property provides a highly modern semi-detached trade counter unit, which benefits from the following specification;

- Eaves height of 7.08 metres
- Loading via a single electric roller shutter door
- High quality ancillary office / trade counter accommodation
- Large shared yard and loading area
- Generous parking provisions with 13 demised spaces

Accommodation

Area	Sq. m	Sq. ft
Warehouse	445.15	4,793
Office	78.80	848
Total	523.95	5,640



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 an assignment or sublease.

More details including the rent are available upon application.

Viewings

For further information or to arrange a viewing please contact;

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