

TO LET

HIGHLY PROMINENT TRADE COUNTER/ WAREHOUSE UNIT

10,299 sq ft (956.91 sq m)

- Leeds Outer Ring Road 0.3 miles
- M621 (J1) 0.5 miles
- Leeds City Centre 1.5 miles

SAT NAV: LS12 6AL



UNIT 1

OLYMPIA TRADING ESTATE

GELDERD ROAD, LEEDS



TOWNGATE PLC

01484 715 635
www.towngate.plc.uk

UNIT 1

OLYMPIA TRADING ESTATE

GELDERD ROAD, LEEDS

DESCRIPTION

Description – The property comprises a highly prominent trade counter/warehouse unit which benefits from the following:

- SIGNIFICANT MAIN ROAD FRONTAGE ONTO GELDERD ROAD (A62)
- SITUATED NEXT TO BOTH SCREWFIX AND NATIONAL LIGHTING
- EAVES HEIGHT OF XXX METRES
- GENEROUS CAR PARKING
- SEPARATE LOADING AREA TO THE REAR
- ANCILLARY OFFICE ACCOMMODATION



ACCOMMODATION	SQ M	SQ FT
WAREHOUSE	802.23	8,635
GF OFFICES	77.34	832
FF OFFICES	77.34	832
TOTAL	956.91	10,299

LOCATION

The property is situated in the most highly sought after trade counter/car showroom locations in Leeds on Gelderd Road (A62). The unit is situated on Olympia Trading Estate which sits in a highly prominent position and is strategically situated a few hundred yards off the Leeds Outer Ring Road (A6110), under .5 mile from Junction 1 of the M621 Motorway and circa 1.5 miles from Leeds City Centre.

The unit is situated next to Screwfix and National Lighting, whilst other notable occupiers situated on or just off Gelderd Road include Euro Car Parts, CEF, Arco, Eurocell, Howdens, Crown, Wolseley and HSS Hire to name just a few.

TERMS

The property is available by way of a new lease for a term to be negotiated. Rental upon application.



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