

TO LET / MAY SELL
INDUSTRIAL / WAREHOUSE UNIT



**Unit C, Treefield Industrial Estate,
Gelderd Road, Gildersome, Leeds,
LS27 7JU**

- **38,132 sq ft (3,542.59 sq m)**
- **Good sized front & rear concrete yards**
- **Well located close to J.27 M62**
- **Large power supply**





LOCATION

Treefield Industrial Estate is well located a short distance from J.27 of the M62 which in turn links in to the M621 motorway. Morley and Gildersome town centres are within close proximity.

DESCRIPTION

The unit is brick built and across three bays under a metal profiled sheet roof which has been recently installed. There are ancillary offices / staff facilities to the front elevation. The eaves height is 4.75m to underside of steel roof truss and 5.75m to underside of haunch.

There are good-sized concrete yards to the front and rear of the premises. Drive-in access is via six roller shutter doors in total, three on the front elevation and three on the rear elevation. The premises benefit from a large power supply having a dedicated sub-station.

TERMS

The premises are available by way of a new lease for a term of years to be agreed or upon a freehold sale basis all details upon application.

ACCOMMODATION

Measured in accordance with RICS Code of Measuring Practice to GIA:

| Description | Sq m | Sq ft |
|---------------------------|-----------------|---------------|
| Industrial works | 3,474.09 | 37,395 |
| Office / staff facilities | 68.50 | 737 |
| TOTAL | 3,542.59 | 38,132 |

RATEABLE VALUE

Warehouse & Premises - £115,000

CONTACT

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