

AVAILABLE SEPTEMBER 2019

# Gelderd Cross

GELDERD ROAD, LEEDS

LS12 6HJ

**TO LET**

**FULLY REFURBISHED  
WAREHOUSE/INDUSTRIAL UNIT**

Prominently located with frontage to Gelderd Road/Whitehall Road roundabout

**65,615 sq ft** (6,096 sq m)





✕ Gelderd Cross

← A6110

CROWN  
DECORATING CENTRES

HOWDENS

PTS  
Plumbing Trade Supplies

PLUMB  
CENTER  
a BICKSLEY company

A58

REXEL  
ELECTRICAL SUPPLIES

← M621

A62/GELDERD ROAD

Cash & Carry  
Confectionery, Soft Drinks, Crisp & Snacks

enterprise

Clipper

TOYOTA

A62/GELDERD ROAD

LEEDS CITY CENTRE →

BIG  
YELLOW  
SELF  
STORAGE

A58

INFINITI

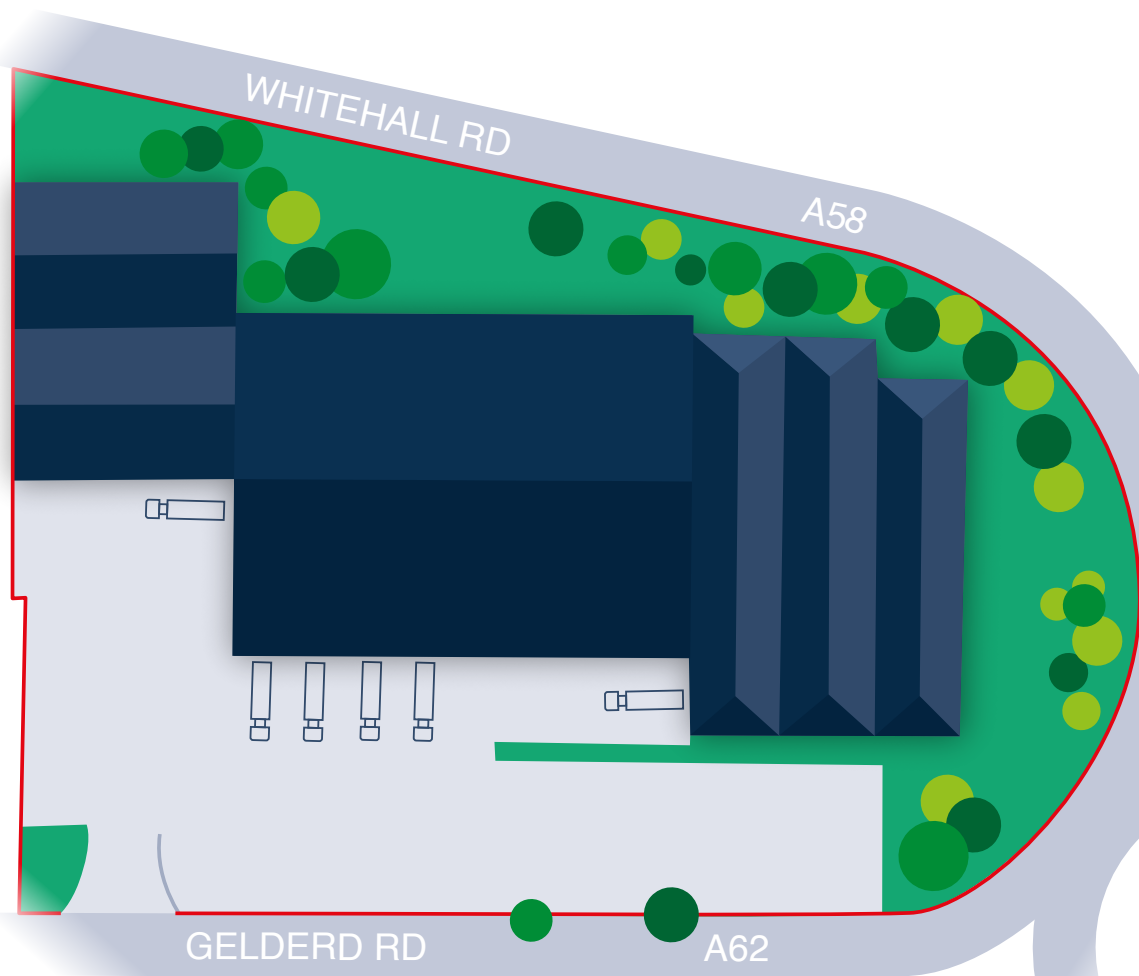
## OVERVIEW

Gelderd Cross, with its prominent main road frontage, comprises a fully refurbished 65,615 sq ft industrial/warehouse unit.

The unit is in an established industrial location and benefits from being situated within easy access of both Leeds City Centre and the motorway network, via Junction 2 of the M621.



# SITE PLAN



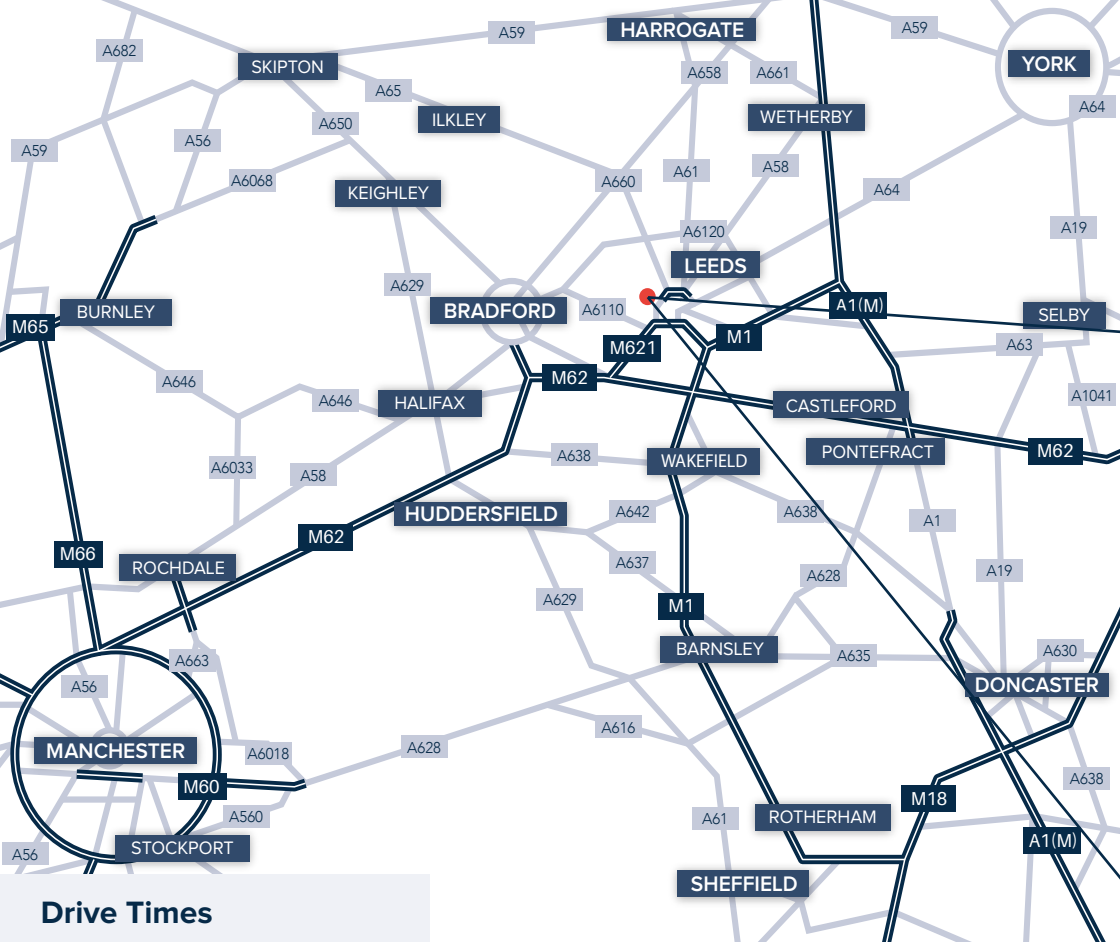
|                  | sq ft         | sq m         |
|------------------|---------------|--------------|
| Warehouse        | 62,710        | 5,826        |
| Offices/ Welfare | 2,905         | 270          |
| <b>Total</b>     | <b>65,615</b> | <b>6,096</b> |



## SPECIFICATION

- Fully refurbished building
- Up to 10 metre clear working height
- Large secure yard
- Energy efficient LED lighting throughout
- 6 Ground level loading doors
- Canteen/welfare facilities
- Integral offices
- Total site area of 2.7 acres
- Close proximity to motorways
- 36 Car parking spaces

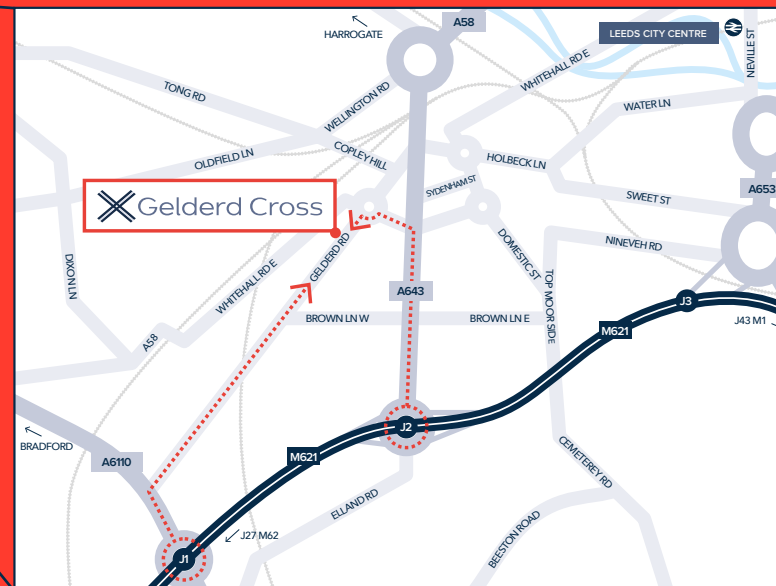




## LOCATION

Gelderd Road is a well established and popular trade counter/commercial corridor connecting the Leeds Outer Ring Road with the Inner Ring Road thus, Gelderd Cross has excellent road links to both Leeds City Centre and the motorway network.

The site is opposite the Lexus dealership and adjacent to National Tyres and AutoCare on Gelderd Road, prominently located at its junction with Whitehall Road.



**SAT NAV:**  
**LS12 6HJ**

## Drive Times

| Location   | Distance  | Time       |
|------------|-----------|------------|
| J2 M621    | 1 mile    | 4 mins     |
| Wakefield  | 10 miles  | 18 mins    |
| Doncaster  | 32 miles  | 40 mins    |
| Manchester | 42 miles  | 55 mins    |
| Newcastle  | 103 miles | 1h 40 mins |
| Birmingham | 118 miles | 1h 50 mins |
| London     | 195 miles | 3h 20 mins |

## RATEABLE VALUE

To be re-assessed upon completion.

## VAT

All prices and rental are exclusive of VAT if chargeable.

## TERMS

The unit is available by way of a FRI lease for a term to be agreed.

## LEGAL COSTS

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

## SERVICES

All mains are connected to the premises.

## VIEWING

For viewings please contact Towngate PLC or our joint letting Agents.

### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

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The date of this publication is May 2019.

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