TO LET UNIT H1/H2

20,047 sq ft (1,862.35 sq m)

GILDERSOME SPUR LS27

MODERN 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 H1/H2 provides a modern detached warehouse / industrial unit, which is being fully refurbished and will provide the following specification:

- Eaves height of 6.4 metres
- Good sized secure external yard area
- Loading via 2 ground level roller shutter doors
- High quality offices fitted with heating, lighting and carpeting throughout
- On-site Security
- New Warehouse Roof
- New Translucent Roof Panels
- New LED lighting
- EV charge points







GILDERSOME SPUR LS27

ACCOMMODATION

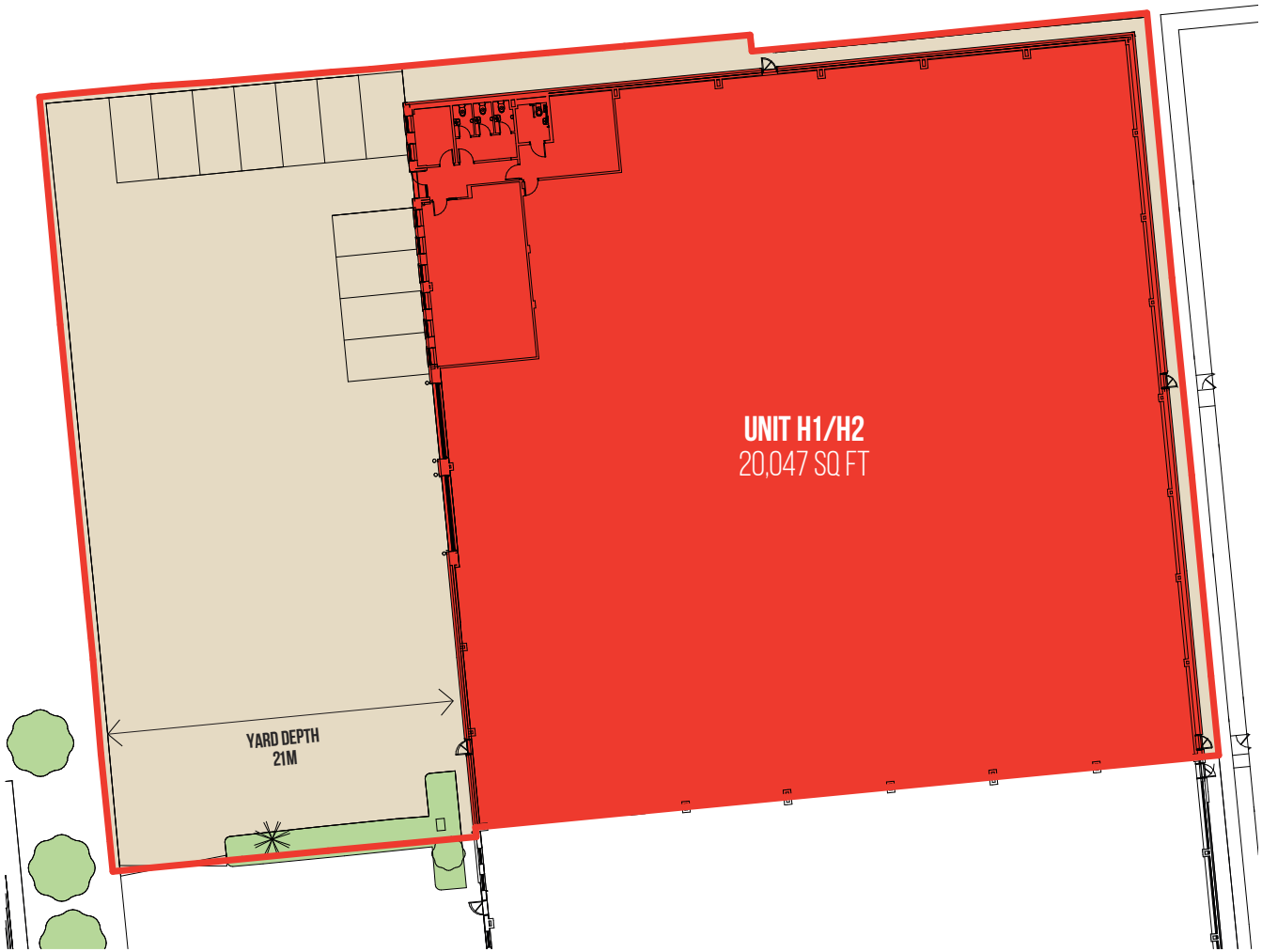
	sq m	sq ft
Warehouse	1,762.84	18,976
Offices	99.51	1,071
Total	**1,862.35**	**20,047**

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

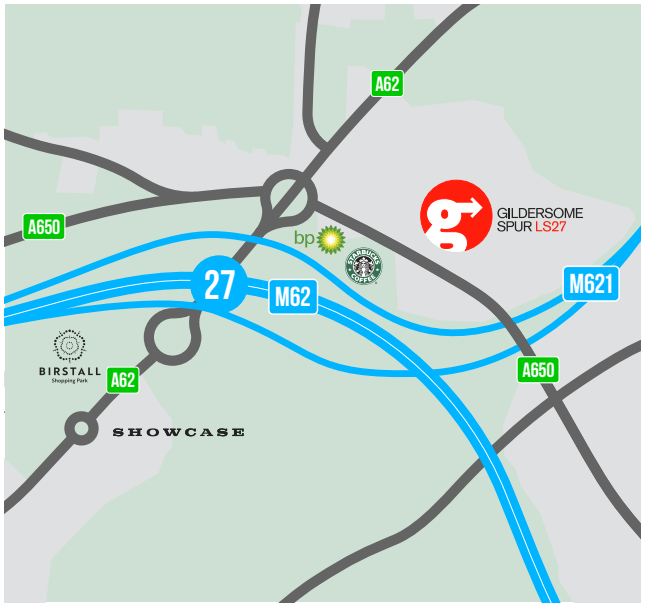
SERVICES

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



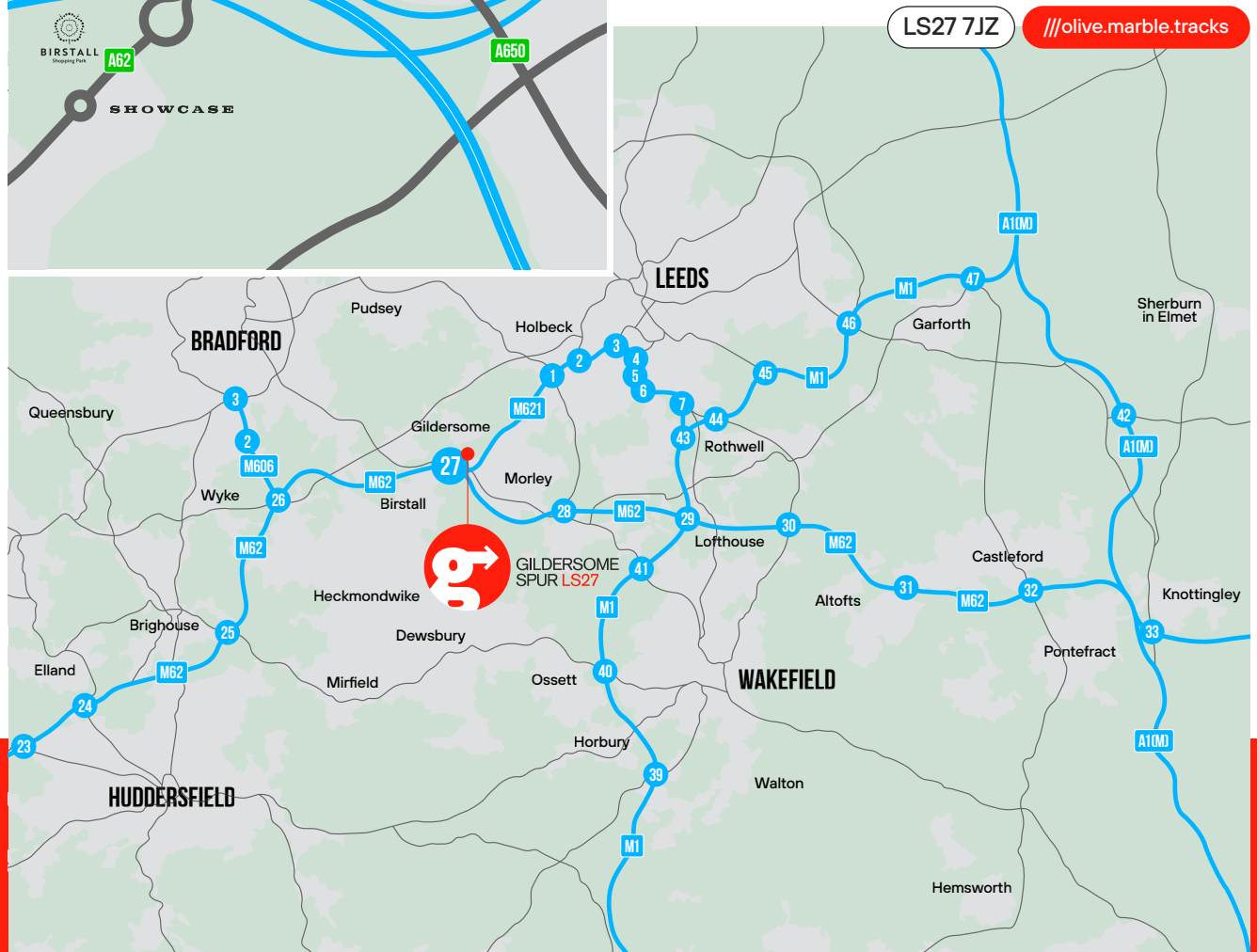


GILDERSOME SPUR LS27



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



LOCATION

Unit H1/H2 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 £77,500 although please make enquiries to Leeds City Council Rating Authority on 0113 388 4500.

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