

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# TO LET (MAY SELL)

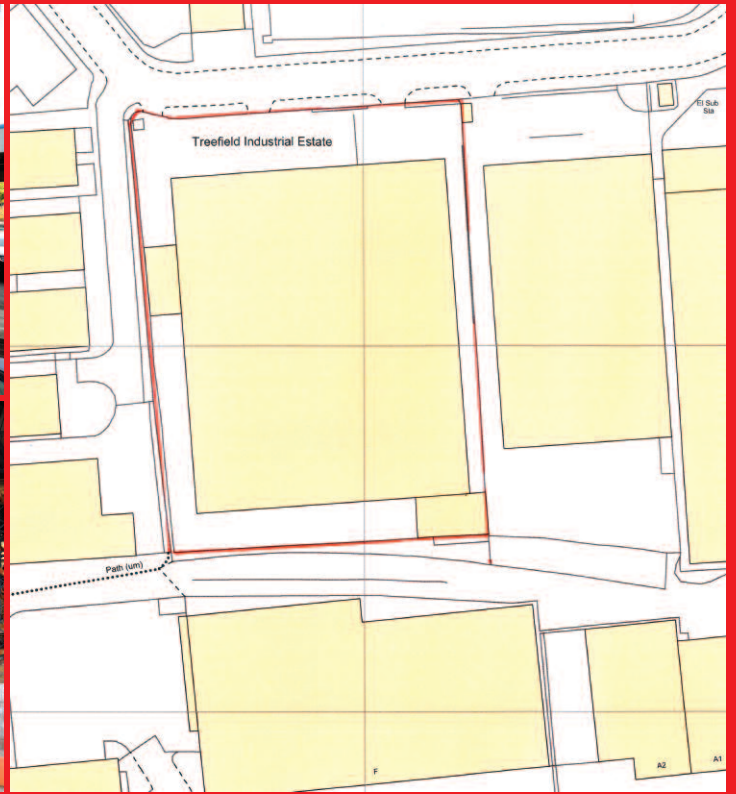
## TREEFIELD INDUSTRIAL ESTATE

GELDERD ROAD, LEEDS, LS27 7JU

• 72,919 SQ FT (6,774.4 SQ M)



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## LOCATION

The property is situated on the Treefield Industrial Estate, a long established industrial development to the south west of Leeds City Centre virtually adjacent to junction 27 of the M62.

The building is superbly located with at the heart of the Greater Leeds/West Yorkshire conurbation and has easy access to Leeds, Bradford and Wakefield as well as the motorways.

## DESCRIPTION

The subject unit is a self-contained modern warehouse/manufacturing facility with integral office accommodation standing within a self-contained yard/car park which is fully secure.

The building has a clear working height of 4.3m with access through two 5m wide roller shutter doors which lead into an integral distribution bay facilitating both ground level and dock level loading.

The office accommodation is formed with partitioning within the frame of the building and could be easily adapted to suit a multitude of uses.

## ACCOMMODATION

Warehouse / Factory	63,872 sq ft	5,933.9 sq m
Ground floor office	9,047 sq ft	840.5 sq m
<b>TOTAL</b>	<b>72,919 SQ FT</b>	<b>6,774.4 SQ M</b>
Site area 2.7 acres (1.09 hectares)		

## PLANNING

We understand the property has planning consent for its current use which is within Class B2 of the Use Classes Order.

## RATEABLE VALUE

We understand the rateable value of the property is £207,000.

## TERMS

The property is available to let on flexible terms for a period to be agreed and at a rent to be agreed.

Our Clients will consider selling the freehold interest in the site. Price on application.

## EPC

An EPC is available upon request.

**SUBJECT TO CONTRACT**



## VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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