DETACHED WAREHOUSE WITH OFFICES / SECURE YARD / EXCELLENT MOTORWAY ACCESS

61,034 SQ FT (5,670 SQ M) TO LET

JUNCTION 27 M62 / M621



UNIT 7

BRUNTCLIFFE AVENUE

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

COMPREHENSIVE REFURBISHMENT UNDERWAY – TARGET PC Q2 2027

KEY HIGHLIGHTS

- 61,034 sq ft (5,670 sq m)
- 6m eaves height
- Secure, self-contained service yard with separate car parking
- 3 ground-level loading doors
- Office and welfare accommodation with VRF heating and cooling
- 1 mile from Junction 27 of the M62/M621
- Approximately 5 miles south-west of Leeds city centre



Boundary for indicative purposes only.

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DESCRIPTION

Unit 7 comprises a modern detached industrial/warehouse building of steel portal frame construction with profile sheet clad elevations and roof incorporating new translucent rooflights. The warehouse is complemented by ground and first floor office and welfare accommodation.

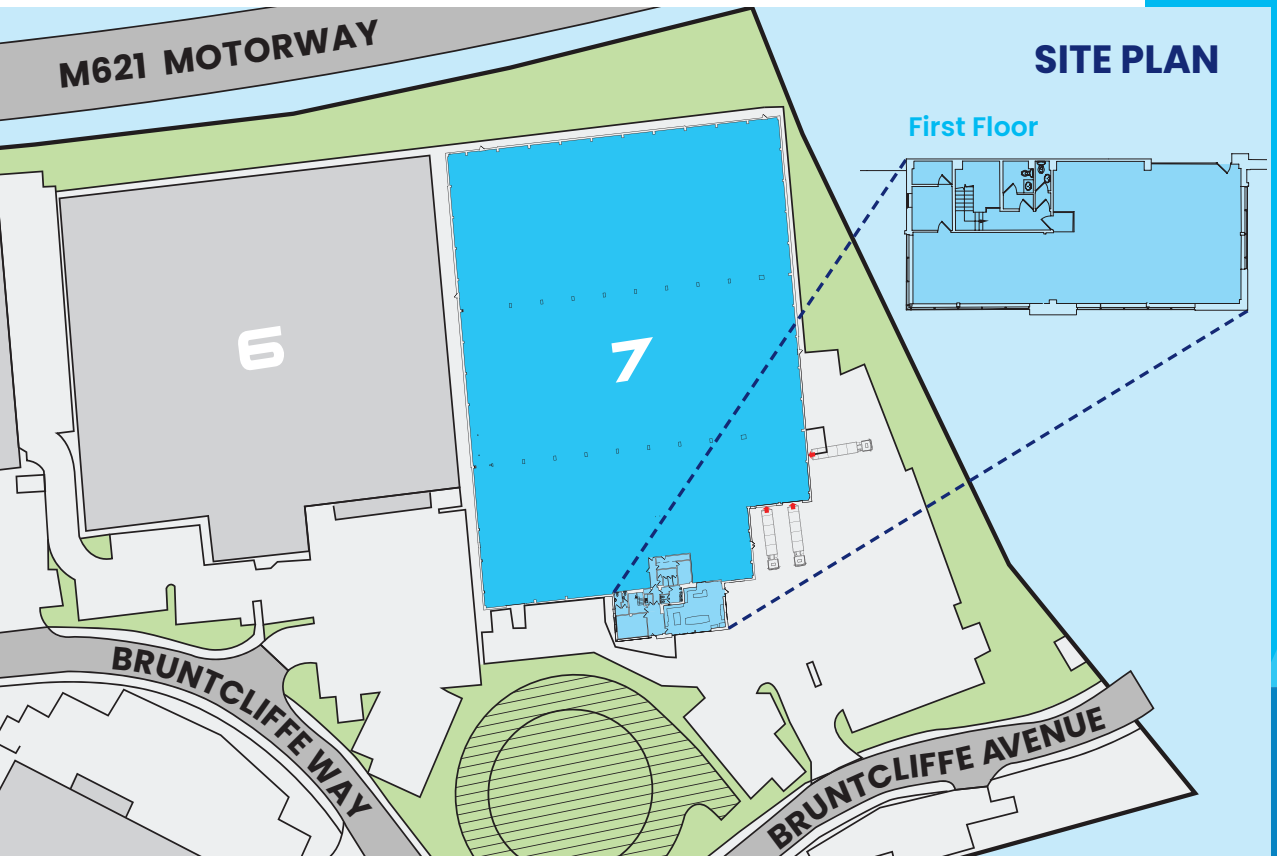
The property is currently undergoing a comprehensive refurbishment and EPC improvement programme, designed to deliver upgraded warehouse accommodation, **reconfigured and refreshed office space** and improved occupier amenities.

ACCOMMODATION

NAME	SQ M	SQ FT
Ground Floor Office	213	2,292
First Floor Office	172	1,849
Warehouse	5,286	56,893
TOTAL	**5,670**	**61,034**

All areas are approximate.

SITE PLAN



SPECIFICATION

On completion, the specification will include:

- Secure self-contained service yard with separate car parking
- 6m eaves height
- 3 ground-level loading doors
- Refurbished elevations
- New rooflights
- Power upgraded to 250kva
- **Comprehensive refurbishment underway - TARGET PC Q2 2027**
- Air-source HVAC to the offices
- Open-plan accommodation, new suspended ceilings, floor finishes, decoration and sanitaryware
- EV charging points

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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

Following completion of the refurbishment. Targeting EPC B.

BUSINESS RATES

Business rates information is available upon request.

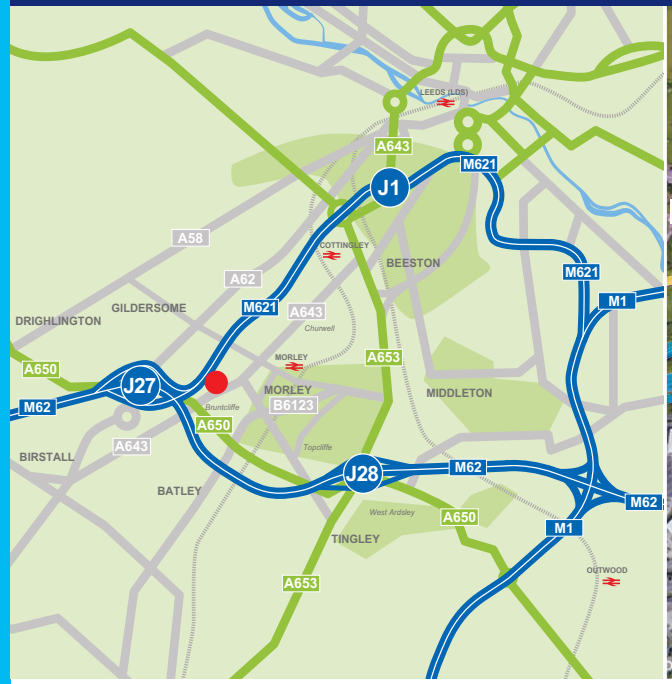
TERMS

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



Indicative internal photo.

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





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