



Unit 10 Howley Park Road East

Morley, LS27 0SW

NEWLEY REFURBISHED INDUSTRIAL WAREHOUSE TO LET

3,789 sq ft
(352.01 sq m)

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



Unit 10 Howley Park Road East, Morley, LS27 0SW

Summary

Available Size	3,789 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 - EPC has been commissioned, will be available in less than 28 days

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

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:

- 4.03m eaves
- Electric ground level loading door
- LED lighting
- 3 phase power
- Two storey ancillary offices
- Kitchenette and staff welfare facilities
- 9 parking spaces
- Self-secured yard and car parking area

Accommodation

The accommodation comprises the following areas:

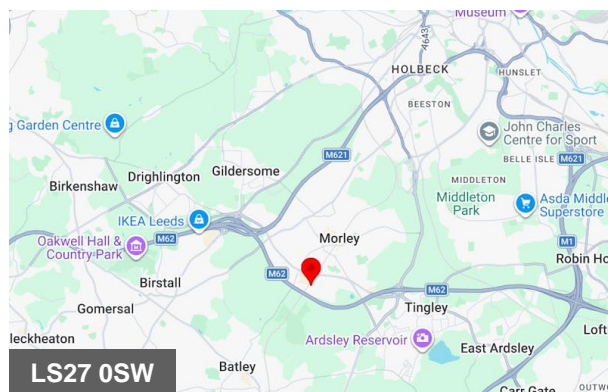
Name	sq ft	sq m	Availability
Unit - Warehouse	1,927	179.02	Available
Ground - Office	990	91.97	Available
1st - Office	872	81.01	Available
Total	3,789	352	

Terms

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

Viewings

Strictly by appointment only, please contact the agent.



Viewing & Further Information



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