

# Gelderd Trading Estate Leeds

Available to Let  
Warehouse  
9,619 sq ft



Modern refurbished detached unit



24-hour access



Private parking and yard area



Eaves height 6m



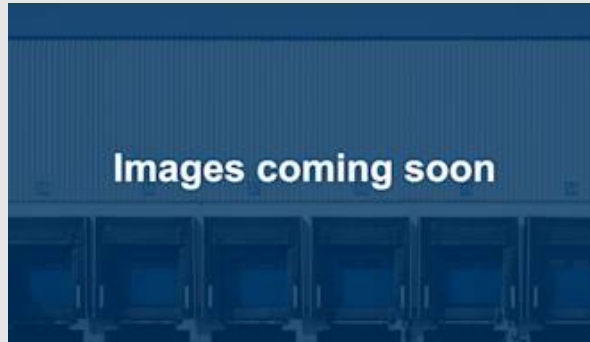
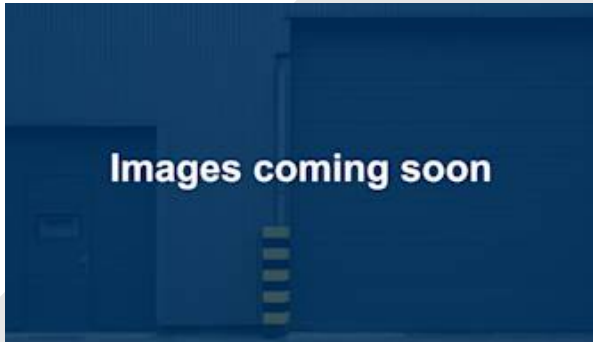
2x automatic loading doors



Fast access to J1 of M621

# Gelderd Trading Estate

West Vale Leeds LS12 6BD



## Description

The property comprises a 9,619 sq ft modern detached industrial unit of steel portal frame construction, surmounted by a pitched profile metal roof, which incorporates circa 10% translucent Perspex roof lights. Externally, elevations are a combination of cladding and brickwork. Internally, the property is of standard modern construction, with concrete slab flooring and LED lighting throughout. The property benefits from an eaves height of 6 metres, with a two storey block providing welfare facilities, canteen and trade counter access. The unit also has an additional modern office and reception to the south elevation. Externally the unit benefits from a private yard and parking area with 24/7 access.

## Location

The property is located within the well established and highly popular Gelderd Trading Estate, and benefits from excellent access to Junction 1 of the M621 under 1 mile away. The M62 and M1 motorways are located circa 3 miles to the south west and south east respectively.

Gelderd Road is a key industrial location and highly prominent Automotive & Trade location within Leeds, with excellent access to both the City Centre and National Motorway Network. Notable occupiers in the immediate vicinity include GXO, Harrison Bathrooms, Screwfix, Wolseley & Kwik Fit along with many major car showrooms.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1	Warehouse	9,619	Immediately
Total		9,619	