



TO LET

Unit 9 Gelderd Park

Gelderd Road
Leeds
LS12 6HJ

- Brand New Retail/Trade Counter Unit
- 1,830 ft² (170.01 m²)
- Excellent Visibility in a Sought After Location
- Direct Access to J2 M621 Motorway
- **Expected Completion Q2 2024**



Location

The property is situated with a large frontage onto the main A62 Geldard Road approximately 2 miles from Leeds City Centre. Geldard Road is one of the main arterial routes leading to Leeds City Centre and has approximately 12,500 vehicle movements per day. Nearby occupiers are of a predominantly trade counter, car showroom, and distribution nature to include Vantage Toyota, Kwik Fit, Bentley and Clipper Logistics.

The total approximate gross internal floor areas are:

Gelderd Park

	ft ²	m ²
Unit 7	1,830	170.01
Total Approximate GIA	1,830	170.01

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Description

The property briefly comprises a mid-terrace unit within a single tranche of brand-new modern mono pitched steel portal framed retail/trade counter units with excellent visibility onto Gelderd Road, close to Leeds City Centre. The unit will be finished to an excellent specification with the potential for a bespoke tenant finish. The unit will benefit from:

- Solid Concrete Floors
- 4.30m Minimum Eaves Height
- High Bay LED Lighting
- Full Height Up and Over Loading Doors
- Integral Office Accommodation over Two Stories
- Full Height Glazed Reception/Trade Counter Area
- Fibre Broadband

Mains services connected to the premises include 3 phase electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.



Rent

On Application

Lease Terms

Lease length and other lease terms are negotiable, subject to covenant strength.

Service Charge

A service charge will be levied to cover the proportional cost of expenditure on maintenance and repairs to common parts.

Rateable Value

The property will require assessing for Uniform Business Rates purposes.

VAT

All figures are subject to VAT, at the prevailing rate.

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Ryan Barker

Direct Line: 0113 848 0125

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