



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

**STRATEGICALLY LOCATED  
MODERN INDUSTRIAL/  
WAREHOUSE UNIT**

**TREEFIELD INDUSTRIAL ESTATE, OFF GELDERD ROAD,  
GILDERSOME, LEEDS, WEST YORKSHIRE, LS27 7JU**

1,178m<sup>2</sup> (12,667 sq. ft) approx.



- Surplus space within modern single storey open plan industrial/warehouse unit
- Strategically located just off main A62 Leeds Road and only 1 mile to the north east of Junction 27 M62 (intersection with M621 – Birstall)
- Benefitting from loading doors and shared yard on self contained site – early occupation can be offered

**0113 2348999**

## Location

The property is situated on the popular Treefield Industrial Estate, which is a cul-de-sac connecting with the main A62 Leeds Road at Gildersome. The property is less than a mile to the north east of the intersection of the M621 – which leads directly into Leeds city centre – and the M62 motorway (Junction 27). The premises therefore enjoy excellent links across the North of England via the M62 as well as to the M62 intersection with the M1 motorway.

## Description

The premises at Treefield Industrial Estate comprise a steel frame brick built industrial/warehouse unit under a multi bay metal profile sheet roof. The premises provide good quality factory/warehouse space and the surplus space is essentially open plan providing optimum flexibility to the future tenant.



Externally the premises benefit from a surfaced yard providing onsite loading, turning and vehicle parking.

## Accommodation

Surplus space circa 1,178m<sup>2</sup> (12,667 sq. ft)

Comprising open plan space and the landlord retains flexibility over size and the provision of an office/ancillary toilet facilities.

**Gross Internal Floor Area** circa 1,178m<sup>2</sup> (12,667 sq. ft)

## Services

We are advised the premises at Treefield Industrial Estate benefit from mains water, sewer drainage and electricity, including a three phase supply and individual appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

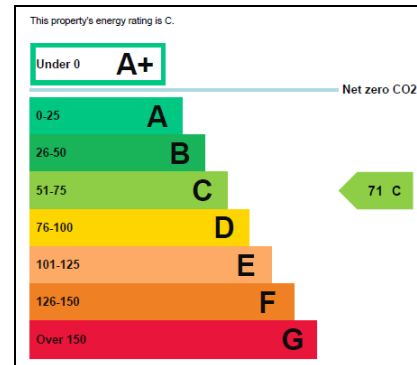
## Rating

We are advised the whole premises have an RV of £115,000 and the surplus space will need to be reassessed upon occupation (or alternatively the existing RV apportioned between the occupiers).

The National Uniform Business Rate for 2024/25 is 54.6p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

## Energy Performance Certificate



## Lease Terms

The surplus space is offered by way of a new lease for a period for years to be agreed on an effectively full repairing and insuring basis with any agreement to be excluded from the Landlord & Tenant Covenants Act 1954.

## Rent

£95,000 per annum exclusive.

## VAT

The rent is quoted exclusive of VAT.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Holder & Co**  
Owen Holder or Philip Caspell

Tel: 0113 243 4504  
[owen@holderandco.com](mailto:owen@holderandco.com)  
[philip@holderandco.com](mailto:philip@holderandco.com)

**Our Ref: 3521/A/M**  
**Updated October 2024**

**Subject to Contract**



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**0113 2348999**  
**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.