



Unit 8 Howley Park Road East

Morley, LS27 0SW

BRAND NEW INDUSTRIAL WAREHOUSE TO LET

2,920 sq ft
(271.28 sq m)

- Strong industrial location
- Secure yard & parking
- 3 phase electricity
- Office facilities
- Electric ground level loading door
- Great motorway access

Unit 8 Howley Park Road East, Morley, LS27 0SW

Summary

| | |
|-----------------------|--|
| Available Size | 2,920 sq ft |
| Rent | Rent on application |
| Business Rates | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - Currently being constructed or undergoing major refurbishment |

Description

The unit comprises of steel portal frame construction with part brick and part clad elevations. It sits under a pitched insulated roof incorporating roof lights.

The unit has the following specification:

- 5.6 eaves
- Electric ground level loading door
- LED lighting
- 3 phase power
- 1st floor ancillary offices
- Kitchenette and staff welfare facilities
- 9 parking spaces
- Self-secured yard and car parking area

Location

Howley Park lies adjacent to the M62 Motorway at Morley, Leeds. The estate is a well established and a successful business location providing over 700,000 sq ft of warehouse/industrial and office accommodation on a site of 120 acres. The estate is approx. 1.6 miles from J28 of the M62 and approx. 4 miles from J42 of the M1.

Accommodation

The accommodation comprises the following areas:

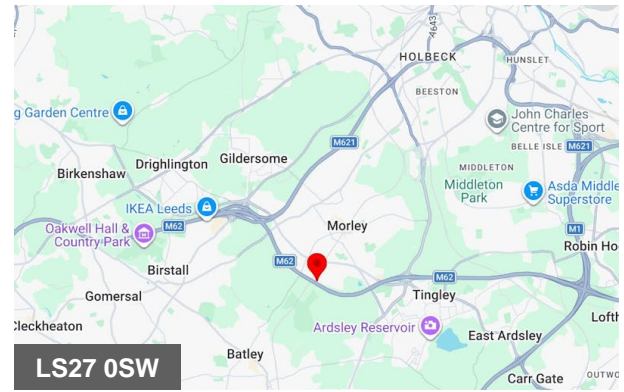
| Name | sq ft | sq m | Availability |
|------------------------|--------------|---------------|--------------|
| Unit - Warehouse & WCs | 2,195 | 203.92 | Available |
| 1st - Offices | 725 | 67.35 | Available |
| Total | 2,920 | 271.27 | |

Viewings

Strictly by appointment only, please contact the agent.

Terms

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



Viewing & Further Information



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