



Suite 1 - Albion Chambers

Morley, Albion Street, Leeds, LS27 8DT

Elevate Your Business in Morley – Flexible 1st Floor Suites Now Available to Let at the Beating Heart of the Town Centre

945 sq ft
(87.79 sq m)

- Prominent location just off main retail street in town centre
- Flexible suites thoughtfully designed to accommodate a variety of businesses & uses
- Fully equipped communal kitchen
- Clean and conveniently located WC facilities
- All suites provide suspended ceilings with inset lighting
- Ground floor door entry system

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Summary

Available Size	945 sq ft
Rent	£13,000 per annum Inclusive of Service Charge & Insurance; Utilities & Rates are separate.
Business Rates	The current rateable value for Suite 1 is £10,000- we advise that all interested parties check with the local charging authority to check the rates payable.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Albion Chambers presents a versatile variety of well presented suites tailored to meet the needs of individuals, start-ups, and growing small businesses—all at a cost-effective price point.

Located on the first floor, our range of suites vary in size, offering flexible options for different business needs. From a small suite ideal for solo professionals to a generously sized suite perfect for larger teams or expanding enterprises, there's a space here to support your next stage of growth.

Each suite is thoughtfully finished to a professional standard, featuring carpeted floors, smooth emulsion-painted walls, and suspended ceilings with inset lighting to create a bright and modern working environment. Ample natural light floods the spaces, enhancing comfort and productivity throughout the day.

In addition, tenants enjoy access to well-maintained shared amenities, including a fully equipped communal kitchen and clean, convenient WC facilities.

Suite 1 extends to 945 sq.ft and we are quoting £9,450 per annum.

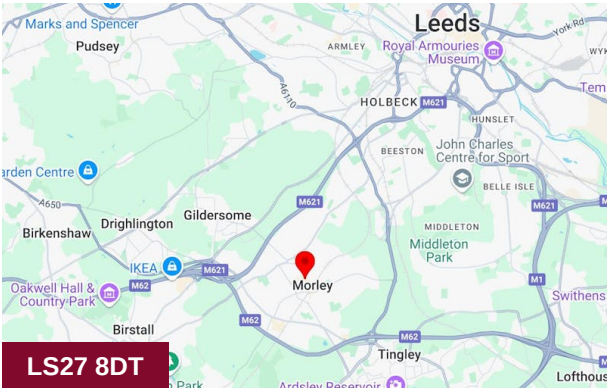
Location

The property is located in Morley, a market town within the Metropolitan Borough of Leeds and is the largest town after the city itself. It lies 5 miles south west of Leeds city centre and 7 miles south east of Bradford. Morley has good connectivity with a train station and several junctions onto the M621 and M62 surrounding the town. The property is situated centrally in Morley on Albion Street, which connects to the prime retail parade through Morley, Queen Street. Nearby occupiers include Santander, Ison Harrison Solicitors, Ladbrokes, Hays Travel, British Heart Foundation. There are also a variety of ground floor Retail & F+B tenants within the building including Amici, Eclipse Tanning Salon, Morley Funeral Care & Boomerang Café.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 1	945	87.79	Available
Total	945	87.79	



Viewing & Further Information



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