



GentVisick

TO LET

Unit 9, Leeds 27 Industrial Estate, Morley, LS27 0LL

80,740 sq. ft (7,501 sq. m)

Detached Warehouse / Industrial Premises

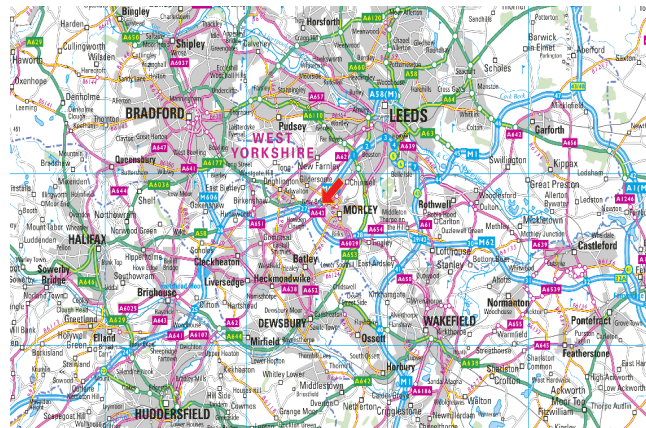
- Excellent access to the M62 and M621 Motorways
- Loading via 15 dock level and 2 ground level loading doors
- Large secure concrete yard
- Eaves height of 7.82 metres

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Image for indicative purposes only



Location

The property is situated in Leeds 27 Industrial Estate, providing excellent access to Junction 27 of the M62 Motorway less than 1 mile away and Junction 1 of the M621 Motorway just over 2 miles away.

The property itself is accessed off Bruntcliffe Avenue which leads directly to Bruntcliffe Lane (A643).

Description

The property comprises a detached industrial / warehouse premises which benefits from the following specification;

- Loading via 15 dock level and 2 ground level loading doors
- Large secure concrete yard
- Eaves height of 7.82 metres
- High quality ancillary office accommodation
- Generous parking provisions
- WC and kitchen facilities

Accommodation

| Accommodation | sq. m | sq. ft |
|---------------|--------------|---------------|
| Warehouse | 6,929.2 | 74,585 |
| Offices | 571.8 | 6,155 |
| Total | 7,501 | 80,740 |

EPC

The current energy performance rating for the property is C-64. A copy of the EPC certificates and reports are available on request.

Terms

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

Rent on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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