



- Located at Junction 27 M62/M621
- Superb Access to Leeds City Centre
- Newly Refurbished

To Let - Unit 4

# TREEFIELD INDUSTRIAL ESTATE

Gelderd Road, Geldersome LS27 7JU



**DETACHED WAREHOUSE /  
INDUSTRIAL PREMISES**  
23,704 sq ft (2,202 sq m)

## DESCRIPTION

Unit 4 Treefield Industrial Estate comprises of a 23,704 sq ft warehouse/industrial unit in an established industrial location at J27 M62 providing instant motorway access. Leeds City Centre is just 6 miles away whilst Bradford is only 7 miles.

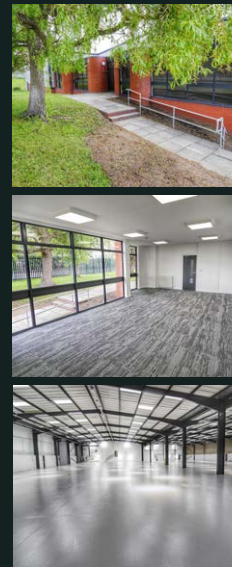
	Sq ft	Sq m
Warehouse	22,612	2,101
Office	1,091	101
<b>Total</b>	<b>23,704</b>	<b>2,202</b>
Canopy	619	58



## SPECIFICATION

Unit 4 comprises a detached warehouse/industrial facility with the following specification:

- **Newly refurbished**
- **6.05m eaves height**
- **Large secure yard and loading area**
- **Loading via 3 ground level 5m high doors**
- **Ancillary office accommodation and welfare provisions**
- **Prominently fronting onto Gelderd Road (A62)**



## LOCATION

Treefield Industrial Estate is an unrivalled industrial location with the surrounding area being the home of a number of well known local, regional and national occupiers.

Access to the motorway is at Junction 27 M62/M621 providing respective links further afield and Leeds City Centre is only a 6 mile journey via the M621. Furthermore, amenities are in abundance with Birstall Shopping Park a short car journey away.

## RATEABLE VALUE

The property has a rateable value of £93,000.

## TERMS

Unit 4 is available on a Full Repairing and Insuring lease basis for a term of years to be agreed. Further information is available on request.

## SERVICES

All mains are connected to the premises.

## VAT

All prices and rental are exclusive of VAT if chargeable.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of C65.

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