



GELDERD PLACE

GELDERD ROAD, LEEDS

TO LET

INDUSTRIAL / TRADE COUNTER UNIT

4,400 - 11,100 SQ FT

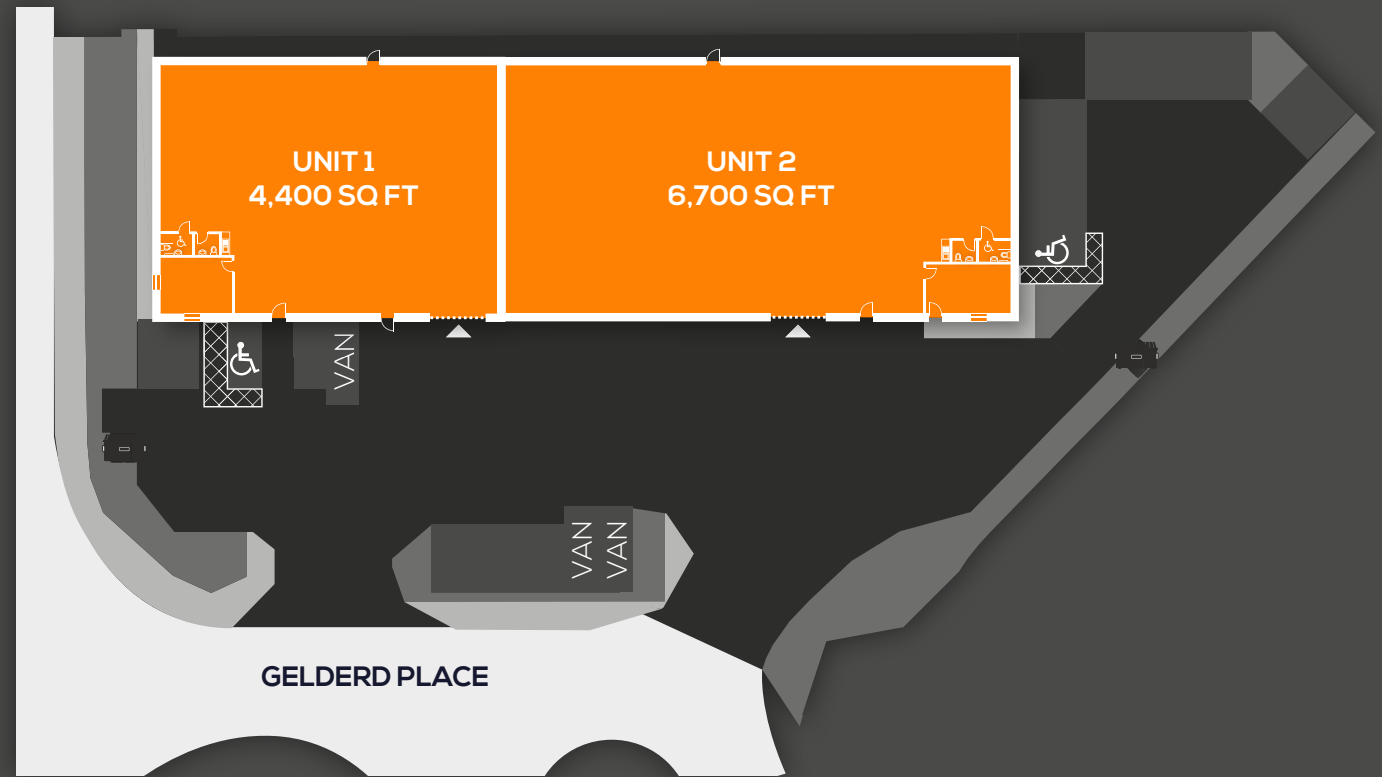
408.77 - 1031.22 SQ M

DESCRIPTION

Gelderd Place provides 2 highly prominent speculatively developed trade counter warehouse units fronting Gelderd Road. Situated in an established trade counter location surrounding occupiers include Big Yellow, Arco, CEF, Plumb Center etc.



ACCOMMODATION



SPECIFICATION

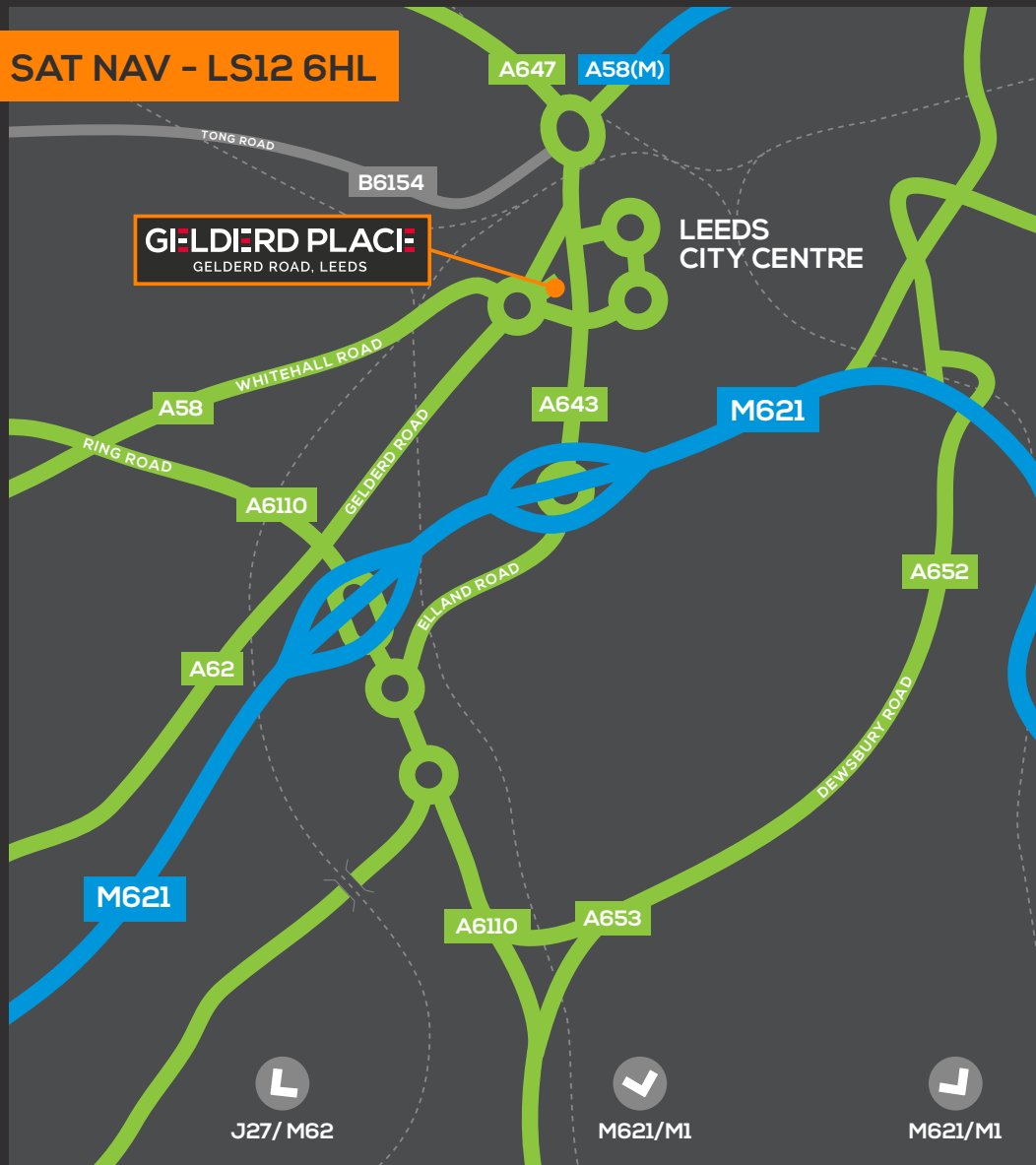
The units will be of steel portal frame construction with brick and profile metal sheeting clad elevations and roof including the following specification:

- » Loading via a ground level loading door
- » Minimum internal eaves height of 6m
- » High quality ancillary offices
- » Concrete floor with loading capacity of 30 kn/m²
- » Generous car parking provision
- » Dual access to secure yard

UNIT	SQ FT	SQ M
1	4,400	408.77
2	6,700	622.45
TOTAL	11,100	1031.22

The units can be combined to create one unit of 11,100 sq ft.
nb subject to timescales the unit may be split to your size requirements.

SAT NAV - LS12 6HL



LOCATION

Gelderd Place is ideally located off the A62 Gelderd Road, which is an established trade counter area of South Leeds.

Leeds City Centre (1.5 miles) and the A6110 Ring Road (0.25 miles) are easily accessible and Junction 1 M621 is less than half a mile drive.

RATEABLE VALUE

Business Rates to be assessed upon completion of the development.

ENERGY PERFORMANCE CERTIFICATE

EPC's to be assessed upon completion.

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