



# TO LET

## Prominent Trade Counter / Industrial Unit



### Unit 1, Tainton Park, Gelderd Road Leeds

1,156 sq ft (107.35 sq m)

- Prominently located fronting Gelderd Road (A62)
- Good access to M621 with a fringe of city location.
- Forecourt loading / designated car parking.

**Contact:** Philip Caspell  
**Email:** [philip.caspell@dtz.com](mailto:philip.caspell@dtz.com)  
**Direct Tel:** 0113 233 8881

**DTZ**  
St. Paul's House  
23 Park Square South  
Leeds  
LS1 2ND

**Tel:** +44 (0)113 246 1161  
**Fax:** +44 (0)113 244 1637

**Tel: +44 (0)113 246 1161**



# Unit 1 Tainton Park, Gelderd Road

## Leeds

### 1,156 sq ft (107.35 sq m)



### Location

The property is situated in a highly prominent location fronting Gelderd Road (A62), on the fringe of Leeds City Centre. Junction 2 of the M621 motorway is located approximately 1/2 mile to the south west.

### Description

The property comprises an end-terrace single storey trade counter / industrial unit.

- Trade counter / office area.
- Drive-in access.
- Designated car parking.

### Accommodation

The property offers the following approximate gross internal floor areas: -

| Description  | Sq. ft       | Sq. m         |
|--------------|--------------|---------------|
| Warehouse    | 880          | 81.72         |
| Offices      | 276          | 25.63         |
| <b>Total</b> | <b>1,156</b> | <b>107.35</b> |
| Mezzanine    | 296          | 27.52         |

### Terms

The property is available by way of a sub-lease or assignment of the existing lease.

Rent available upon application.

### Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the completion of the lease.

### Viewing

By prior appointment with the sole letting agents:-

### DTZ

Philip Caspell  
0113 233 8881  
philip.caspell@dtz.com

Paul Mack  
0113 233 8880  
paul.mack@dtz.com

### Date

May 2009

#### IMPORTANT NOTICE

DTZ gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2007