



UNITS 6 & 7

62 LEEDS, GELDERD ROAD, LS27 7WF - J27 / M62

LEEDS



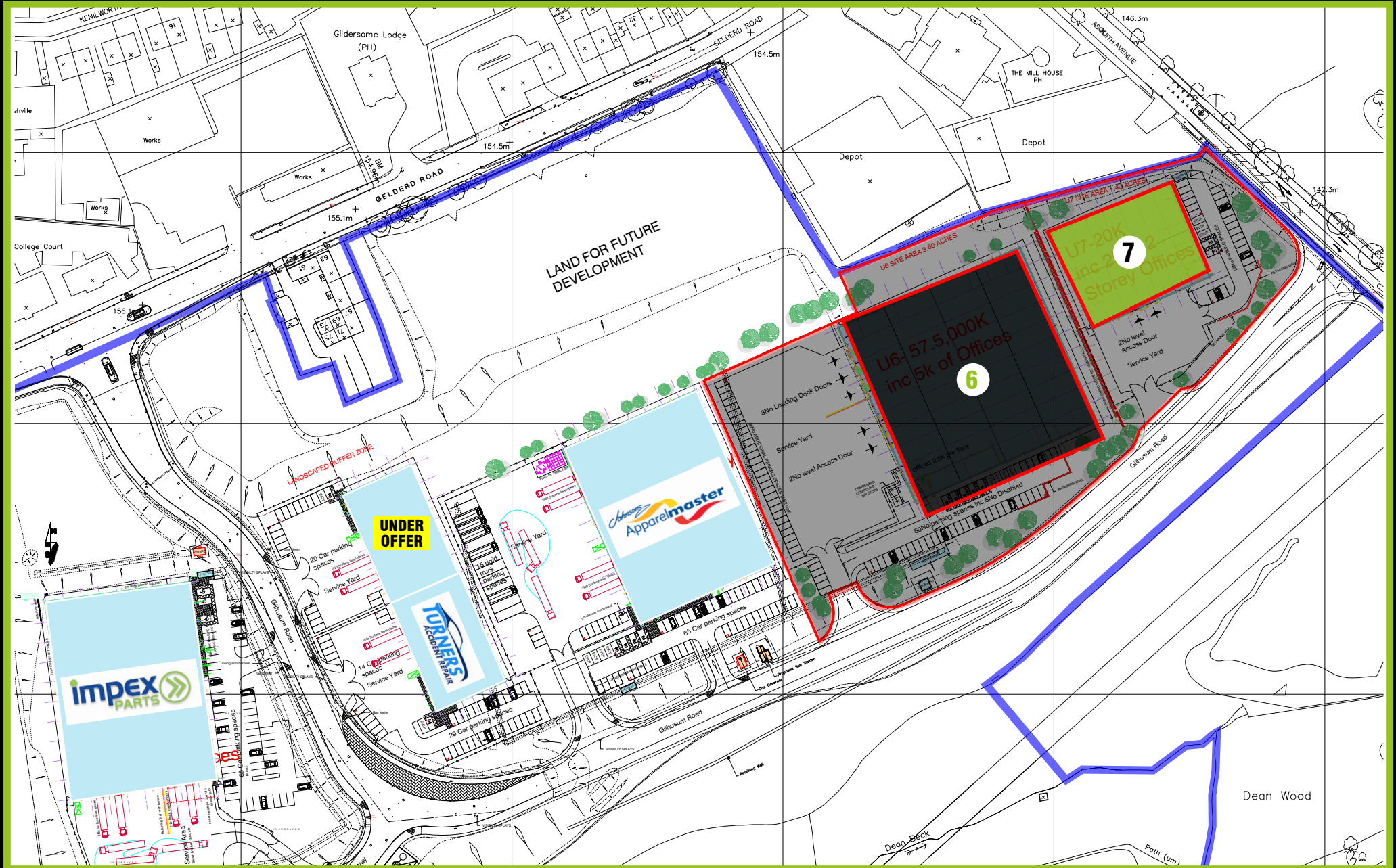
20,000 & 57,500 sq ft TO LET/FOR SALE

Premium Warehouse/Industrial Facility

AVAILABLE SEPTEMBER 2020



MASTERPLAN



**UNDER
CONSTRUCTION**

GELDERD ROAD J27/M62



PROPOSED SPECIFICATION

UNIT 6

- 12m eaves height
- 50kn/sqm floor loading
- 3 loading dock doors
- 2 level access doors
- 2 storey office accommodation
- Secure service yard (50m depth)
- 50 car parking spaces

UNIT 7

- 9m eaves height
- 37.5kn/sqm floor loading
- 2 level access doors
- 2 storey office accommodation
- Secure service yard (26m depth)
- 28 car parking spaces

The images shown are of other units at 62 Leeds and are provided for illustration purposes.

6 UNIT 6

	SQ FT	SQ M
Ground Floor Warehouse	52,500	4,877.41
Ground Floor Reception / WC's	2,500	232.25
First Floor Offices	2,500	232.25
TOTAL	57,500	5,341.92

7 UNIT 7

	SQ FT	SQ M
Ground Floor Warehouse	18,000	1,672.25
Ground Floor Reception / WC's	1,000	92.90
First Floor Offices	1,000	92.90
TOTAL	20,000	1,858.06





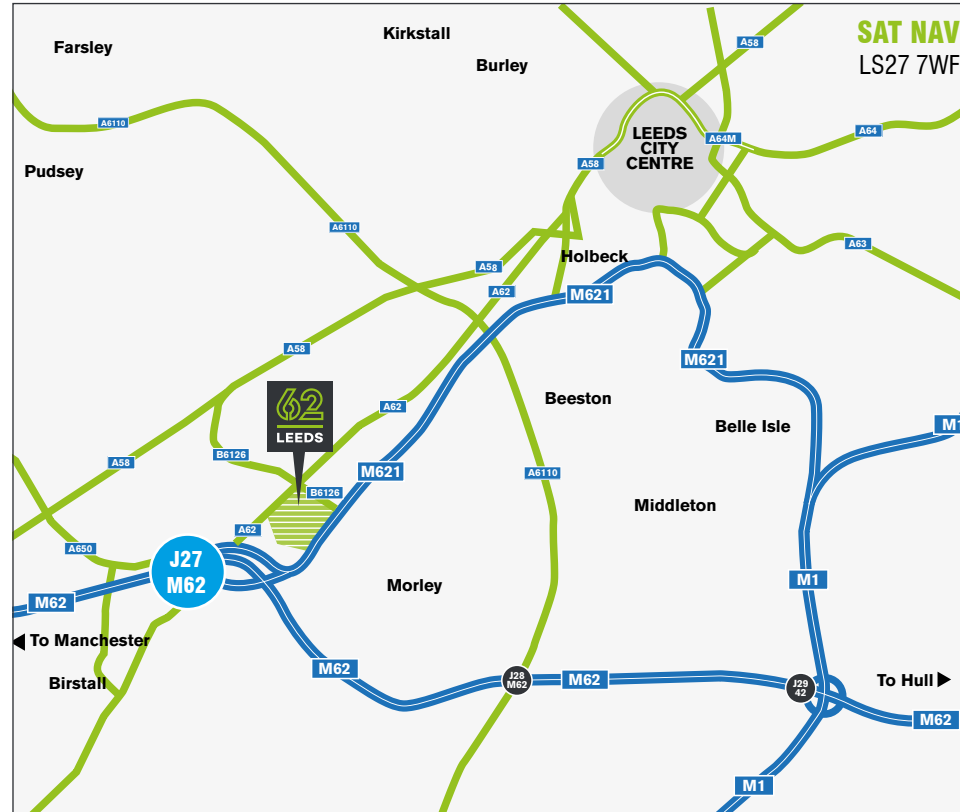
GELDERD ROAD J27/M62

LOCATION

62 Leeds is an unrivalled location ½ mile from J27 of M62 motorway which provides excellent access across the UK and feeds directly into the M1 motorway which is located only 5 miles to the east. J27 allows quick access to the M621 which provides quick access to Leeds City Centre, only 4 miles to the north east. Alternatively the site is accessed from Gelderd Road (A62) which is one of the main routes to Leeds.

HGV DRIVETIMES

Wakefield	10 miles	25 mins
Doncaster	31 miles	1 hr 0 mins
Manchester	44 miles	1 hr 20 mins
Newcastle	101 miles	2 hrs 50 mins
Birmingham	115 miles	3 hrs 10 mins
London	190 miles	5 hrs 24mins
Port access		
Hull	63 miles	1 hr 54 mins
Immingham	76 miles	2 hrs 16 mins
Liverpool	75 miles	2 hrs 20 mins



SAT NAV
LS27 7WF

TERMS

The units are offered 'To Let' on terms to be agreed. Alternatively, a freehold sale may be considered.

LEGAL COSTS

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

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

AN UNRIVALLED LOCATION AT J27/M62

MISREPRESENTATION ACT: The agents for themselves and for the vendors or lessors of their property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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