CARTER TOWLER
Chartered Surveyors

To Let



Unit 4 & Unit 5

Bruntcliffe Trading Estate, Howden Clough Road, Morley, Leeds, LS27 0TF

* Undergoing Extensive Refurb * Modern Industrial / Warehouse Units with Offices

15,154 to 35,860 sq ft

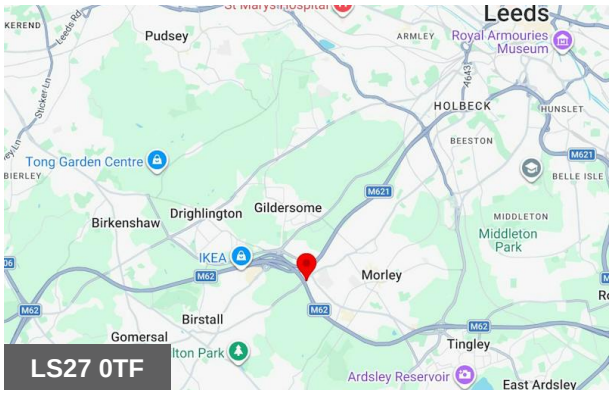
(1,407.85 to 3,331.50 sq m)

- Unit 4 - 15,154 sq ft / Unit 5 - 20,706 sq ft
- Located 1 mile from J27 M62 / M621
- New roof, gutters, entrance doors (to be installed)
- Refurbished elevations
- New UPVC entrance doors
- Available Q2 2027

Unit 4 & Unit 5, Bruntcliffe Trading Estate, Howden Clough Road, Morley, Leeds, LS27 0TF

Summary

Available Size	15,154 to 35,860 sq ft
Rent	Rent on application
Business Rates	To be reassessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

The estate comprises five modern industrial units of steel portal frame contruction, pitched roofs, ground level loading with allocated yard and parking areas. Unit 4 & 5 individually benefit from the following specification:

- Ancillary office and welfare facilities
- x 2 ground level electric roller shutterew
- Approximate eaves of 6m
- 3 phase power
- Dedicated parking

* AI-enhanced images, indicative only*

Location

The estate is strategically located in Morley, an established and popular commercial location approximately, 6 miles south of Leeds City Centre. The unit fronts Howden Clough Road (A643) which connects to Wakefield Road (A650) providing direct access to Junction 27 of the M62/M621. The M621 provides direct access to Leeds City Centre whilst the M62 provides east/ west access to Manchester and the east coasts.

Accommodation

Unit 4 & 5 can be let individually or combined and provide the following areas:

Name	sq ft	sq m	Availability
Unit - 4 - Warehouse	13,847	1,286.43	Available
Unit - 4 - Office	836	77.67	Available
Unit - 4 - Mezzanine	471	43.76	Available
Unit - 5 - Warehouse	19,605	1,821.36	Available
Unit - 5 - Office	1,101	102.29	Available
Total	**35,860**	**3,331.51**	

Terms

The properties are available on a new full repairing and insuring lease for a number of years to be agreed. Please contact the agents for further details.

Refurb Specification

The properties are due to undergo an extensive refurbishment which will include:

*New roof
*New gutters
*Decoration of the external elevations
*New UPVC entrance doors
*Shotblast & decorate warehouse floor

Viewing & Further Information



Hazel Cooper
0113 245 1447
hazelcooper@cartertowler.co.uk



Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk

Max Vause (Knight Frank)
Max.Vause@knightfrank.com

Iain McPhail (Knight Frank)
0113 297 1843 | 07962 360 297
iain.mcphail@knightfrank.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/11/2026