

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)

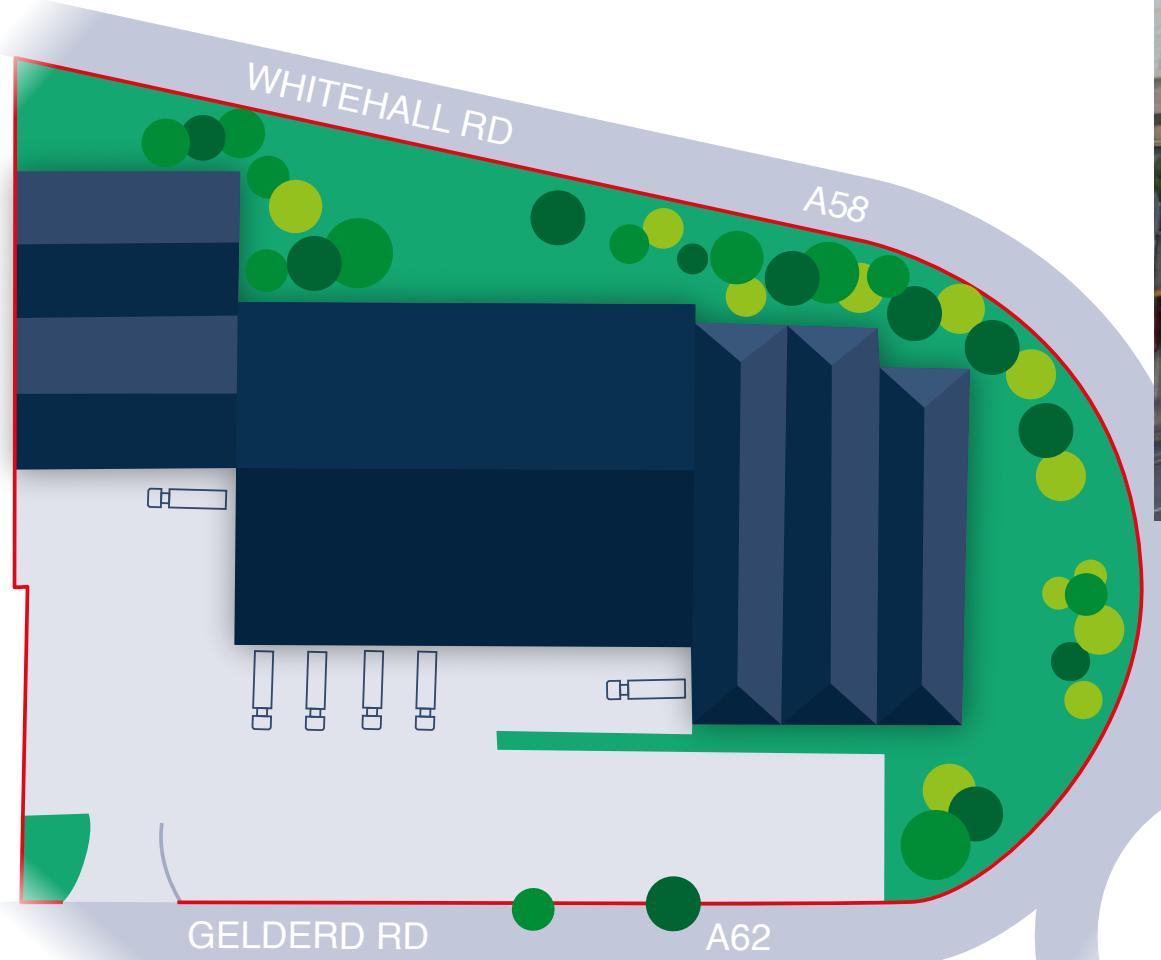


## OVERVIEW

Gelder 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



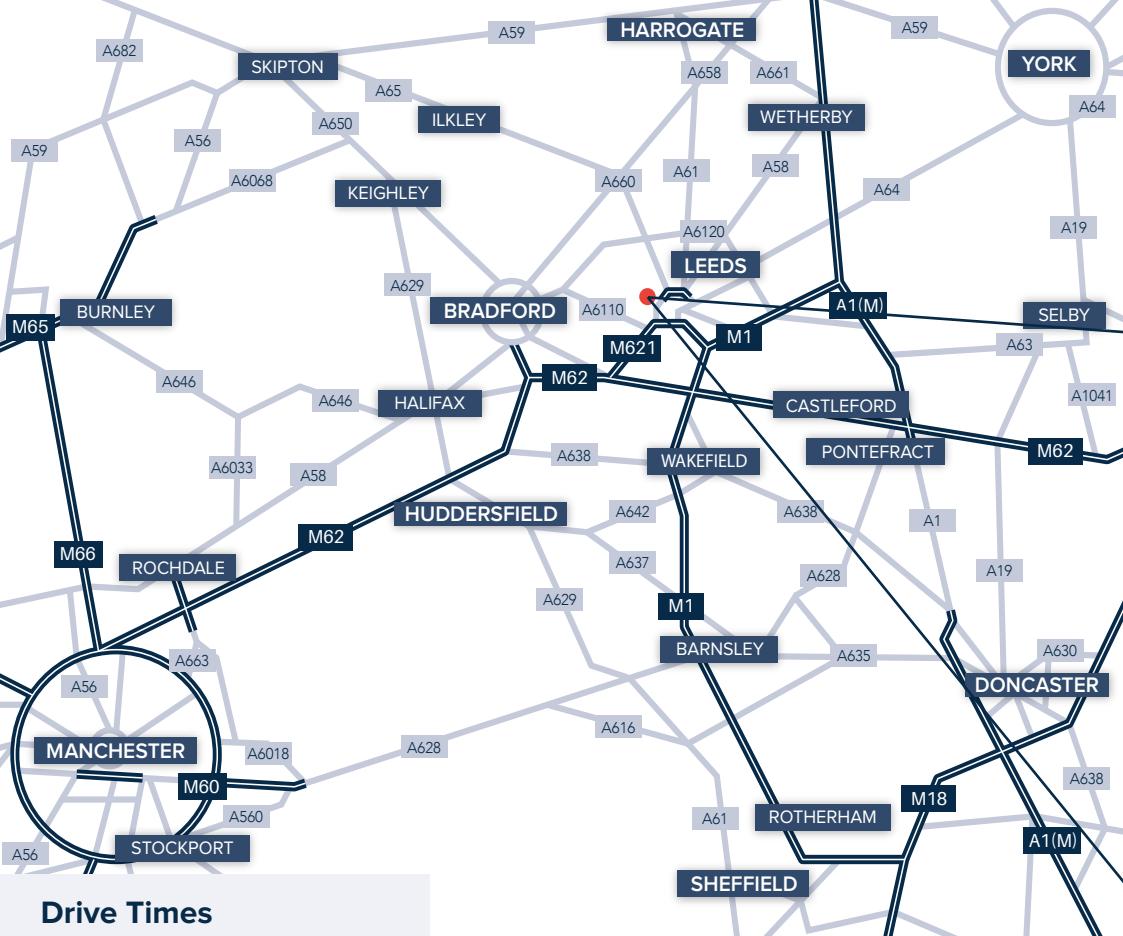
	sq ft	sq m
Warehouse	62,710	5,826
Offices/ Welfare	2,905	270
<b>Total</b>	<b>65,615</b>	<b>6,096</b>



## 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

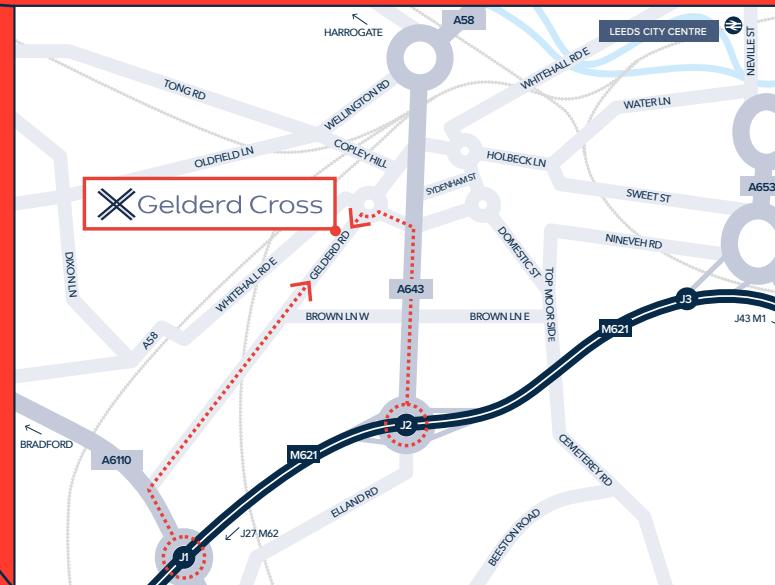




## LOCATION

Gelder 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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