

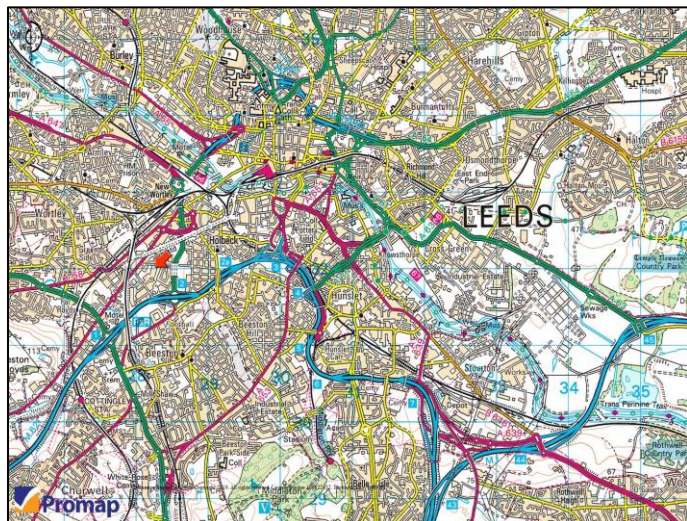
Unit 14 & 15, Gelderd Trading Estate, Leeds, LS12 6BD To Let - Industrial/ Warehouse Units

2,594 – 5,203 sq ft (241 – 483.37 sq m)



- Steel frame construction
- Solid concrete floors
- 4.9m eaves
- Heating
- Sky Lights
- Strip Lighting
- Large shared yard
- Roller Shutter Door access

Unit 14 & 15, Gelderd Trading Estate, Leeds, LS12 6BD



Location

The properties are located on Gelderd Trading Estate, close to Gelderd Road and within an established industrial area of South Leeds. The properties are approximately 1.7 miles south west of Leeds city centre and benefit from good connections to the national road network (0.7 miles from J1 of M621).

Description

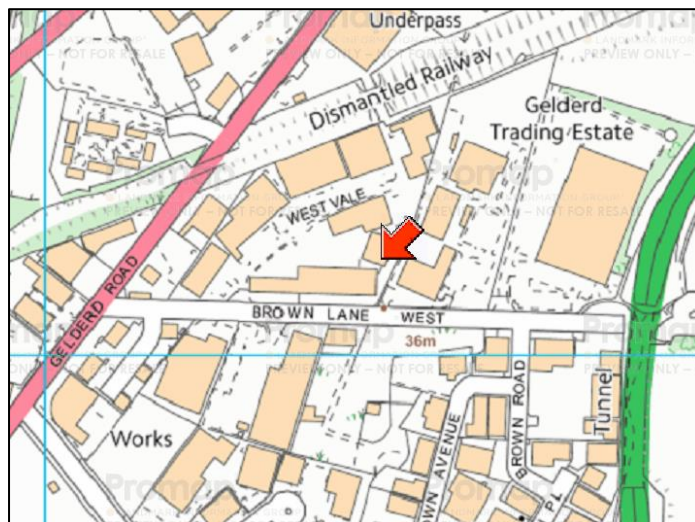
The property comprises a single storey industrial unit with ancillary office accommodation. The units are of steel portal frame construction with brick and profile cladded external elevations and concrete flooring. Internal eaves height is approx. 4.9m. The warehouse is lit by sodium pod lighting and the shared loading yard is accessed via 2 ground level roller shutter doors.

Accommodation

We have been measured the property to have the following gross internal area:

Unit 14	Sq m	Sq ft
Warehouse	220.6	2,374
Office	21.9	235
TOTAL	242.5	2,609

Unit 15	Sq m	Sq ft
Warehouse	217.8	2,344
Office	23.25	250
TOTAL	241	2,594



Rateable Value

Unit 14	RV £17,250
Unit 15	RV £17,250

Terms

The units are available by way of a new full repairing and insuring leases on a term to be agreed. Further information is available upon application.

VAT & Legal Costs

VAT will be charged where applicable.

Legal Costs

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

Information / Viewing

Strictly by appointment:

Tom Asher

0113 261 6244

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or joint agents with Carter Towler.

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