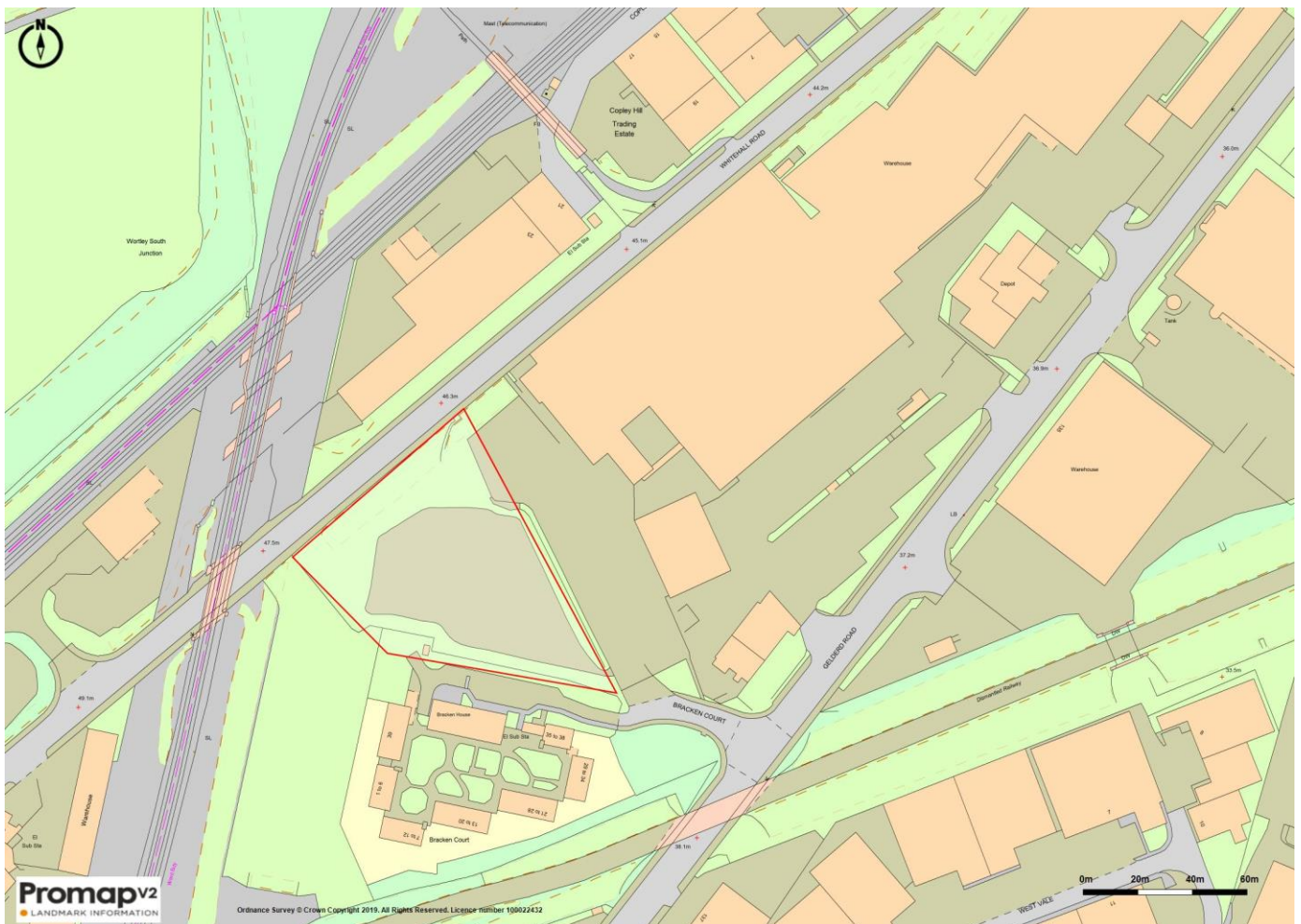


TO LET

DESIGN AND BUILD OPPORTUNITY
GELDERD PARK
GELDERD ROAD
LEEDS
LS12 6HJ

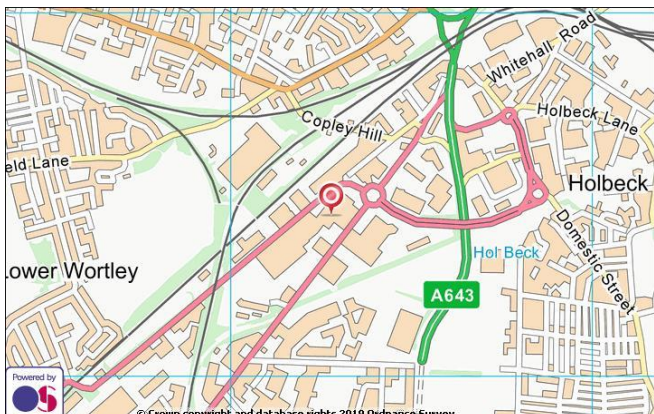
- DESIGN AND BUILD OPPORTUNITY
- PROMINENT FRONTAGE ON TO A62 GELDERD ROAD
- UP TO 40,000 SQ.FT OF DETACHED INDUSTRIAL SPACE
- OPPORTUNITY FOR DESIGN INPUT



TO LET

Design and Build Opportunity
Gelderd Park, Gelderd Road,
Leeds, LS12 6HJ

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- PROMINENT FRONTAGE ON TO A62 GELDERD ROAD
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Location

The site fronts on to the busy A62 Gelderd Road and the A58 Whitehall Road runs behind, both are busy arterial roads in to Leeds City Centre.

Nearby occupiers are of a predominantly trade counter, car showroom, and distribution nature to include Screwfix, KwikFit, Bentley and Clipper Logistics.

Description

A design and build opportunity on part of the former Wine Rite site on Gelderd Road. The site will provide up to 40,000 sq.ft detached industrial space with yard.

Exact details on size and specification can be agreed and interested parties should contact the agents for further information.

Terms

When completed the premises will be available To Let by way of a Full Repairing and Insuring Lease for a term of years to be agreed.

Accommodation

The Total Estimated Gross Internal Area is		
	Sq.ft	Sq.m
	Up to 40,000	Up to 3,716.09
Total Estimated GIA	40,000	3,716.09

Rateable Value

The property will be assessed for business rates purposes on completion of the build.

Rental On Application

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

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

Viewing

By arrangement with the joint agents:-

Jonathan O'Connor

Direct Line: 0113 8480000

Email: jonathan.oconnor@walkersingleton.co.uk

Mathew Bower

Direct Line: 0113 8480000

Email: mathew.bower@walkersingleton.co.uk

Ref: 38202

Oct-19



No.1 Aire Street, Leeds, LS1 4PR

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