



UNIT TO LET

Unit 1 (10,000 ft²) Gildersome Business Park



UNIT 1
10,000ft²

Industrial park in a prime location - Gilhusum Road, Leeds, LS27 7FN

Exceptional road connections to Junction 27 of the M62 and M621



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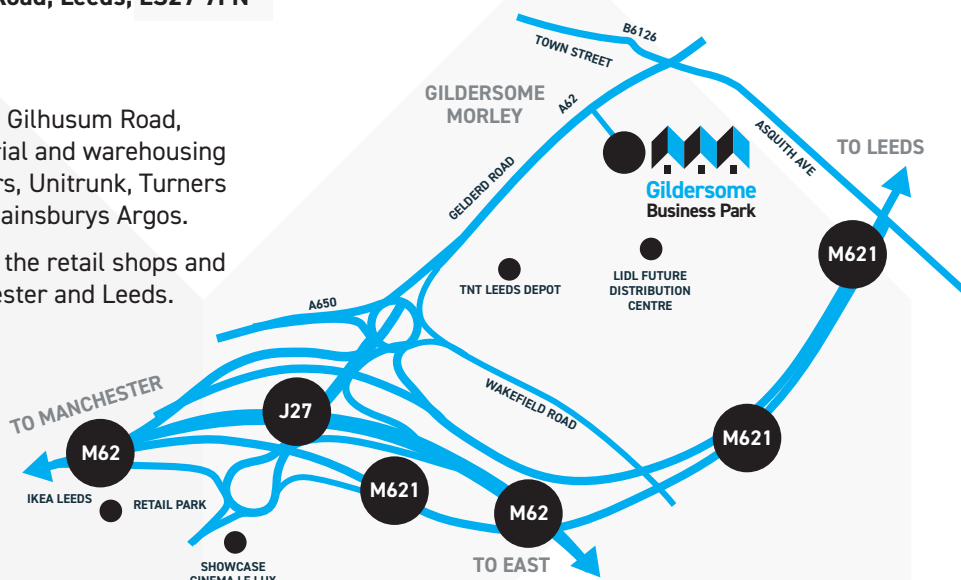
Gildersome Business Park comprises of one 10,000ft² industrial unit and includes offices and toilets. The unit benefits from an eaves height of 7 metres (to haunch), two sectional loading doors and connection to all mains services. The unit is situated within a secure shared yard and parking area.

Unit 1, Gildersome Business Park, Gilhusum Road, Leeds, LS27 7FN

SITE AND LOCATION

The site is situated with prominent frontage to Gilhusum Road, just off Gelderd Road in an established industrial and warehousing location, nearby occupiers including HSL Chairs, Unitrunk, Turners Accident Repairs, Johnson's Hotel Linen and Sainsburys Argos.

Gildersome is very close to junction 27 and all the retail shops and less than a mile from M62 junctions to Manchester and Leeds.



ADDITIONAL INFORMATION

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

Rent upon application.

A site service charge will be levied for the maintenance and upkeep of any common parts of the completed development.

All figures are quoted exclusive of VAT. VAT will be charged in addition to rental.

Each party will bear their own legal costs.

An EPC will be available on completion.

Viewing is strictly by appointment.

CONTACT US

For more information on Unit 1, Gildersome Business Park or to arrange a viewing, please contact either of the joint agents below:

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Subject to Contract

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PROPERTY MISDESCRIPTIONS ACT 1991

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FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT, unless expressly stated to be otherwise.