

Gelderd Trading Estate Leeds

Available to Let
Warehouse
9,619 sq ft



Modern refurbished detached unit



24-hour access



Private parking and yard area



Eaves height 6m



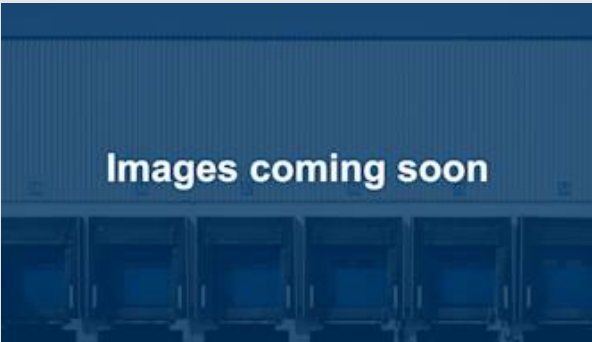
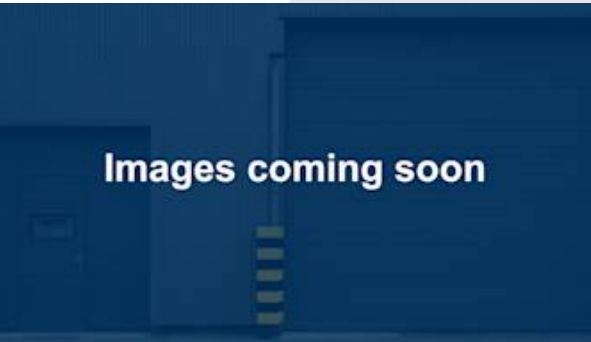
2x automatic loading doors



Fast access to J1 of M62

Gelderd Trading Estate

West Vale Leeds LS12 6BD



Description

The property comprises a 9,619 sq ft modern detached industrial unit of steel portal frame construction, surmounted by a pitched profile metal roof, which incorporates circa 10% translucent Perspex roof lights. Externally, elevations are a combination of cladding and brickwork. Internally, the property is of standard modern construction, with concrete slab flooring and LED lighting throughout. The property benefits from an eaves height of 6 metres, with a two storey block providing welfare facilities, canteen and trade counter access. The unit also has an additional modern office and reception to the south elevation. Externally the unit benefits from a private yard and parking area with 24/7 access.

Location

The property is located within the well established and highly popular Gelderd Trading Estate, and benefits from excellent access to Junction 1 of the M621 under 1 mile away. The M62 and M1 motorways are located circa 3 miles to the southwest and southeast respectively.

Gelderd Road is a key industrial location and highly prominent Automotive & Trade location within Leeds, with excellent access to both the City Centre and National Motorway Network. Notable occupiers in the immediate vicinity include GXO, Harrison Bathrooms, Screwfix, Wolseley & Kwik Fit along with many major car showrooms.

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Terms

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Viewing / Further Information

Please contact:

Mileway
Charles O'hara
yorkshire@mileway.com
0113 8683776

Lambert Smith Hampton
Matt Jackson
mjackson@lsh.co.uk
0113 245 9393

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1	Warehouse	9,619	Immediately
Total		9,619	

Mileway