CARTER TOWLER
Chartered Surveyors

To Let



Unit 1

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

* Undergoing Extensive Refurb * Modern Industrial / Warehouse Unit with Office

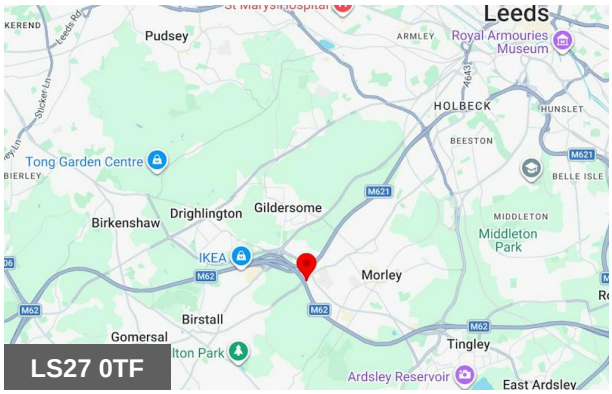
9,707 sq ft
(901.81 sq m)

- Located 1 mile from J27 M62 / M621
- New roof, gutters, entrance doors (to be installed)
- Refurbished elevations
- New UPVC entrance doors
- Available Q2 2027

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Summary

Available Size	9,707 sq ft
Rent	Rent on application
Business Rates	To be reassessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B







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 1 provides a detached unit with the following specification:

- Ancillary office and welfare facilities
- Single ground level electric roller shutter
- 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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1 - Warehouse	8,491	788.84	Available
Unit - 1 - Offices	1,216	112.97	Available
Total	**9,707**	**901.81**	

Terms

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

Viewings

Please contact one of the joint agents to arrange a viewing.

Refurb Specification

The property is 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



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