



GELDERD CROSS

Gelderd Cross, Gelderd Road, Leeds LS12 6HJ

For Sale

**Industrial/Warehouse Site
with Open Storage Land**

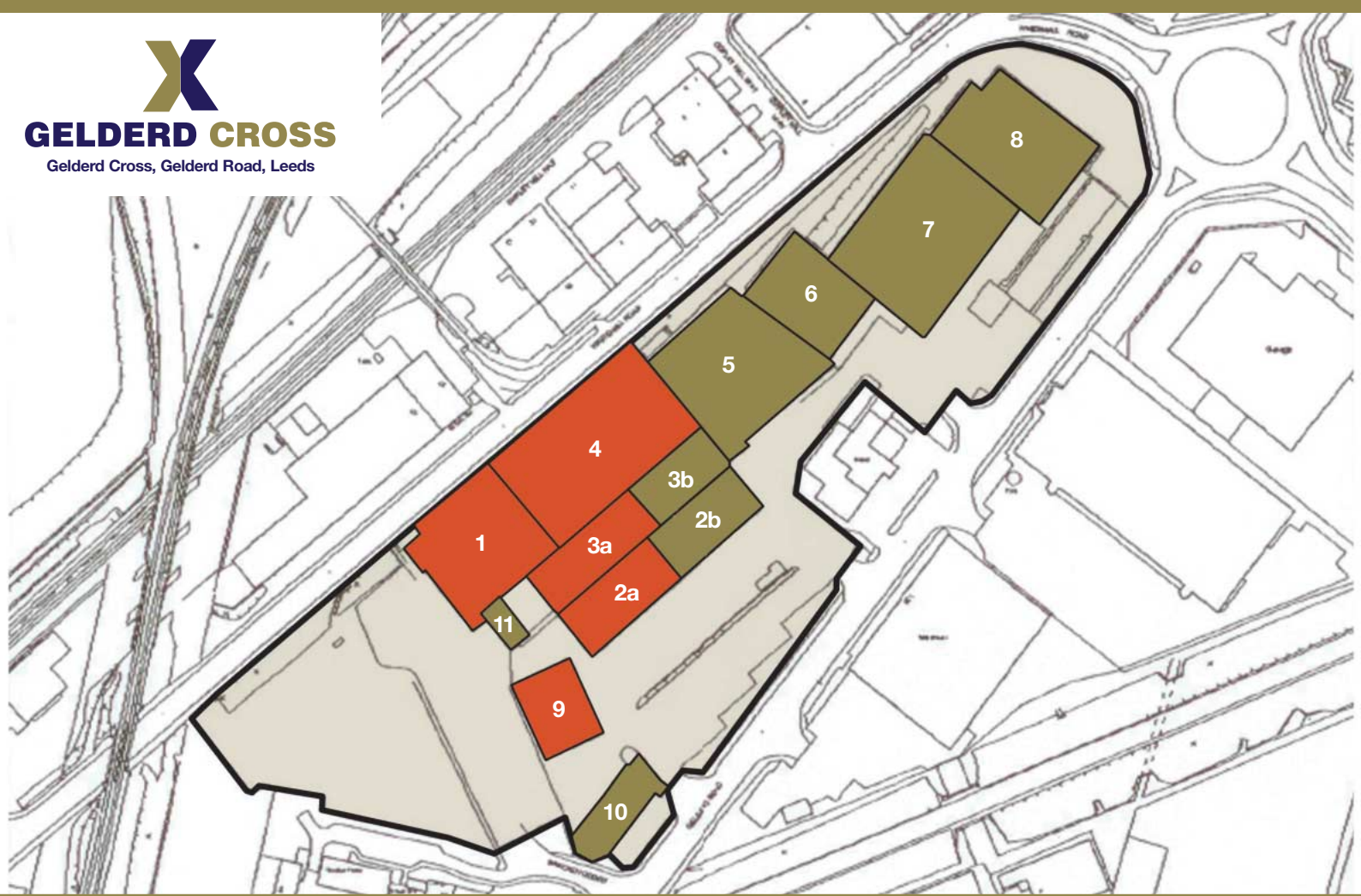
Extending to 199,945 sq ft on a site of 10.4 acres

An Excellent Edge of Centre Investment / Redevelopment Opportunity



GELDERD CROSS

Gelderd Cross, Gelderd Road, Leeds



Description / Gelderd Cross comprises a complex of eight inter-linked warehouses together with ancillary offices, extensive car parking and yardage areas.

Buildings 1, 2, 3 & 4 are of brick construction with pitched insulated corrugated asbestos roofs and comprise warehousing and trade counter accommodation with eaves heights of between 4.675 metres and 4.975 metres.

Buildings 5, 6, 7 & 8 are of steel frame construction with pitched insulated metal sheet roofs with eaves heights of between 6.55 metres and 9.5 metres.

The office blocks are brick faced with felt covered flat roofs.
The total site area extends to some 10.41 acres.

Accommodation

Unit	Type	Size sq.ft.	Tenancy details
1/2a/3a/4	Warehouse	54,400	Let to JTF Wholesale Ltd*
2b/3b	Warehouse	31,015	Vacant
5	Warehouse	23,150	Vacant
6	Warehouse	13,280	Vacant
7	Warehouse	30,000	Vacant
8	Warehouse	20,630	Vacant
9	Warehouse	7,720	Occupied by Snacks Direct†
10	Warehouse	4,750	Vacant
11	Offices	15,000	Vacant
Total		199,945	

* For 5 yrs from Nov '09 at £120,000 p.a. subject to a 2 yr mutual break
† Under licence. Consideration would be given to a formal lease commitment.

Location / Gelderd Cross is located approximately 1 mile to the south west of Leeds City Centre with access from and frontage to the A62 Gelderd Road and a rear boundary to the A58 Whitehall Road. Junction 1 of the M621 and the Leeds Outer Ring Road are approximately 1.5 miles to the south.

Terms / The property is for sale as a whole with the benefit of the existing rental income. Further terms are available from the sole agents Messers Gent Visick.



GentVisick
The Industrial Partnership

0113 245 6000
www.gentvisick.com

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