



Cliffe Park
Business Park

TO LET

OFFICE WORKSPACE 1,190 TO 12,120 SQFT



CLIFFE PARK

BUSINESS PARK

High quality office space on an established business park - conveniently positioned in SW Leeds close to J27 of the M62.

Space2Work



Cliffe Park
Business Park

HIGH QUALITY CONTEMPORARY WORKSPACE

Cliffe Park is a well established Business Park set within landscaped grounds with ample parking available. The Park offers more than 65,000 sqft in total and is ideally located close to J27 of the M62/ M621 intersection.



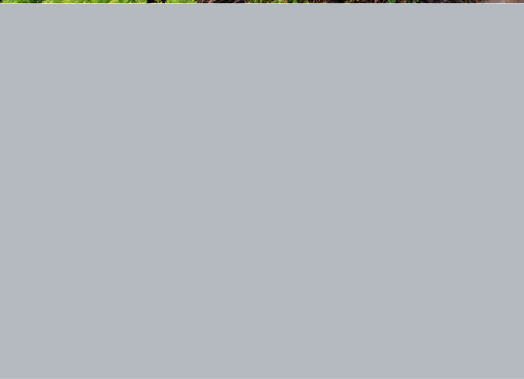
THE WORKSPACE

Newly Refurbished High Quality Office Space Ranging from 1,190 – 12,120 Sqft

Cliffe Park is a modern office park constructed to a high standard with brick elevations, double glazed aluminium windows and tiled roofs providing open plan office space. The buildings offer a stylish office solution for all businesses.

The offices have been extensively refurbished, where they have become available, to provide a contemporary, “best in class” solution. New kitchens, toilet facilities, carpeting and LED lighting are standard. Air conditioning is provided as standard.





CONTACT
OUR
TEAM

0800 433 7000
INFO@S2W.UK

Key Features

- Air conditioning
- Contemporary carpeting
- Contemporary kitchens and bathrooms
- Suspended ceilings inc LED lighting
- Generous allocated on-site parking
- Superfast broadband available
- Gas fired central heating
- Full access raised floors
- Full DDA access and facilities
- Male, female and disabled toilets
- Remote access CCTV

Terms

Terms and viewings are available on request directly from our team or our joint agents detailed on the back cover.

Location Metrics

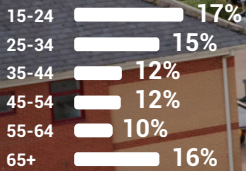
Population

Employment
Level

793, 100

79%

Demographic



Source: Nomisweb

Morley Train Station
1.5 mi



Generous Parking Allocation
282 Spaces in Total

Matured landscaped setting

THE LOCATION

Motorway Location to the South West of Leeds City Centre.

Cliffe Park Business Park is situated 6 miles to the South West of Leeds City Centre with routes into the City Centre available via Gelderd Road or the nearby M621. Morley station lies 1.5 miles to the East providing direct access to Leeds in 10 minutes.

Located on Bruntcliffe Road near Morley, the area is a well established business district and benefits from the substantial nearby J27 retail park 1.5 miles to the West providing a variety of retail and food options and Morley Town Centre with local shops and cafes 1.5 miles to the East.

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Work space sizes

| | | | | | | | | | |
|----|----------------------|----|-----------------------|---|----------------------|---|-------|----|----------------------|
| 1 | 7,834 ⁽¹⁾ | 2 | 3,255 | 3 | 3,795 | 4 | 2,863 | 5 | 5,470 |
| 6 | 1,964 | 7 | 2,430 ⁽²⁾ | 8 | 4,791 ⁽²⁾ | 9 | 5,111 | 10 | 5,761 ⁽²⁾ |
| 11 | 2,564 ⁽²⁾ | 12 | 12,116 ⁽¹⁾ | | | | | | |

(1) 3 floors available separately (2) 2 floors available separately



J27 Retail park
1 mi

Argos
Boots
Nero
Costa Coffee

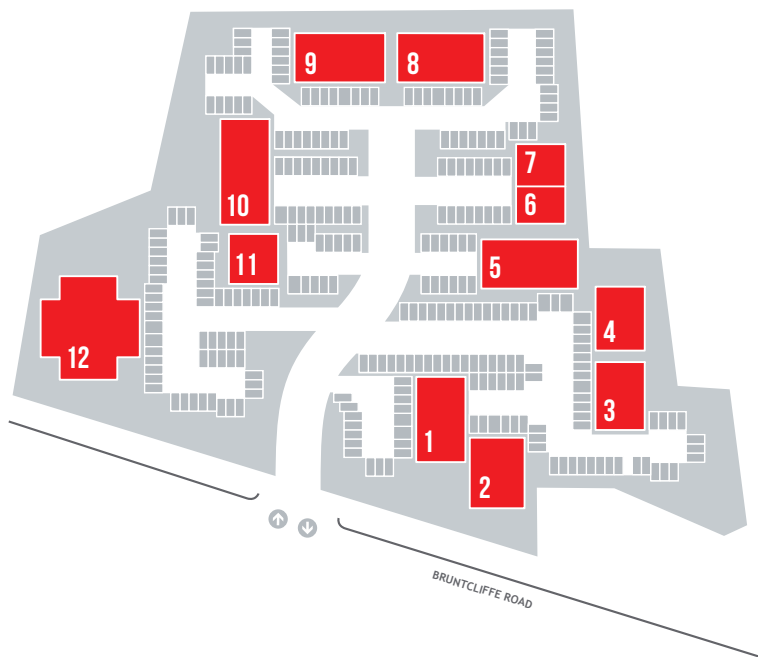
TK Maxx
WH Smith
Showcase Cinema
IKEA

Dwell
M&S
Next

Leeds Bradford Airport
13.5 mi



Site Plan



Transport Links

Car
M62 Junction 27 M621
Intersection:
½ mile

Airport
Leeds Bradford Airport
13.5 miles
Manchester Airport
56 miles

Train
Morley Station 1.5 miles
10 minutes to Leeds

Bus
Nearby Bus Stop
Morley 15 minutes
Batley 17 minutes
Leeds 40 minutes



**WHATEVER
YOUR
BUSINESS
SPACE
NEEDS
WE'RE
HERE
TO
MAKE
IT
HAPPEN**

**CALL OUR TEAM NOW
ON 0800 433 7000**



Space2Work





Space2work has been providing businesses like yours with inspirational, flexible workspace solutions for more than two decades.

We share the passion and entrepreneurial spirit that characterises our clients and we offer work spaces that are tailored to fit your needs.

Our simple, fair and flexible approach delivers great spaces, simple leases and quick access to your new workspace, so you can focus on running your business.

We help make your vision a reality by delivering the right space for your business to grow.

Why Choose Space2Work as Your Workspace Provider?

Dedicated Support Team

From your initial search to completing the formalities, moving in and throughout the term of your occupation our dedicated in-house team are there to ensure things run smoothly, so you can focus on the important things in your business.

Straight Talking

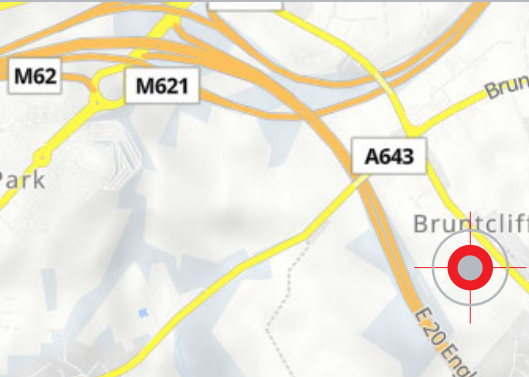
We deal with our customers in the way we like to be treated.

We provide great space, simple leases, quick access and ongoing support from our in-house management team.

Setting The Standard

Whatever we're doing, we aim to be best in class. We are committed to the best practice in our sector.

We strive to provide the best workspace offering in the market and the best service to our customers.



**CLIFFE PARK BUSINESS PARK
BRUNTCLIFFE ROAD, MORLEY, LEEDS LS27 0RY**

**CONTACT
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TEAM**

**0800 433 7000
INFO@S2W.UK**

PROPERTY CONSULTANTS
wsb
www.wsbproperty.co.uk
0113 234 1444

**CARTER
TOWLER**
0113 245 1447
www.cartertowler.co.uk

Space2Work

Space2work is a trading name of Bauer Group Limited



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Designed and Produced by **The Brand Expert**
Drivebusiness@the-brand.expert