DETACHED WAREHOUSE WITH OFFICES / SECURE YARD / EXCELLENT MOTORWAY ACCESS

# 32,688 SQ FT (3,035 SQ M) TO LET

## JUNCTION 27 M62 / M621



# UNIT 4

## BRUNTCLIFFE AVENUE

LEEDS 27 INDUSTRIAL ESTATE, MORLEY, LEEDS, LS27 0LL

## RECENTLY REFURBISHED

## KEY HIGHLIGHTS

- 32,688 sq ft
- 6m Eaves height
- Secure, self-contained yard with separate car parking area
- 1 mile from J27 of the M62 motorway
- 5 miles to southwest of Leeds city centre
- Well specified ancillary offices




Boundary for indicative purposes only.

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## DESCRIPTION

The Property comprises a modern detached industrial warehouse with steel portal frame construction, profile sheet cladding and roof with translucent roof lights. The warehouse is arranged over a single floor with ancillary ground floor offices.

## ACCOMMODATION

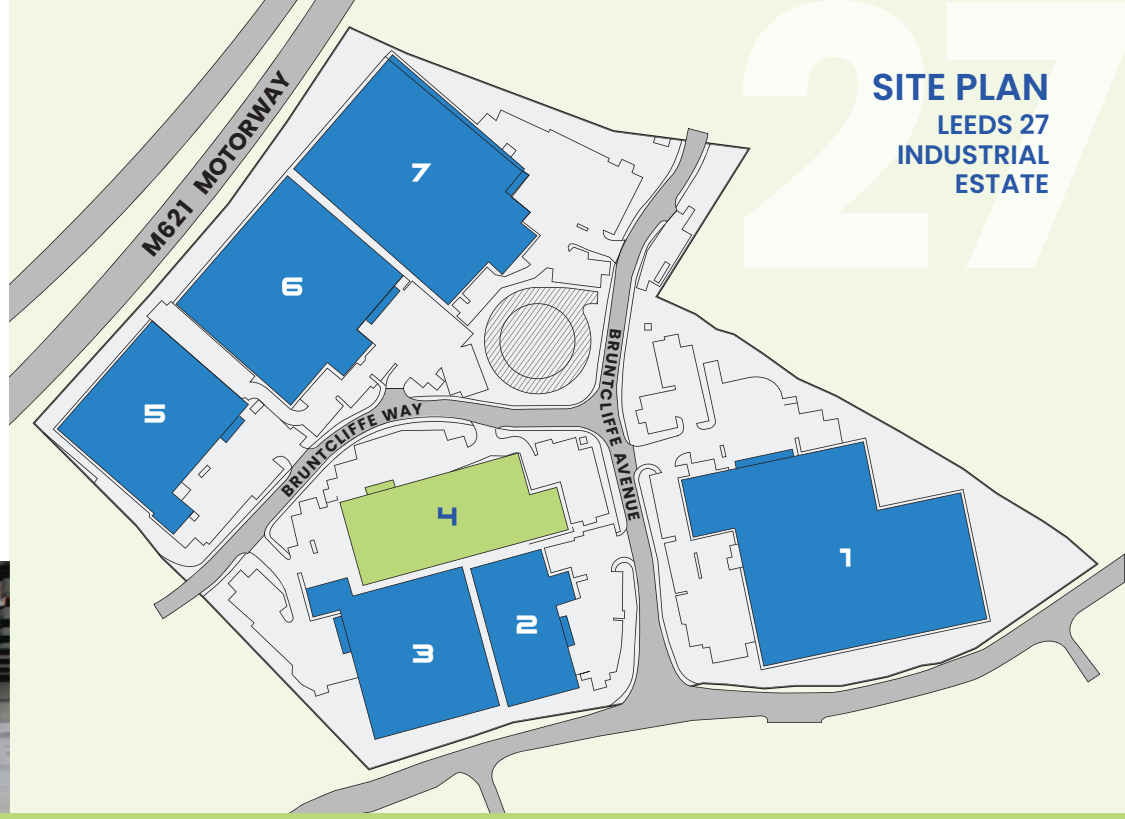
The accommodation comprises the following areas:

| NAME | SQ FT | AVAILABILITY |
|---|---|---|
| Unit 4 - Warehouse | 29,585 | Available |
| Unit 4 - Offices / Welfare | 3,103 | Available |
| **TOTAL** | **32,688** | |



## SITE PLAN

LEEDS 27 INDUSTRIAL ESTATE




## SPECIFICATION

The unit benefits from the following specification:

- Secure self-contained yard with separate car parking area
- Eaves height approximately 6m
- 2 ground-level loading doors
- 3 phase electricity supply
- WC and welfare facilities
- High quality offices with air conditioning









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# 1 MILE FROM JUNCTION 27, M62/M621 INTERSECTION – PROVIDING DIRECT ACCESS TO THE MOTORWAY NETWORK

## LOCATION

The estate is situated approximately **1 mile from Junction 27 of the M62/M621** and approximately **5 miles south-west of Leeds city centre**. Access is via the A650 Wakefield Road and A643 Bruntcliffe Lane, providing convenient connections to the wider regional and national motorway network.

Junction 27 provides excellent onward connectivity towards the **M1 and A1(M) to the east and the M6 to the west**, together with access to the region's principal rail, air and freight infrastructure.

The property forms part of the established Leeds 27 Industrial Estate, with nearby occupiers including **AAH Pharmaceuticals** and **Morley Glass & Glazing Ltd**.

## EPC RATING

The property has an EPC rating of C.

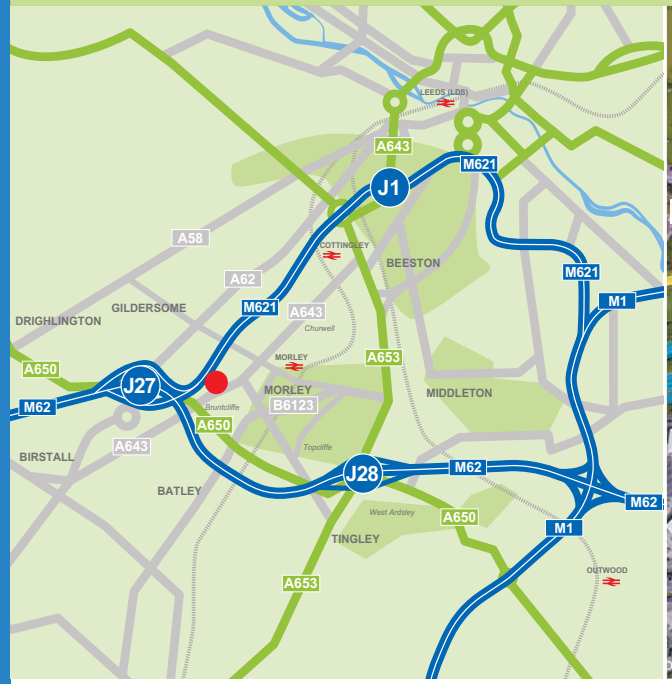
## BUSINESS RATES

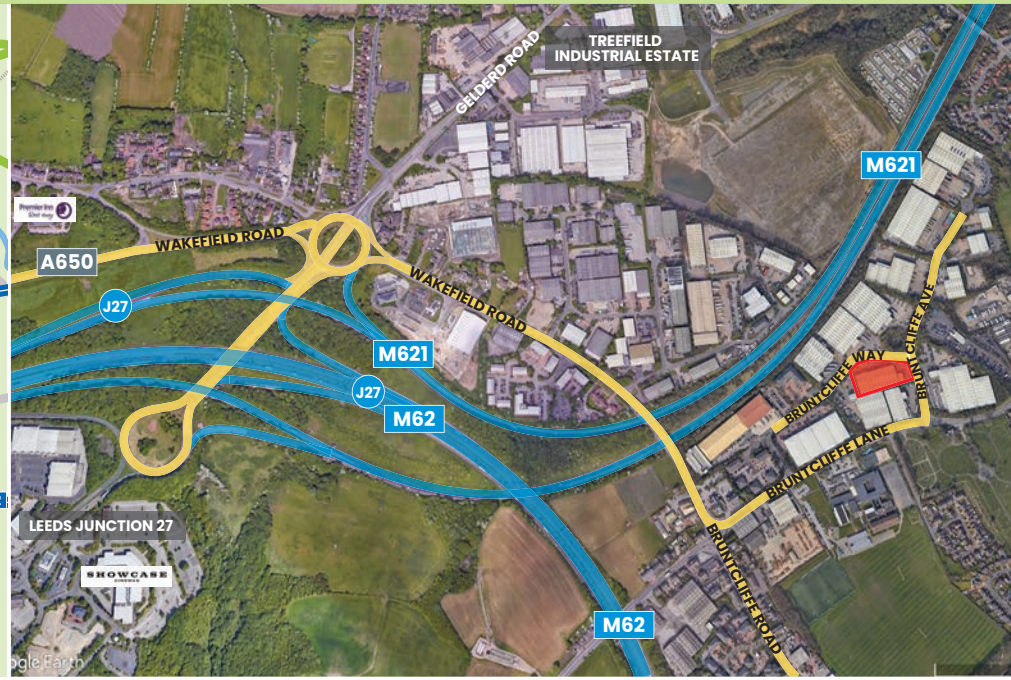
Rateable value: £206,000.

## TERMS

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed.






## CONTACT


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# UNIT 4

## BRUNTCLIFFE AVENUE

### LEEDS 27 INDUSTRIAL ESTATE, MORLEY, LEEDS, LS27 0LL


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