



TO LET

PREMIUM WAREHOUSE/ DISTRIBUTION UNIT

42,293 Sq Ft (3,929.02 Sq M)

- ◆ Prime Location adjacent to j.27 M62
- ◆ 11m eaves
- ◆ Secure yard and separate parking area
- ◆ Ready for immediate occupation



Unit 2 62 Leeds, Gelderd Road
Leeds, LS27 7WF

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.

DESCRIPTION

Forming part of the 62 Leeds development which is already home to Lidl, Afon Wen and Turners, Unit 2 is a brand new high-spec industrial/distribution unit that is ready for immediate occupation. This detached unit has been completed to the highest standards and benefits from:

- ◆ Prime Location adjacent to j.27 M62
- ◆ 11m eaves
- ◆ Secure yard and separate parking area
- ◆ Ready for immediate occupation

ACCOMMODATION

Warehouse: 40,686 sq ft
Office: 1,607 sq ft
Total: 42,293 sq ft

For viewing arrangements or to obtain further information please contact:

Josh Holmes

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Ian Greenwood

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RATES

The property is yet to be assessed for business rates purposes.

| | |
|----------------------------|---|
| Rateable Value: | 0 |
| Rates Payable (2019/2020): | 0 |

TERMS

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

EPC

An EPC has been commissioned and will be made available once received.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

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