



Unit 28, Pullan Way, Leeds LS27 0BZ

FOR SALE

Modern Office Accommodation

1,293 Sq Ft
(120 Sq M)

DESCRIPTION

The property is a self-contained 2 storey purpose built end of terrace office, constructed from a steel frame with brick elevation under a pitched roof. Unit 28 provides modern open plan office accommodation across both floors, with a kitchenette built in on the ground floor. The accommodation benefits from the following finishes/specification:-

- ✓ **Suspended ceilings**
- ✓ **Recessed Cat II lighting**
- ✓ **Perimeter trunking**
- ✓ **Kitchenette on ground floor**
- ✓ **Male/female/disabled WC facilities**
- ✓ **4 designated car parking spaces**

LOCATION

Unit 28 is prominently positioned at the entrance to Howley Park Business Village, in Morley, Leeds, located just off Britannia Road (A650). The property is situated within 1 mile of J28 and 1.5 miles of J27 of the M62 motorway, providing access to the wider motorway network. The property is situated approximately 9 miles to the south west of Leeds city centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	575	53
First Floor	718	67
Total	1,293	120

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

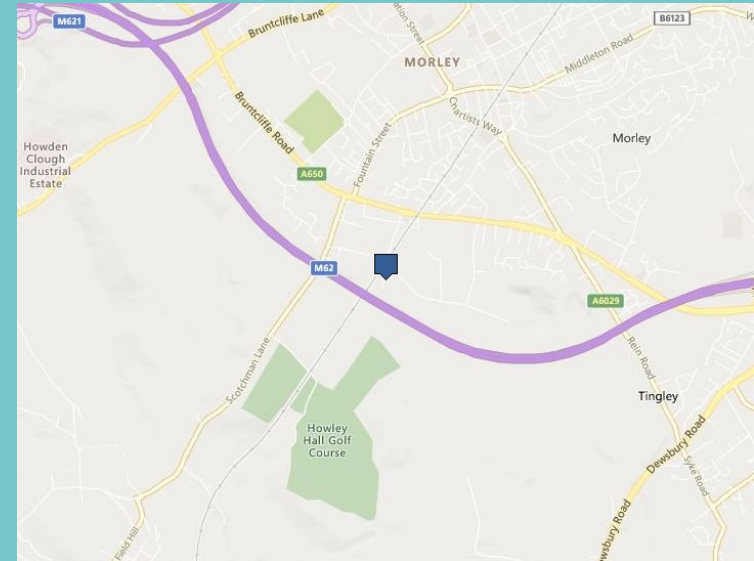
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The current rateable value of £12,000.

EPC EPC Rating: D (79)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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